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- Adult Signature Restricted Delivery $

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Total Postage and Fees $5.31

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.56
Total Postage and Fees $5.31

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.56
Total Postage and Fees $5.31

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $1.56
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- Return Receipt (hardcopy) $0.00
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Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
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Certified Mail Restricted Delivery $0.00
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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
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Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
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Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
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Certified Mail Restricted Delivery $0.00
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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
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Postage $1.56
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Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
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- Adult Signature Restricted Delivery $ $0.00

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- Certified Mail Restricted Delivery $ $0.00
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- Adult Signature Restricted Delivery $

Postage $1.56
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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: 98TH & I-40 LAND LLC

Mailing Address*: 6300 RIVERSIDE PLAZA LN NW SUITE 200, ALBUQUERQUE NM 87120-2617

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*

   ☒ b. Access and circulation for vehicles and pedestrians.*

   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

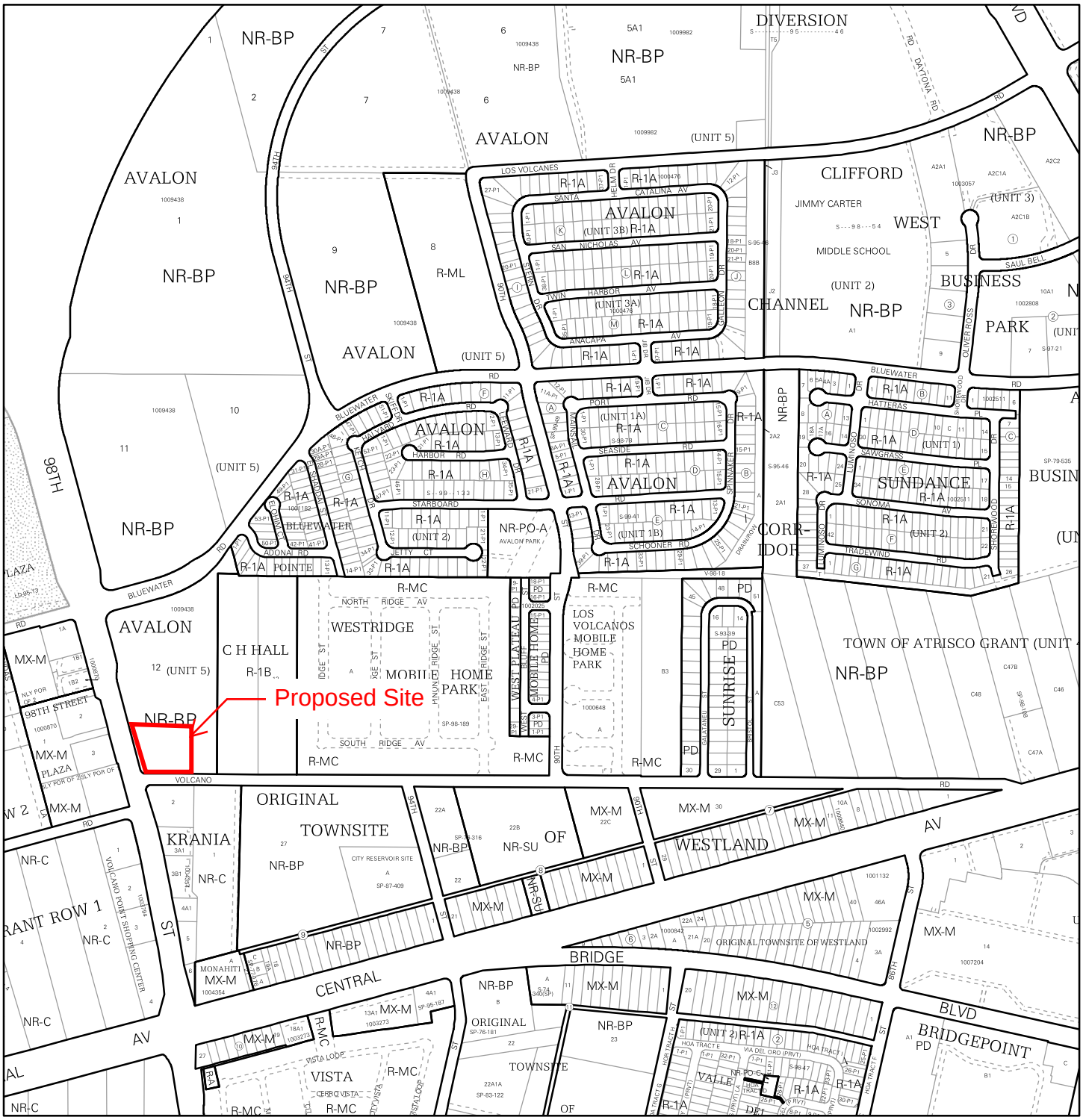
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



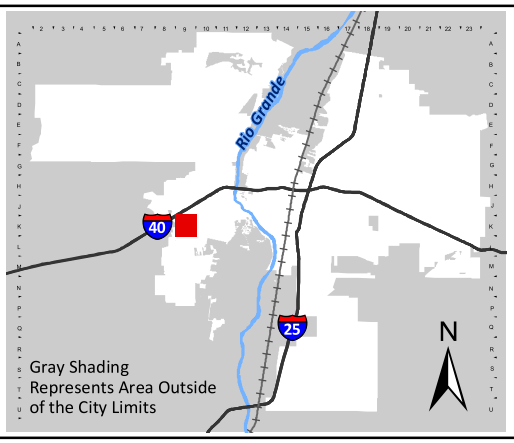
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

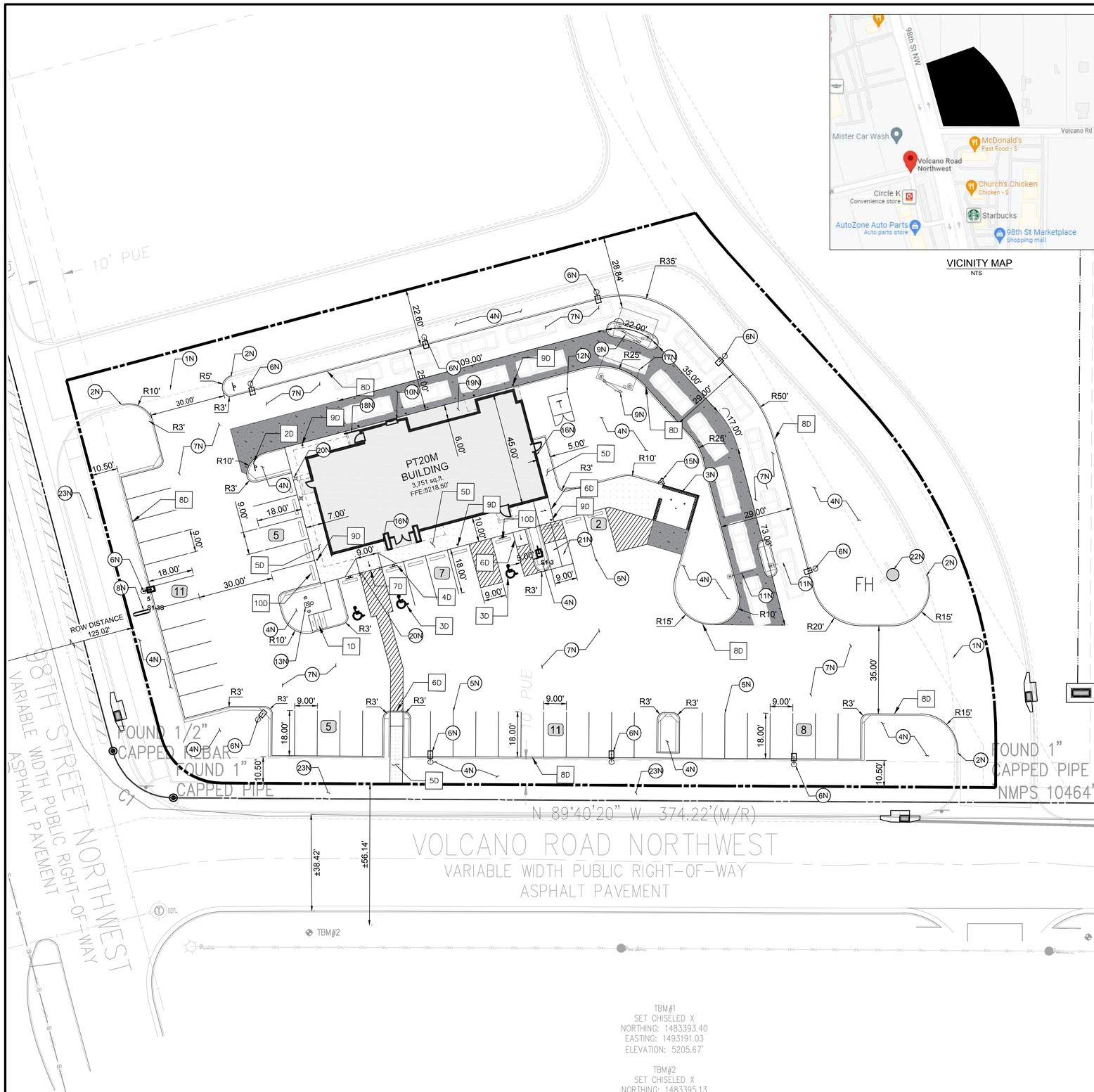


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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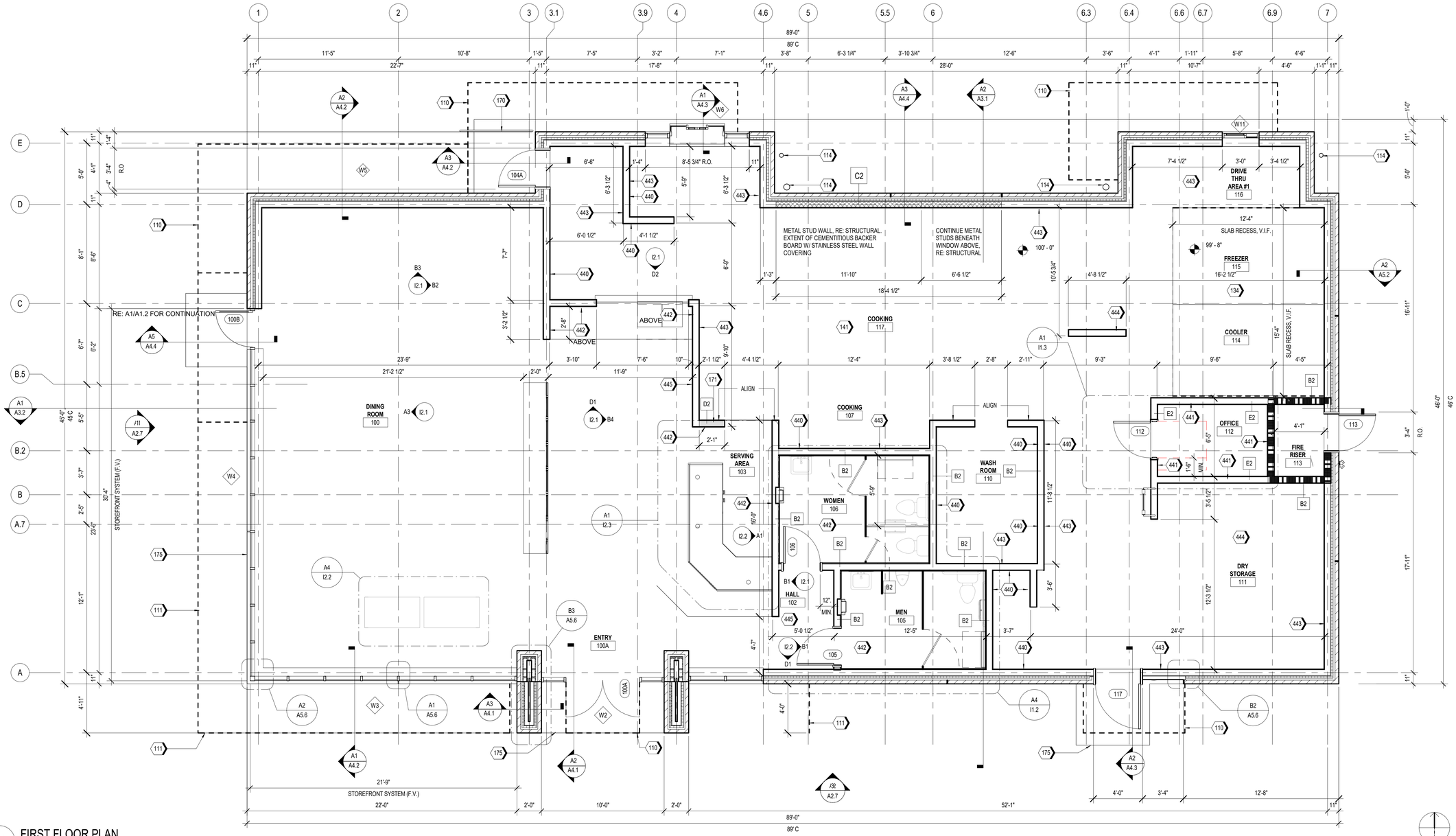
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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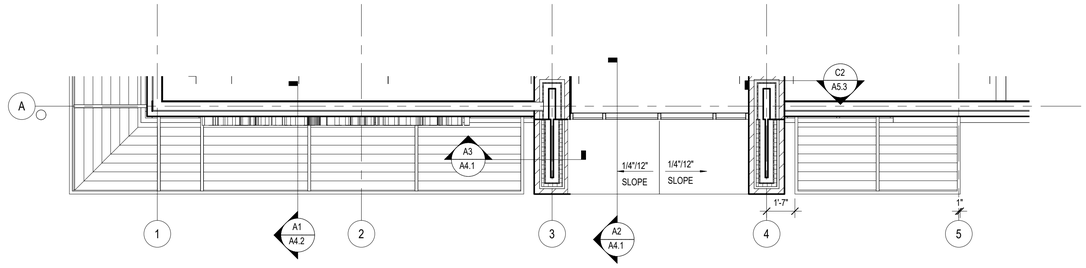
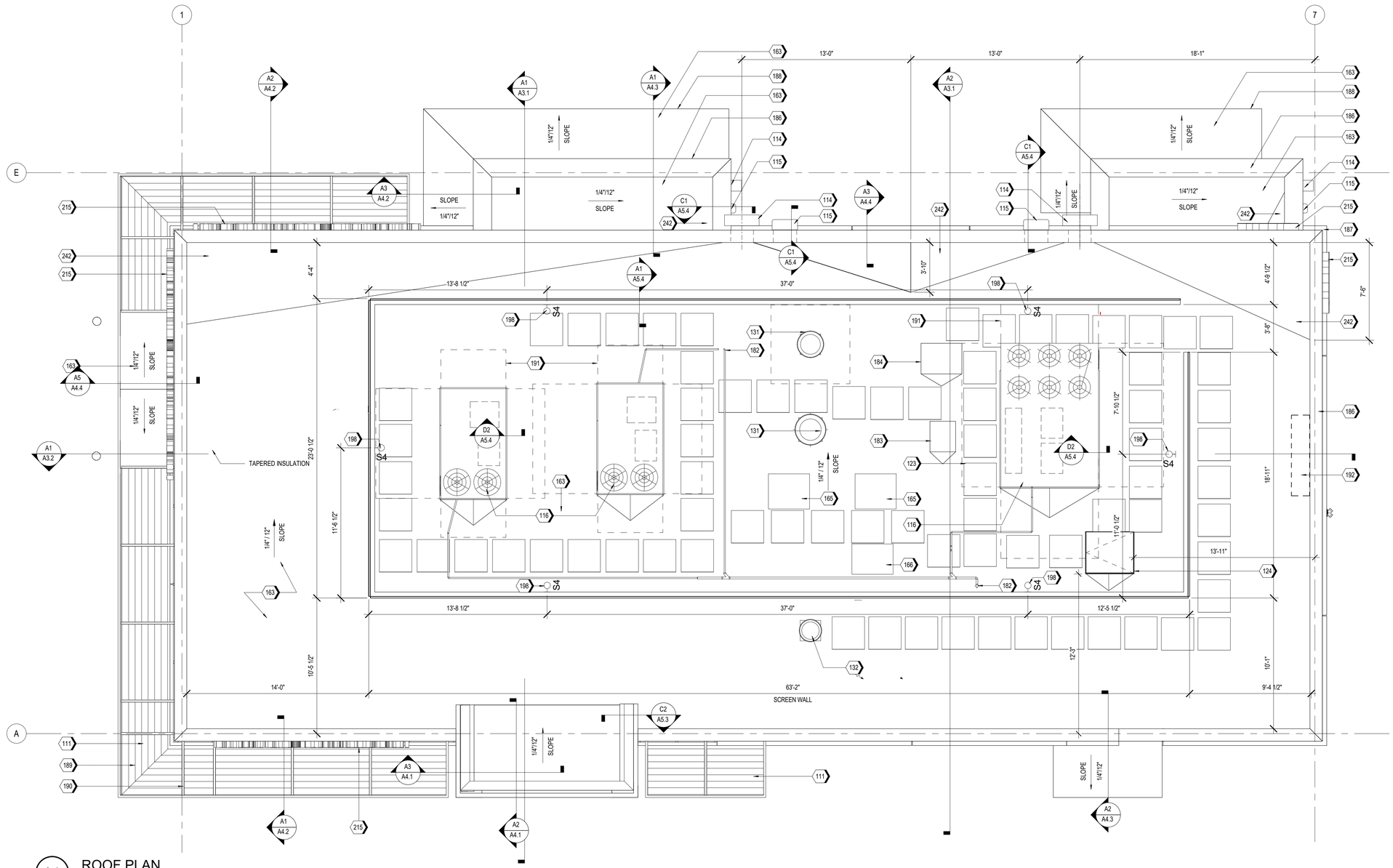


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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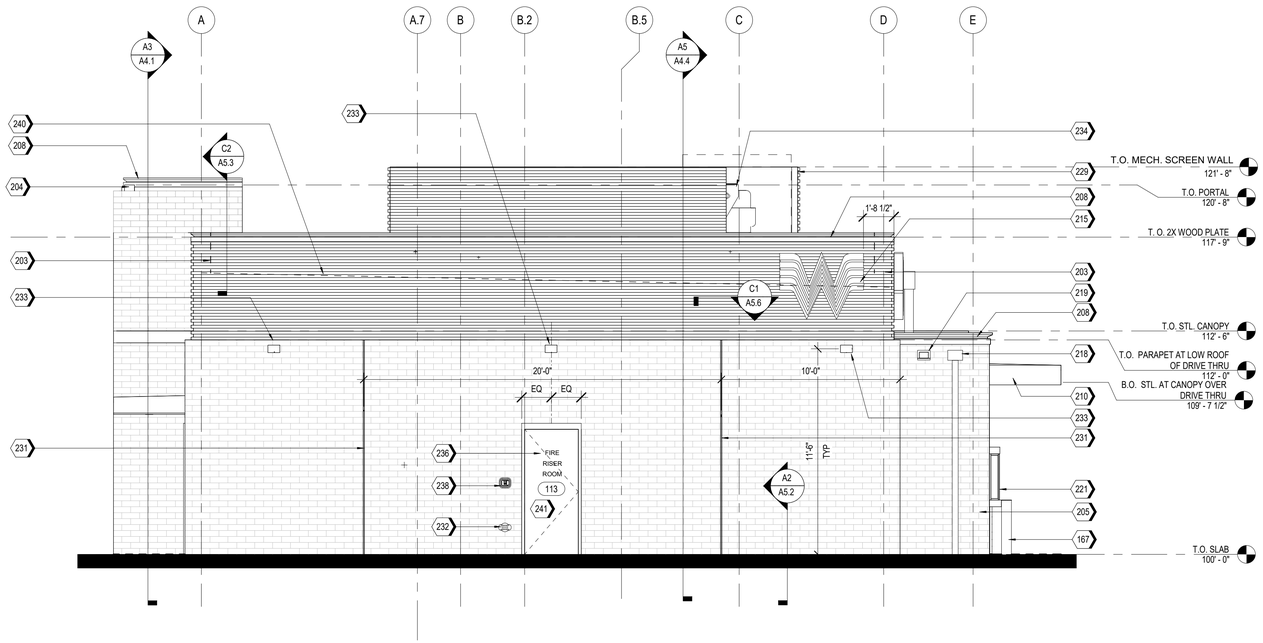
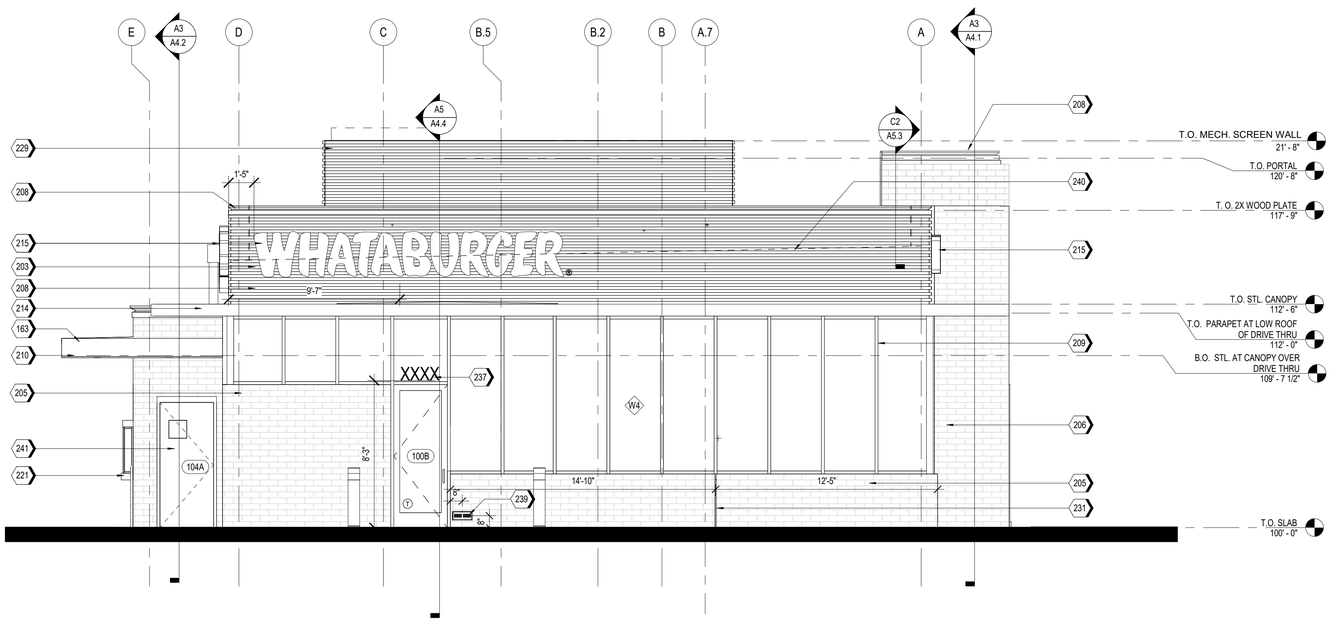


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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KEYNOTES

170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
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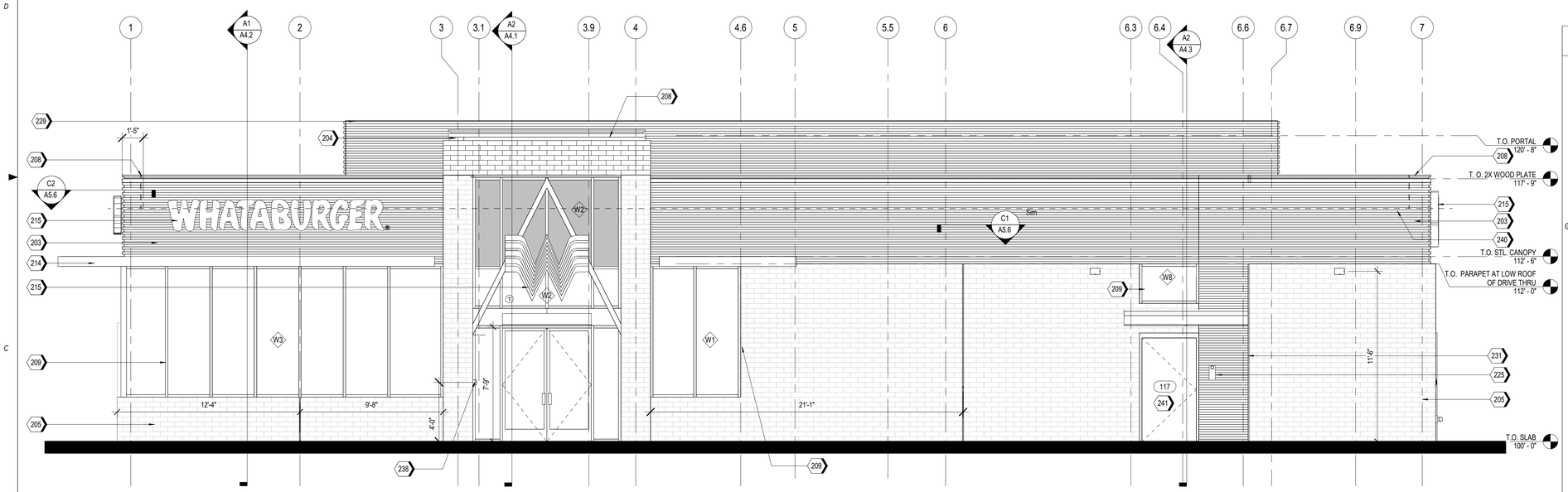
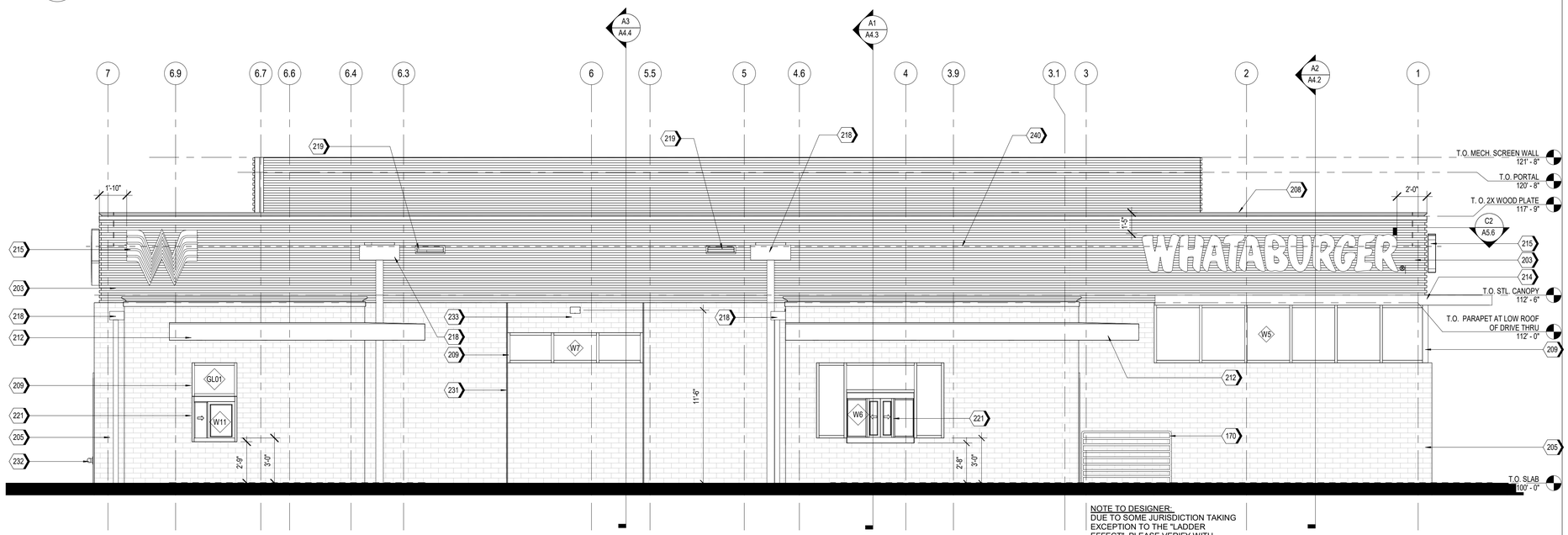


A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: 98TH & I-40 LAND LLC

Mailing Address*: 6300 RIVERSIDE PLAZA LN NW SUITE 200, ALBUQUERQUE NM 87120-2617

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*

   ☒ b. Access and circulation for vehicles and pedestrians.*

   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

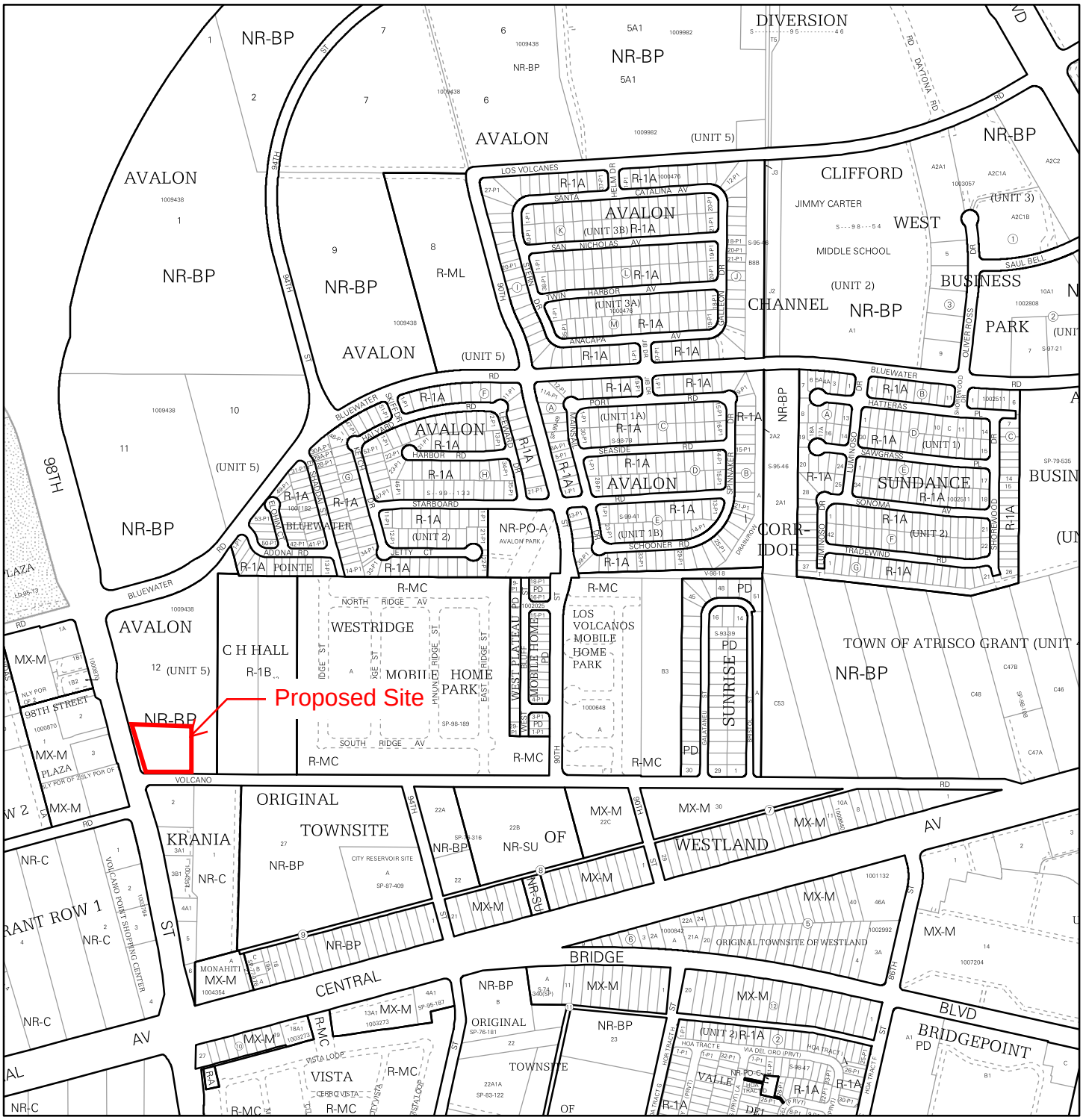
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



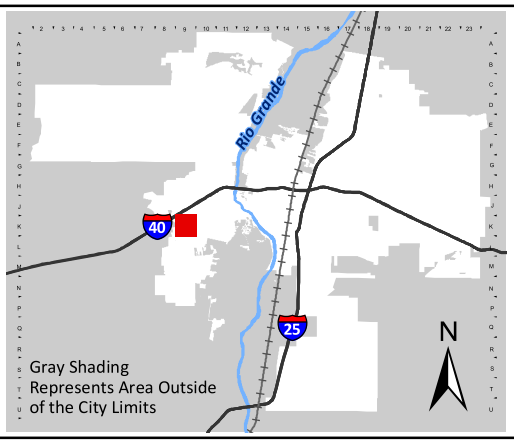
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

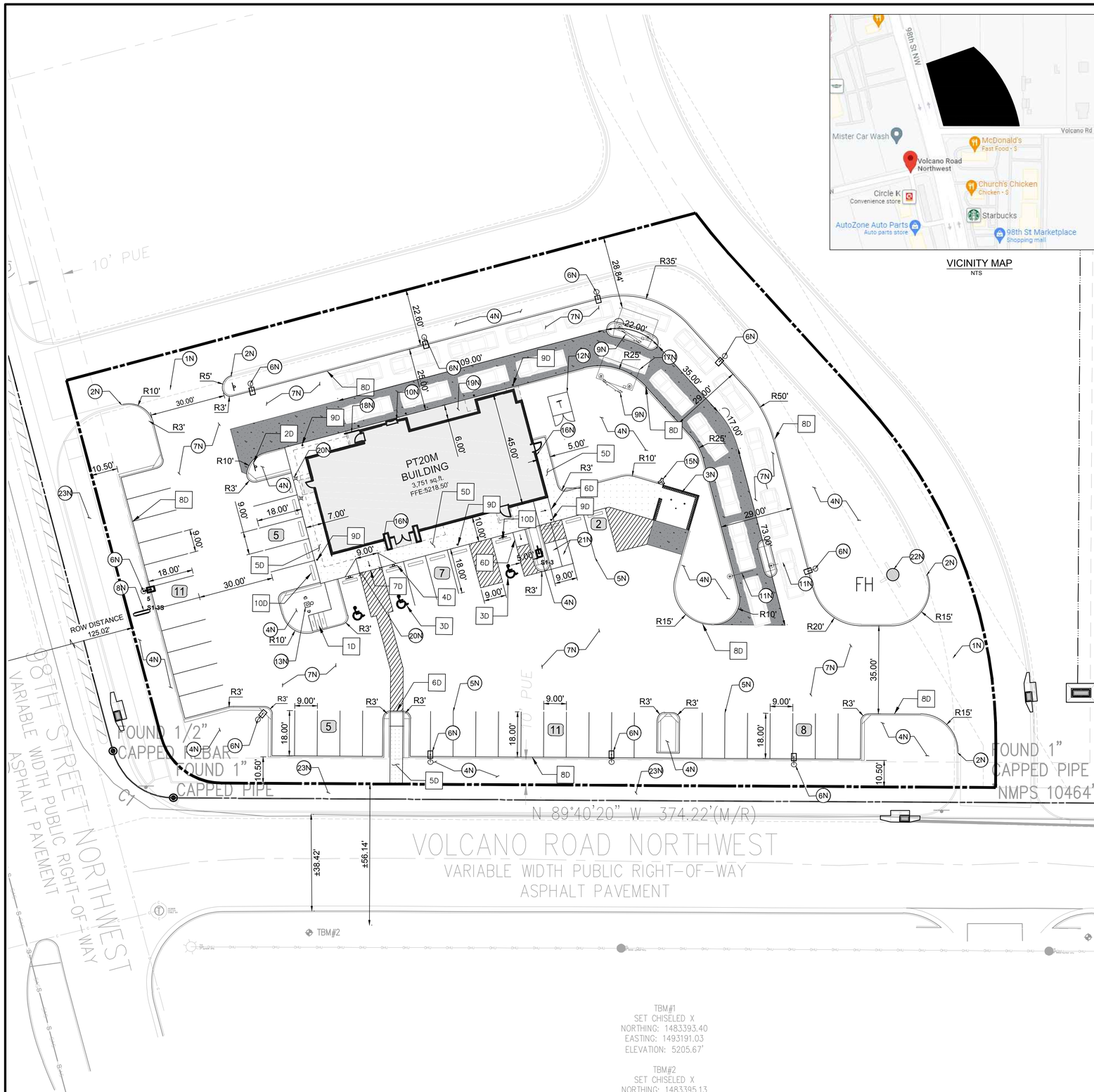


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
C:\Users\koebelen\Desktop\project Revit File\WB - Volcano Rd (Albuquerque)\PT20M VOLCANO RD_V20_ ARCH.rvt

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A Professional Corporation
3801 Kirby Dr., Suite 600
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Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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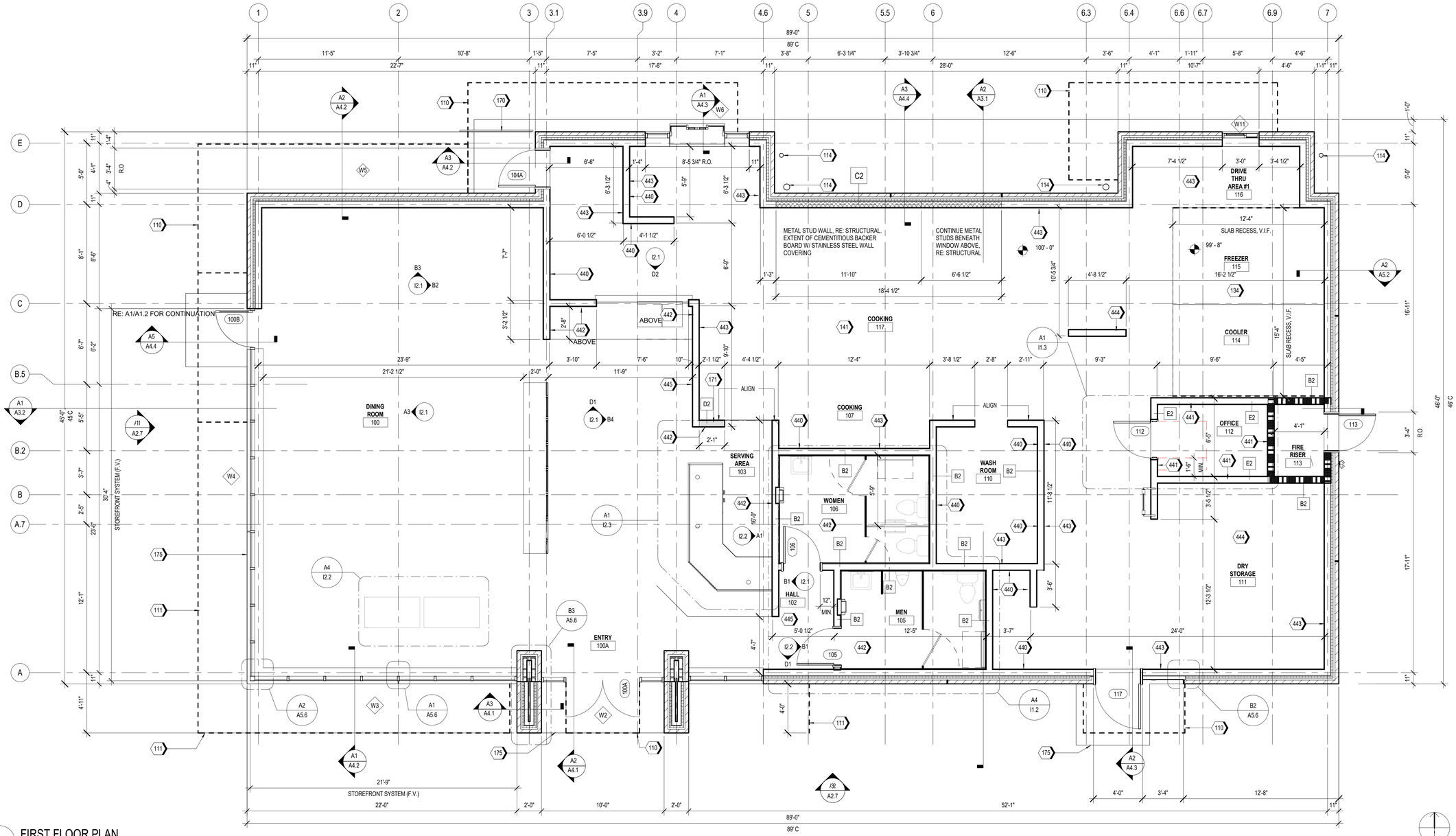
12/7/2021 10:25:48 AM

NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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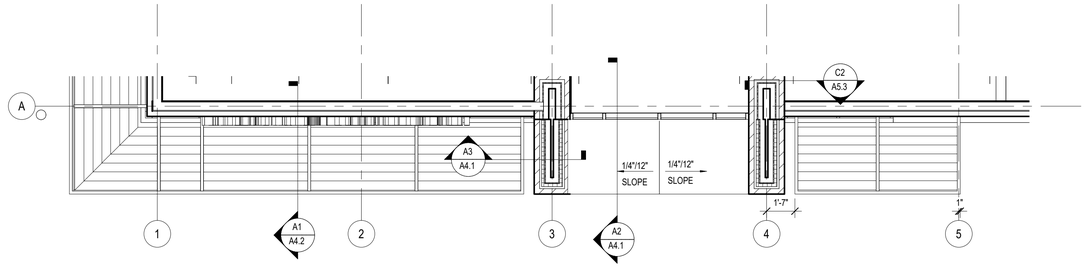
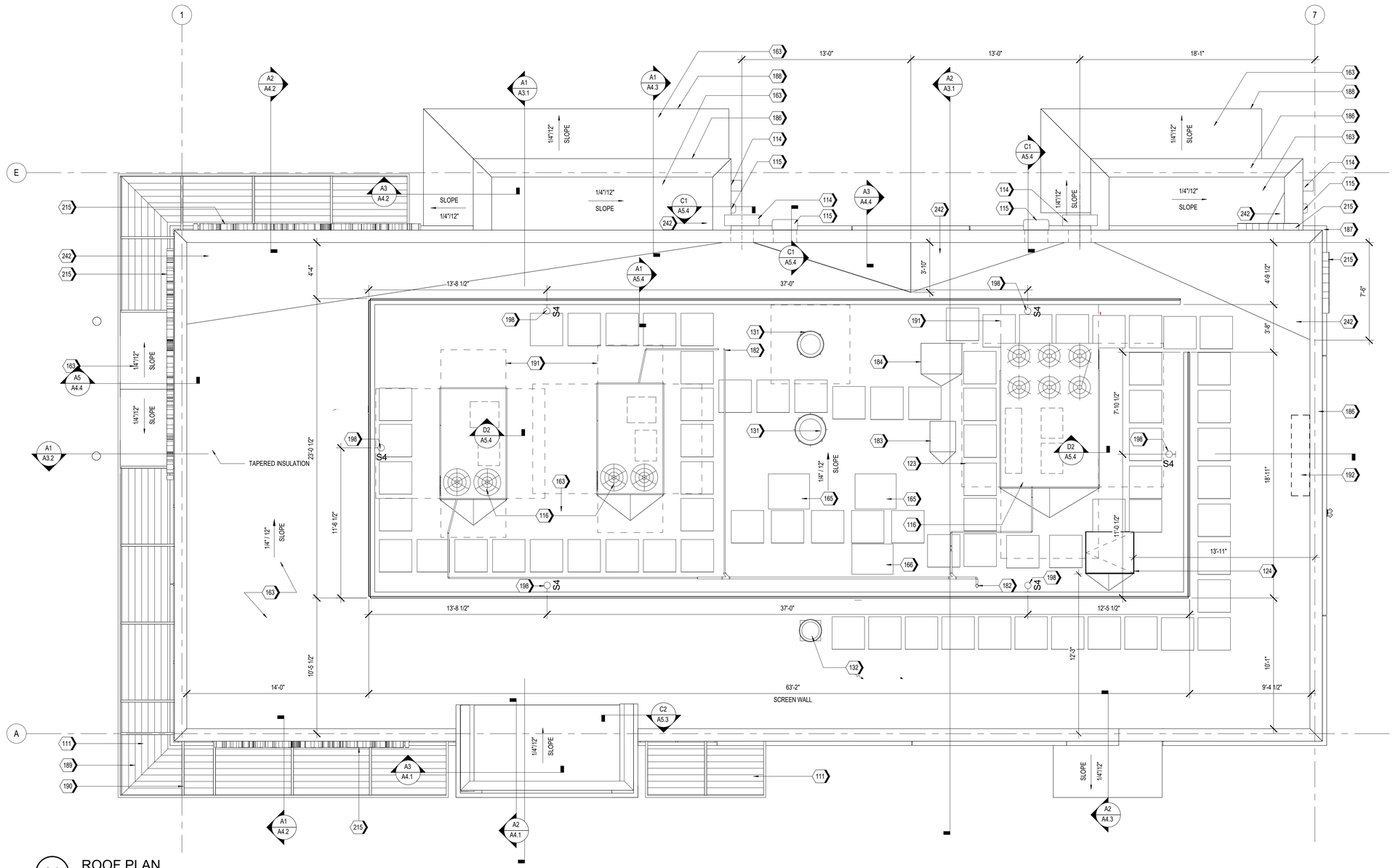


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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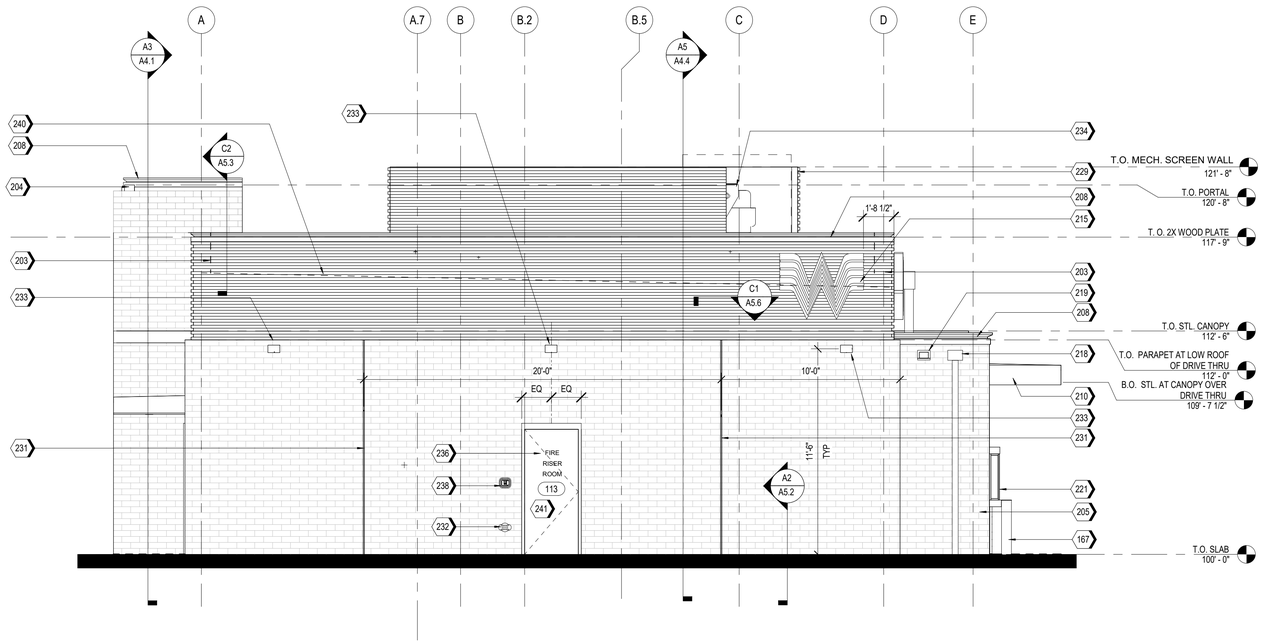
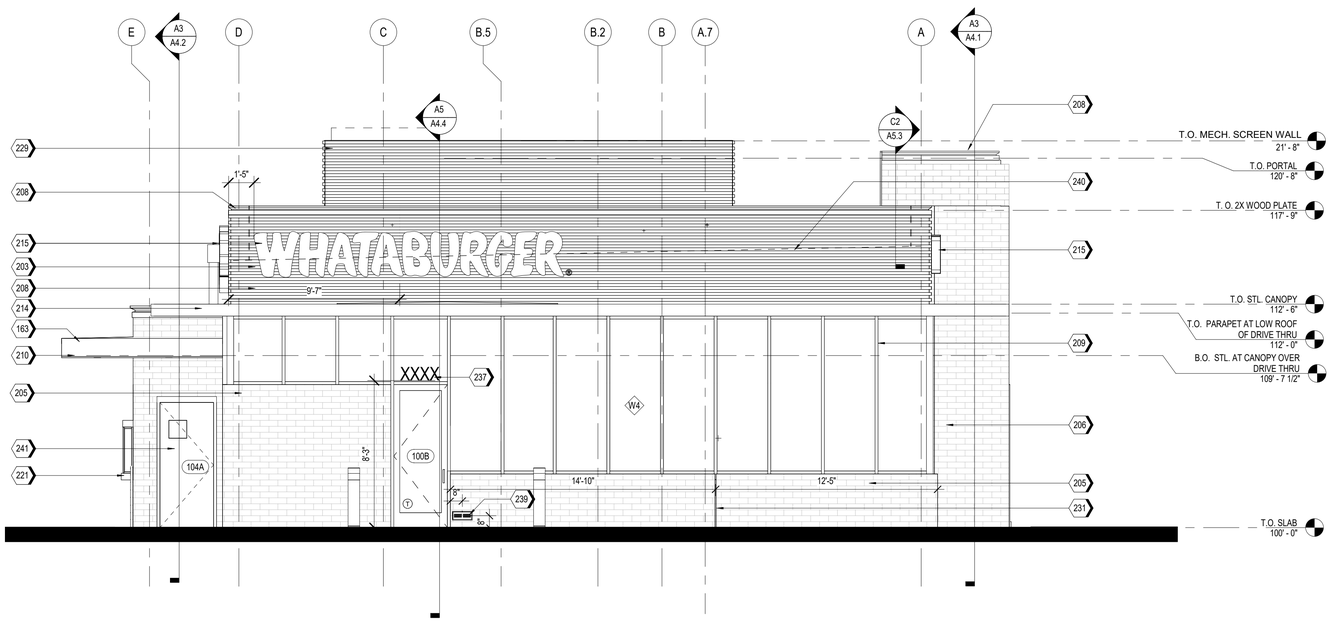


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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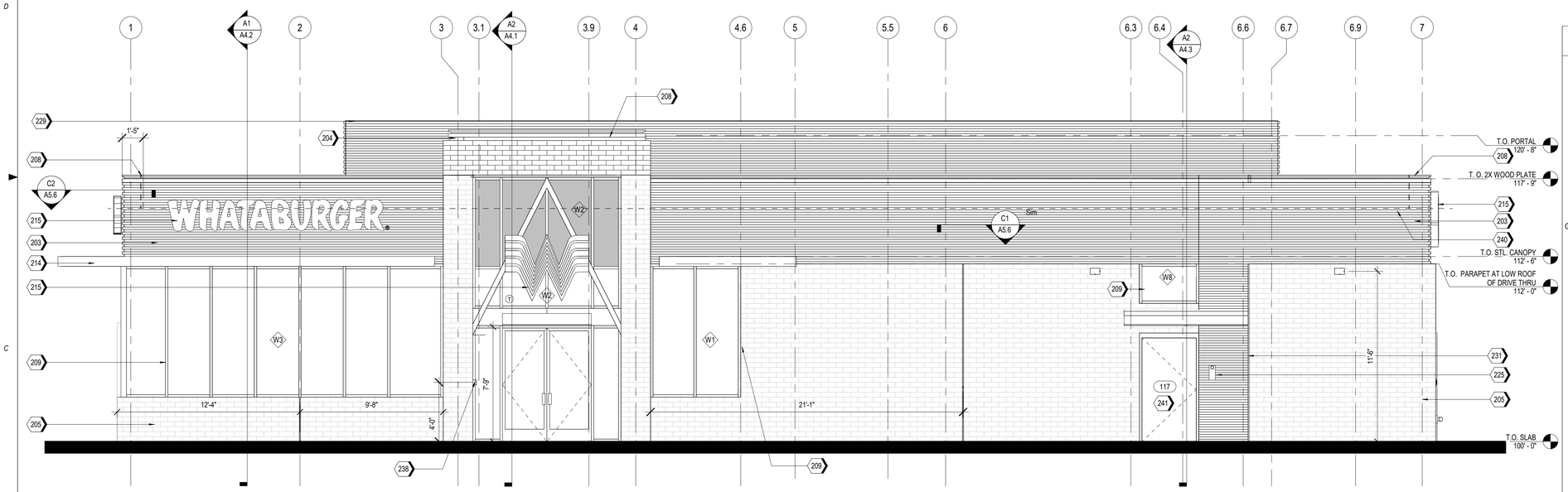
KEYNOTES

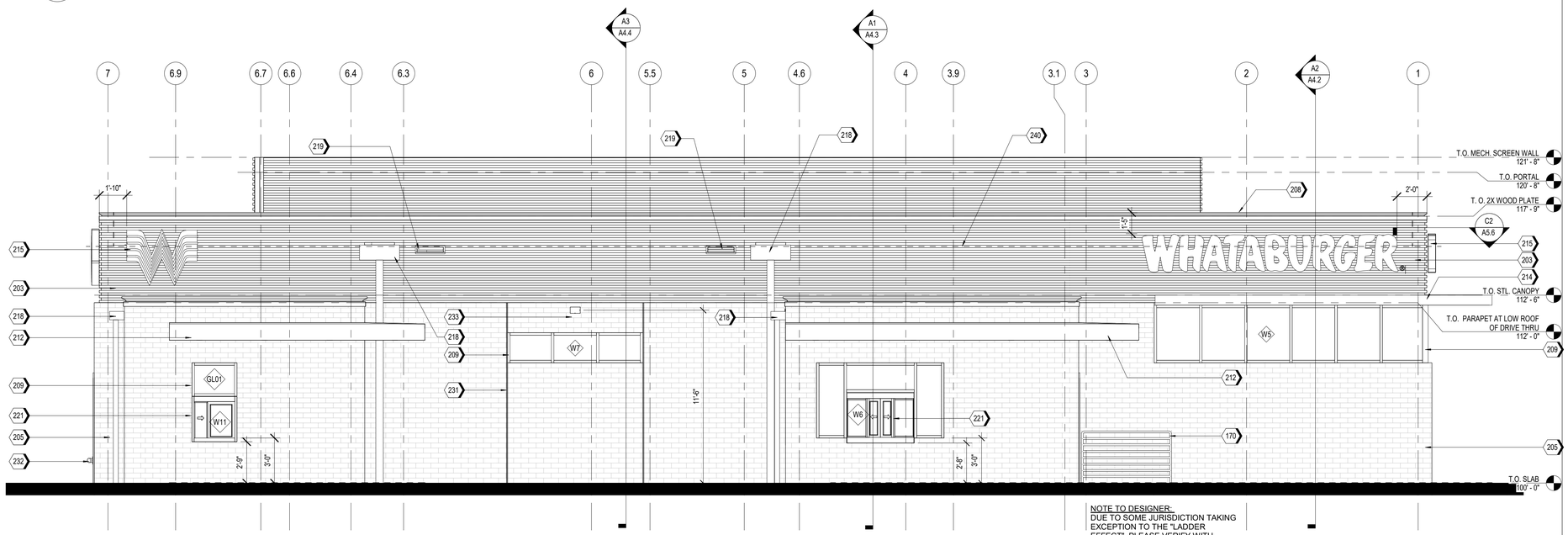
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: 98TH RETAIL LLC

Mailing Address*: 5600 EUBANK BLVD NE 200, ALBUQUERQUE NM 87111

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

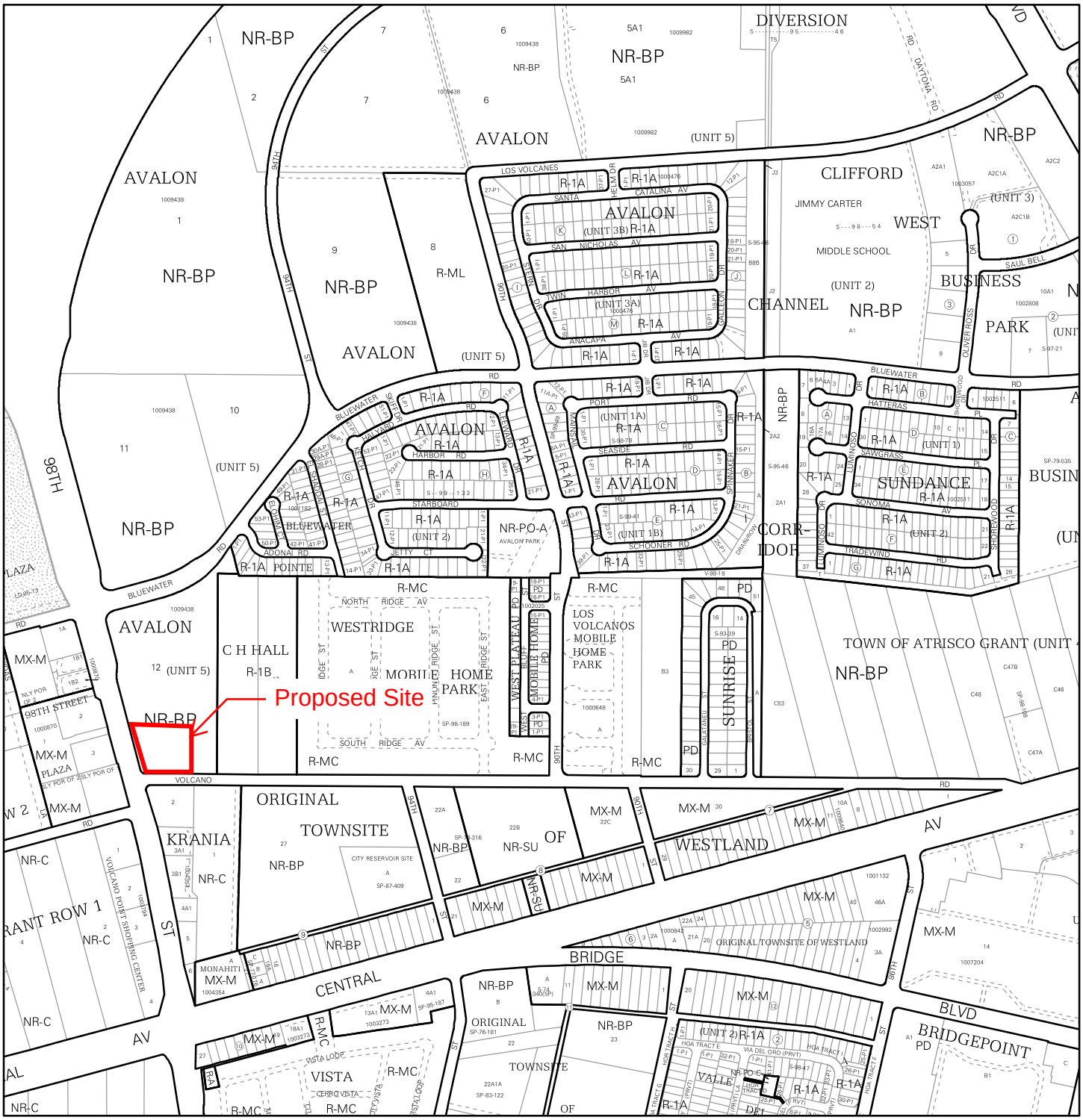
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



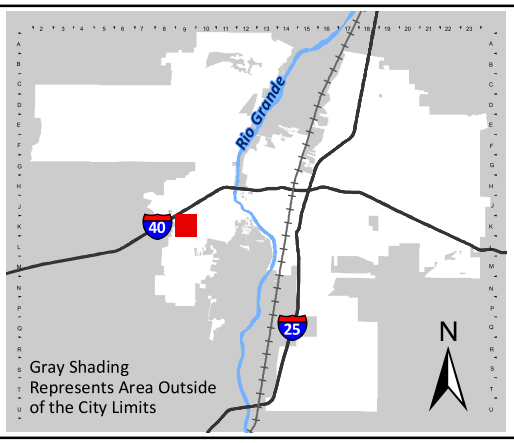
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

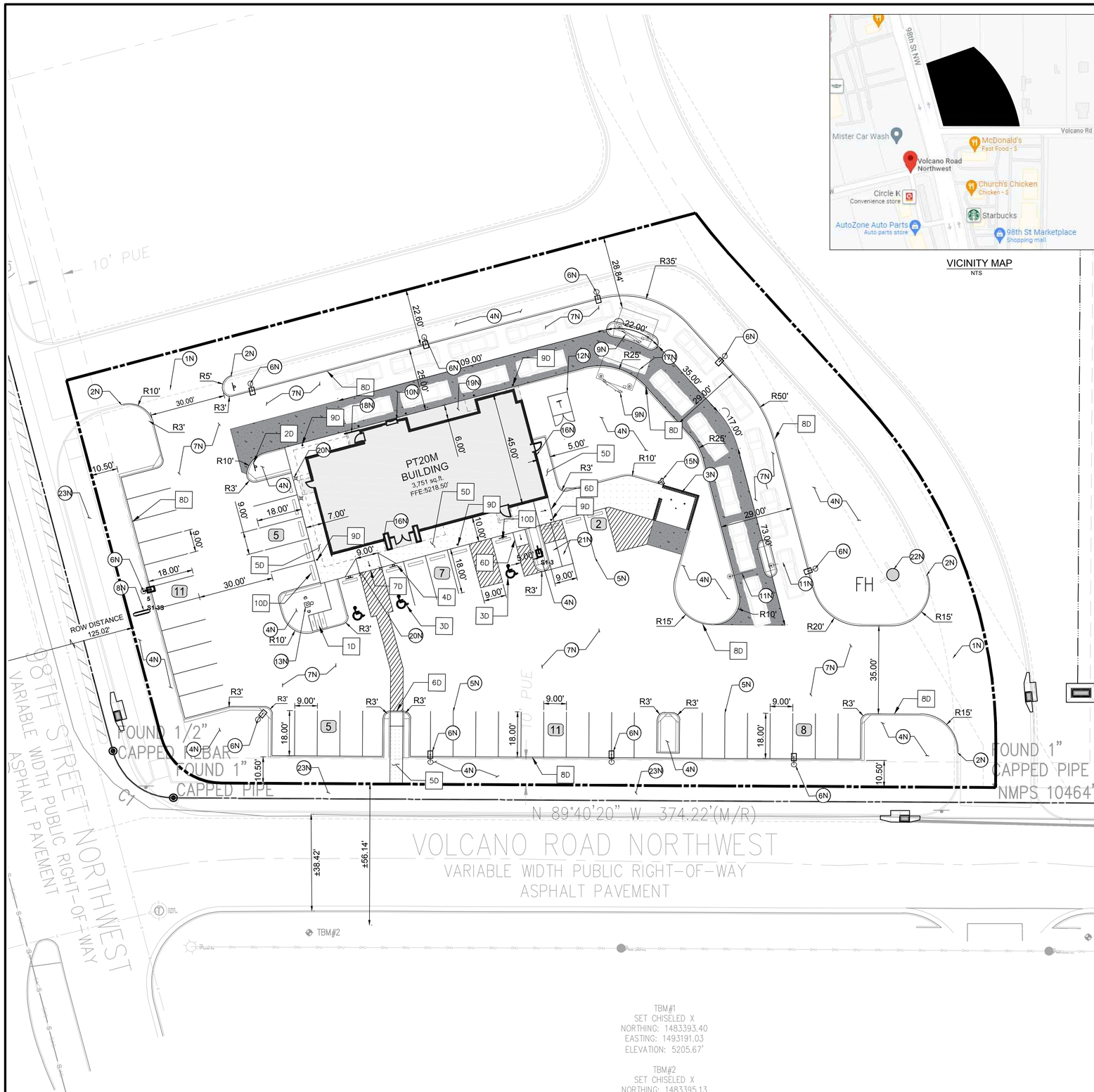


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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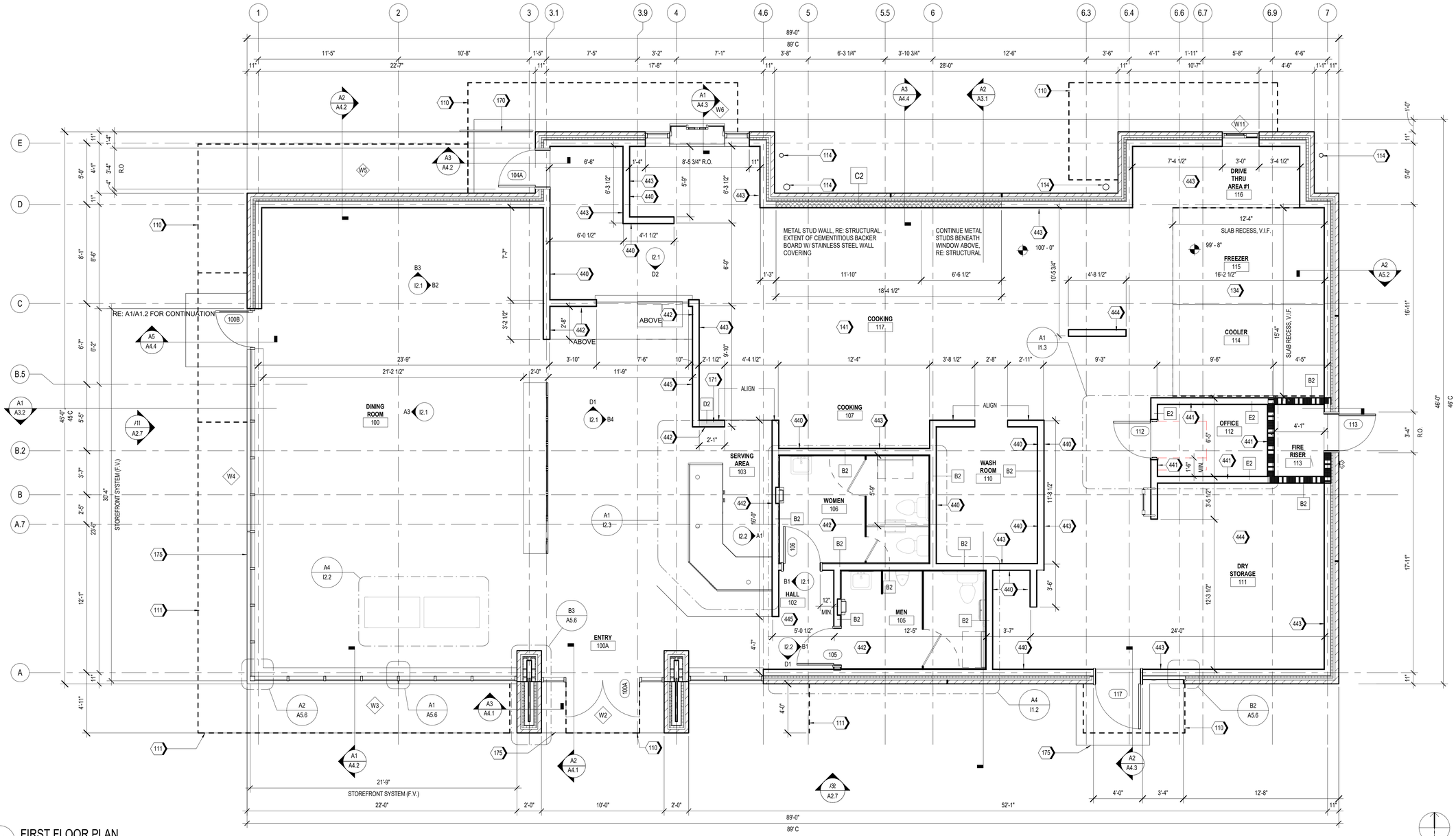
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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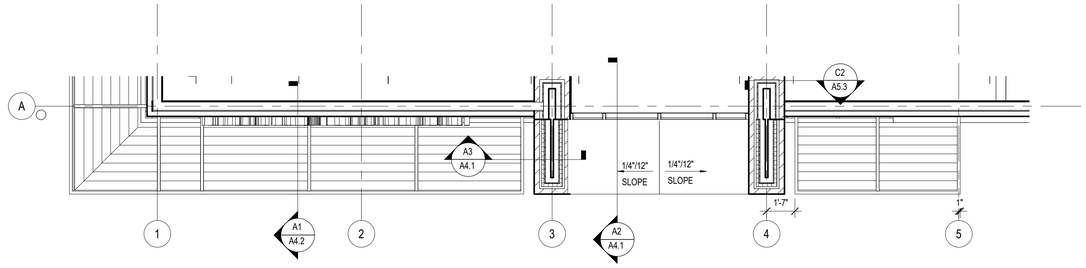
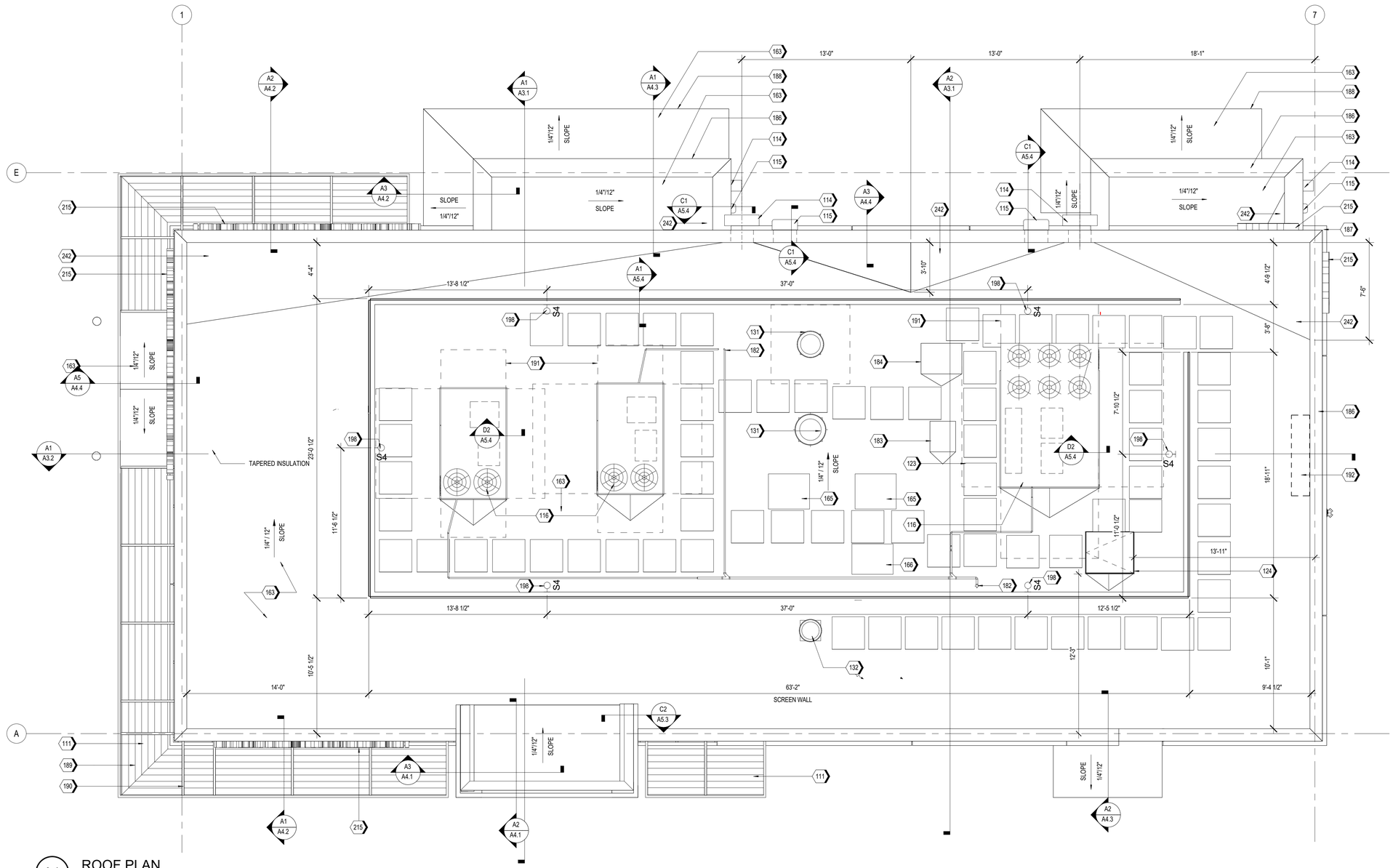


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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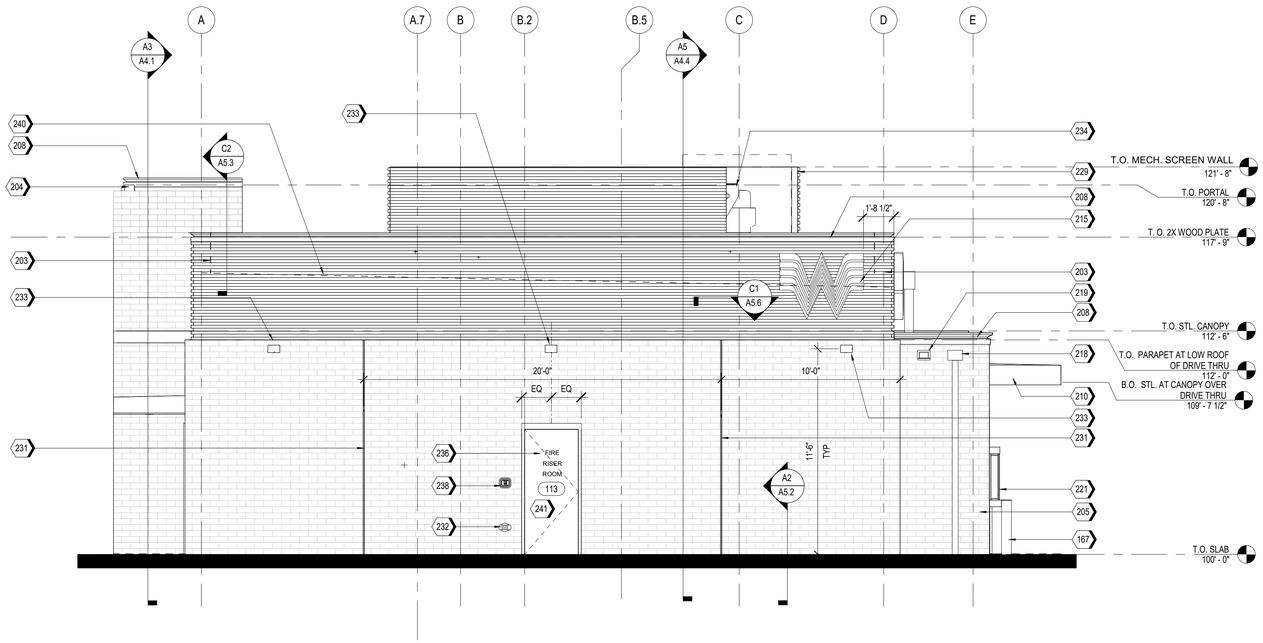
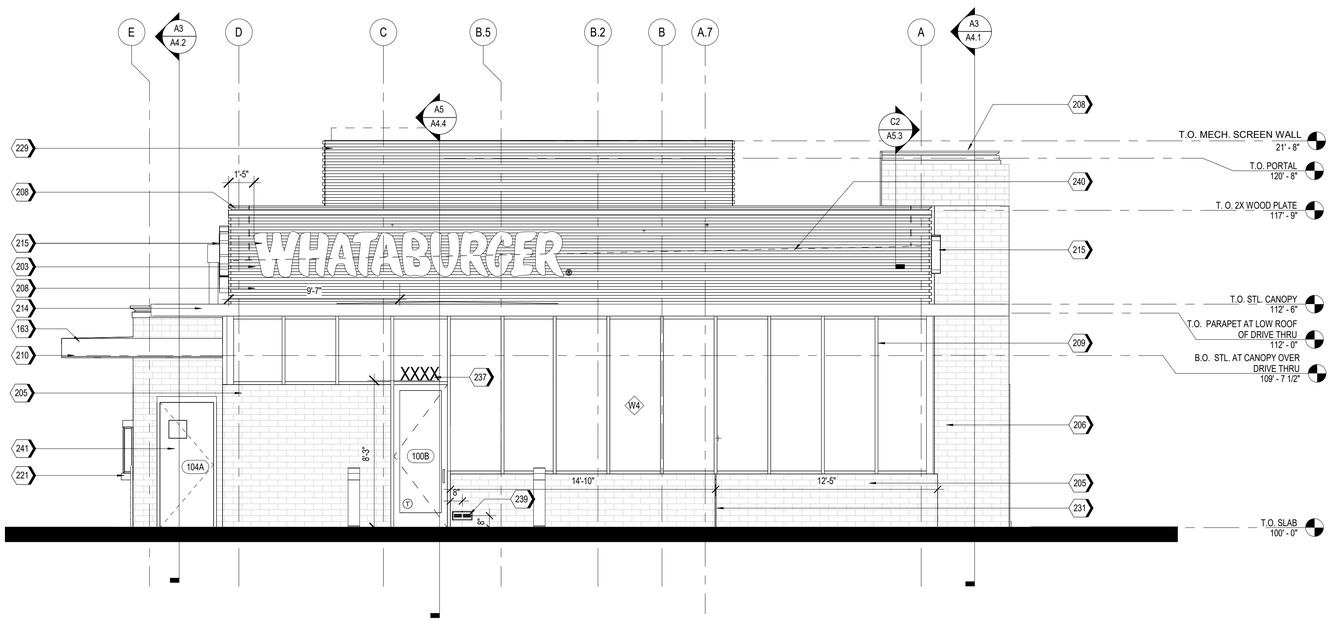


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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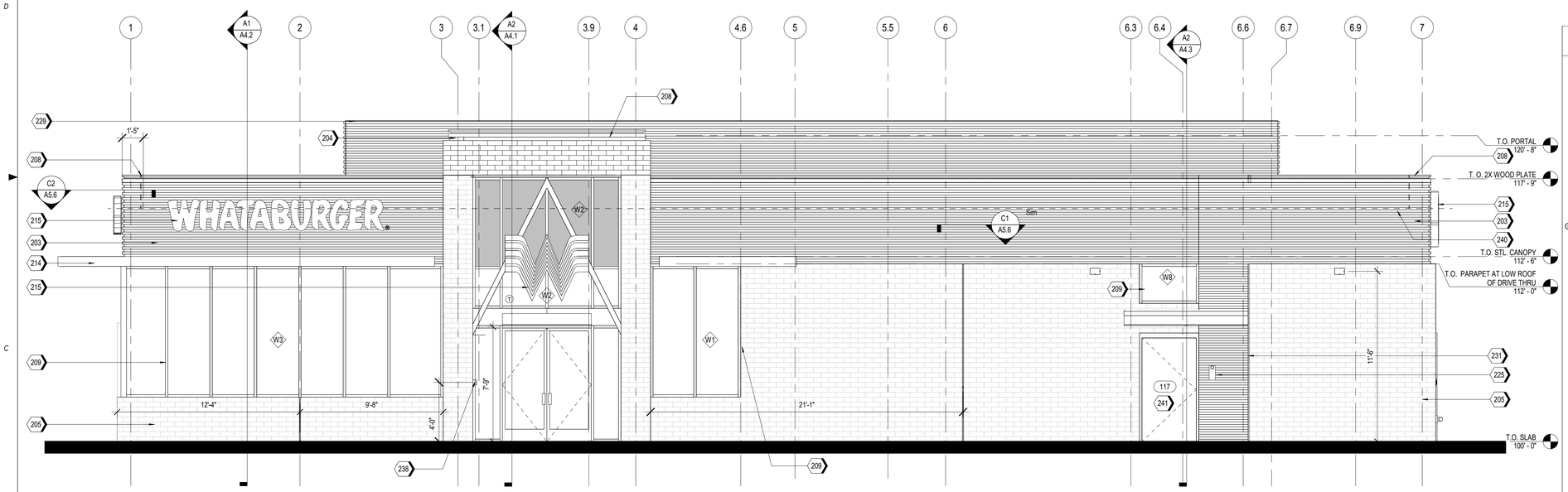
KEYNOTES

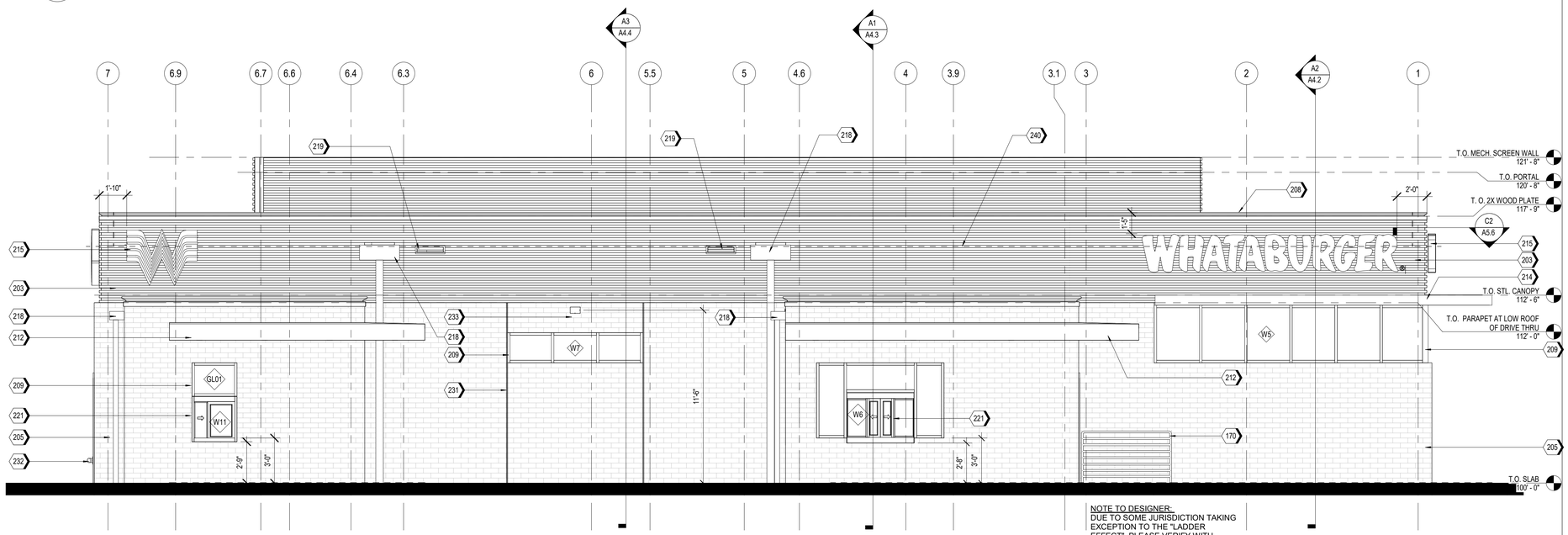
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: 9521-9525 CENTRAL PROPERTY LLC

Mailing Address*: 11750 HOLLY AVE NE, ALBUQUERQUE NM 87122

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

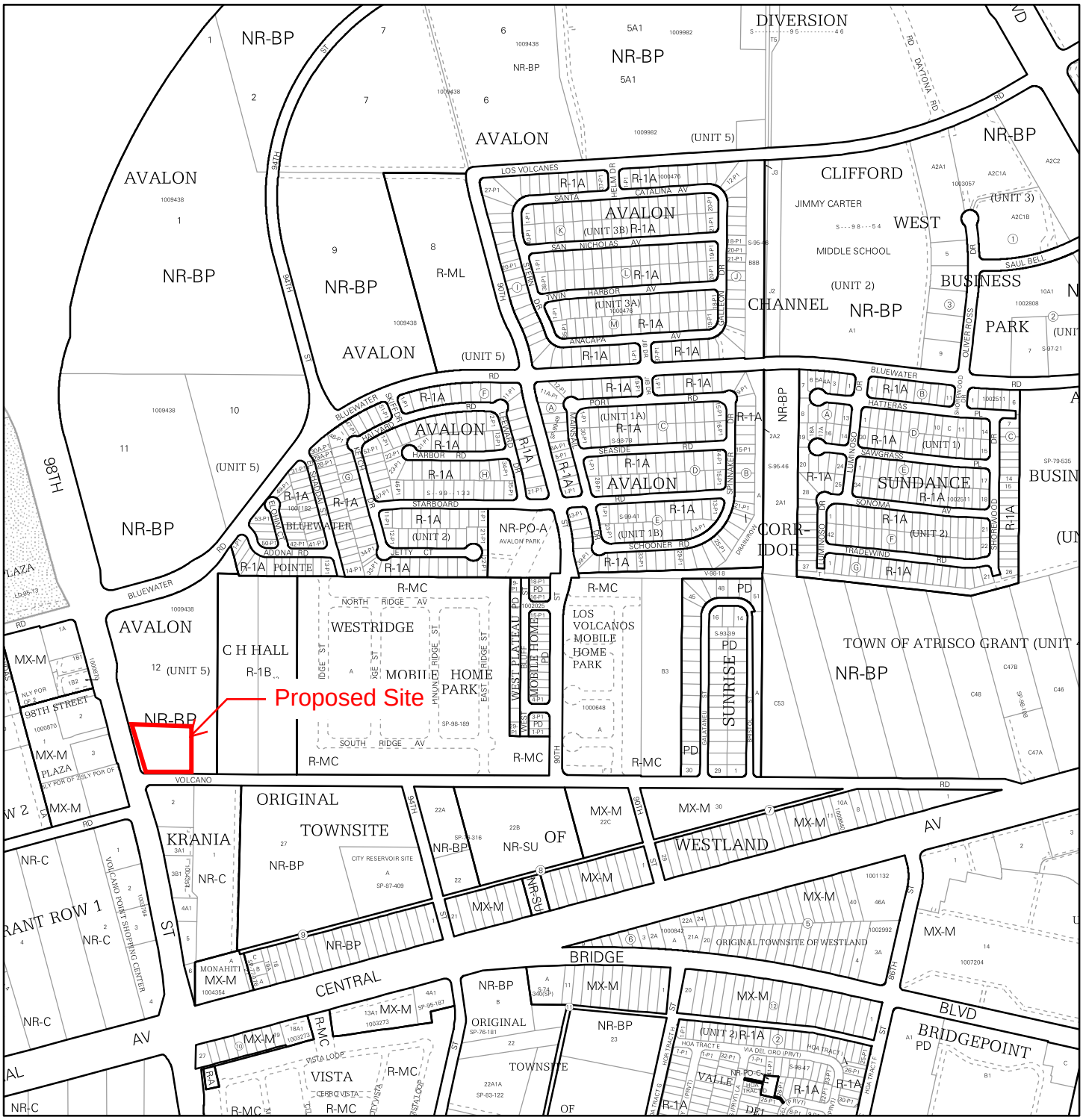
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



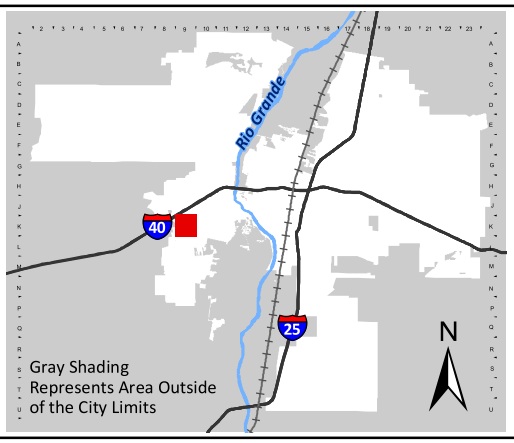
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

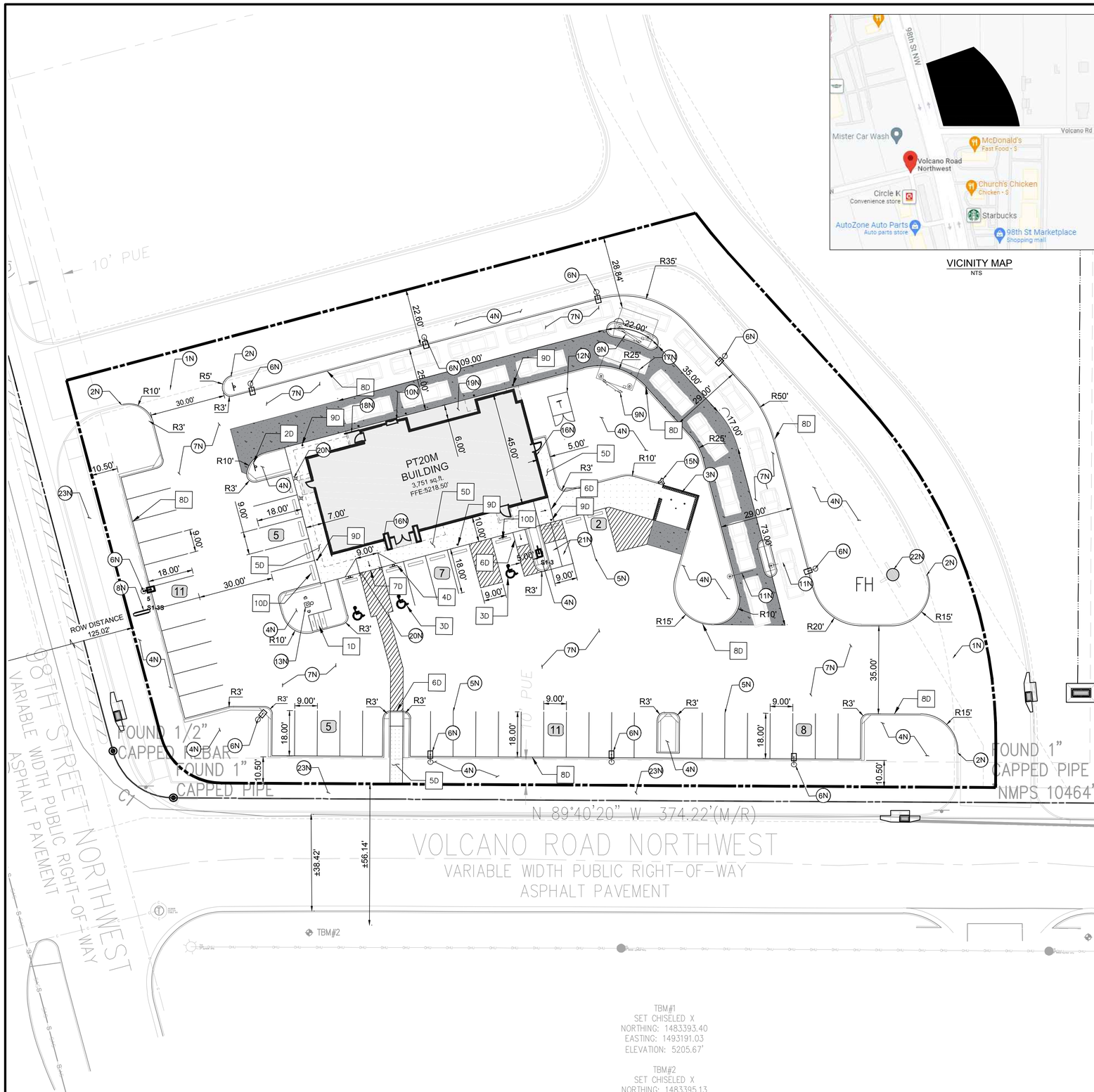


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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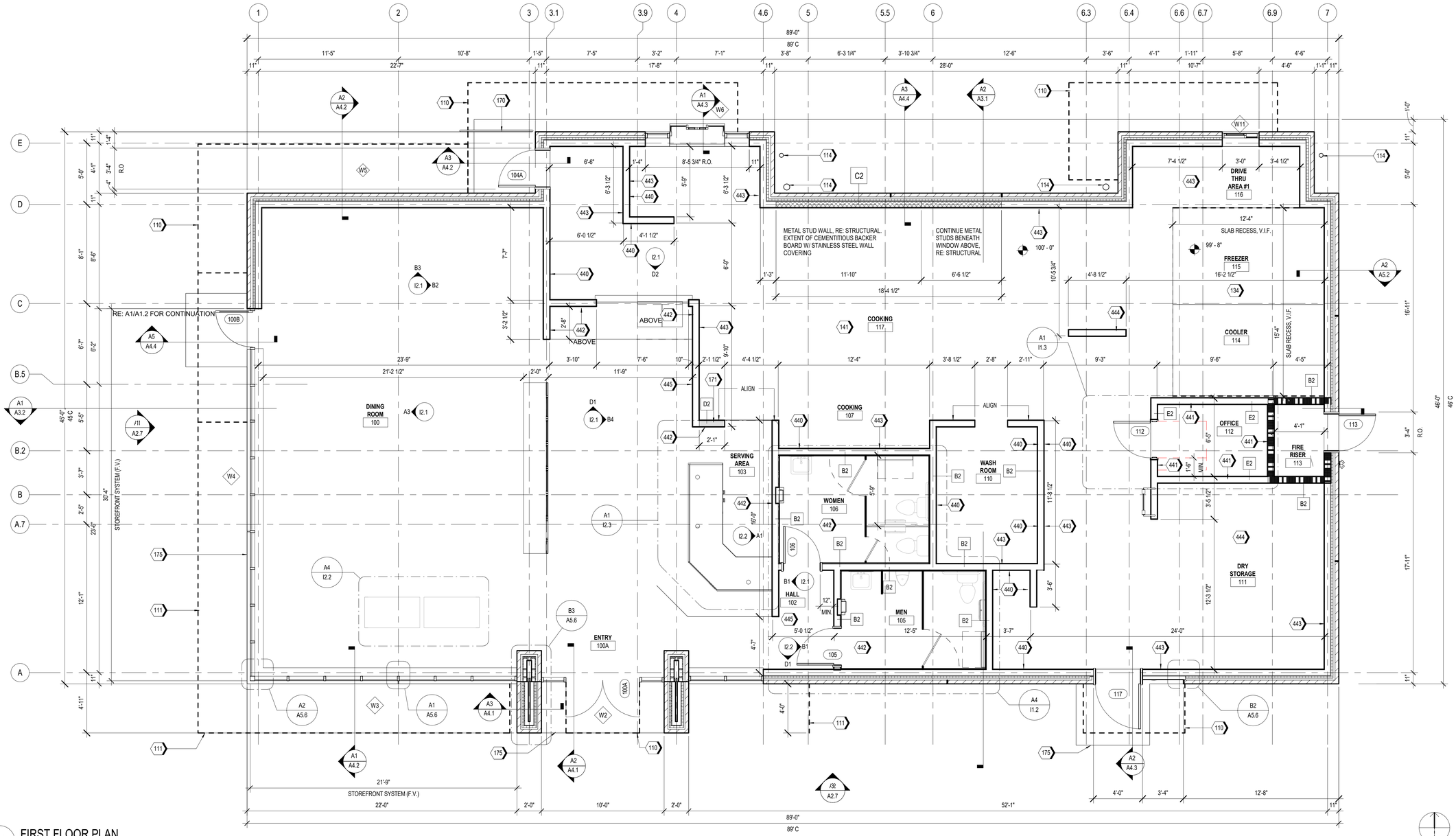
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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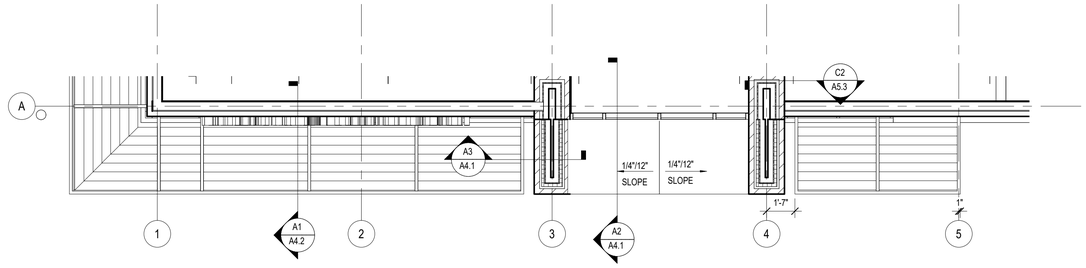
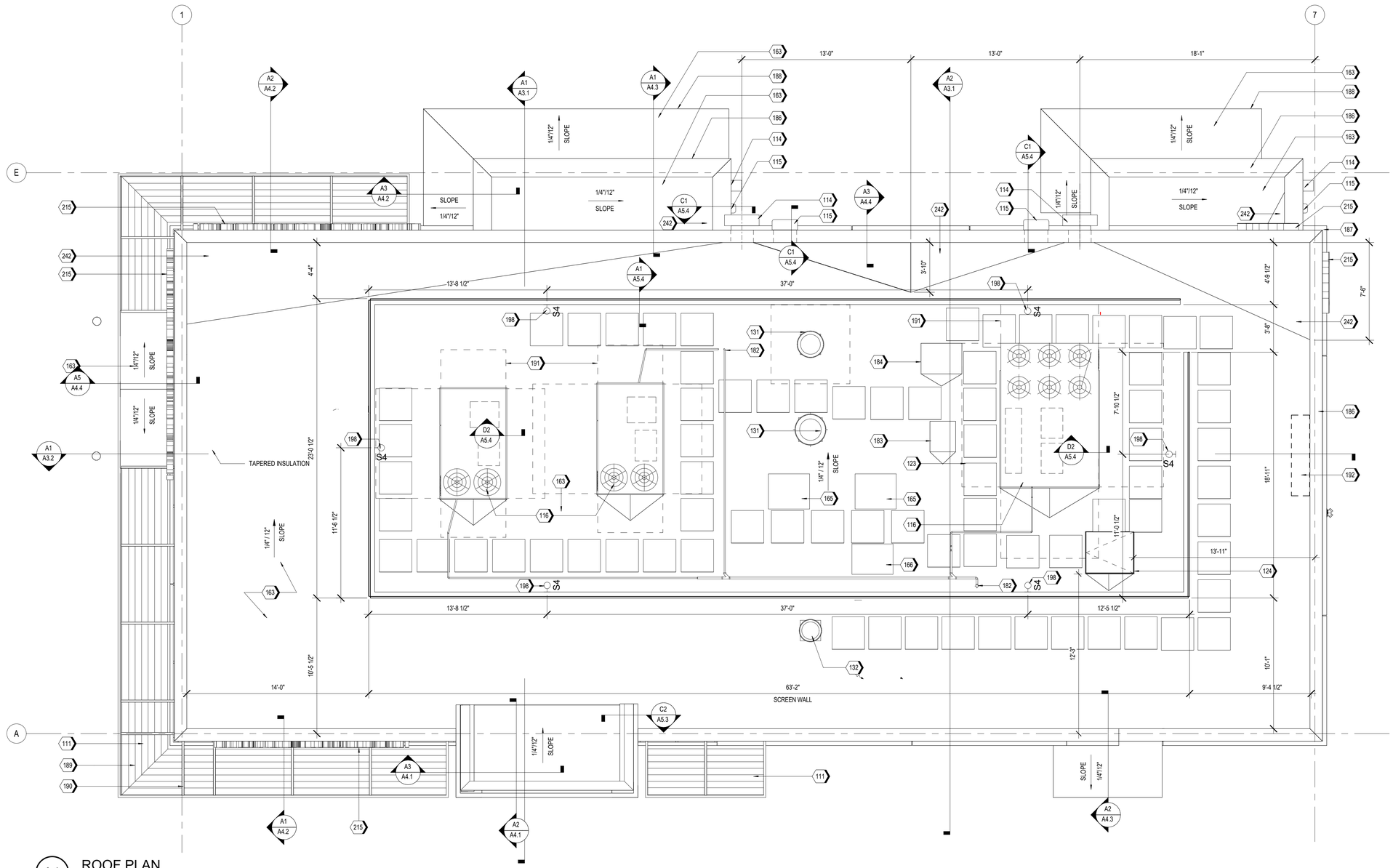


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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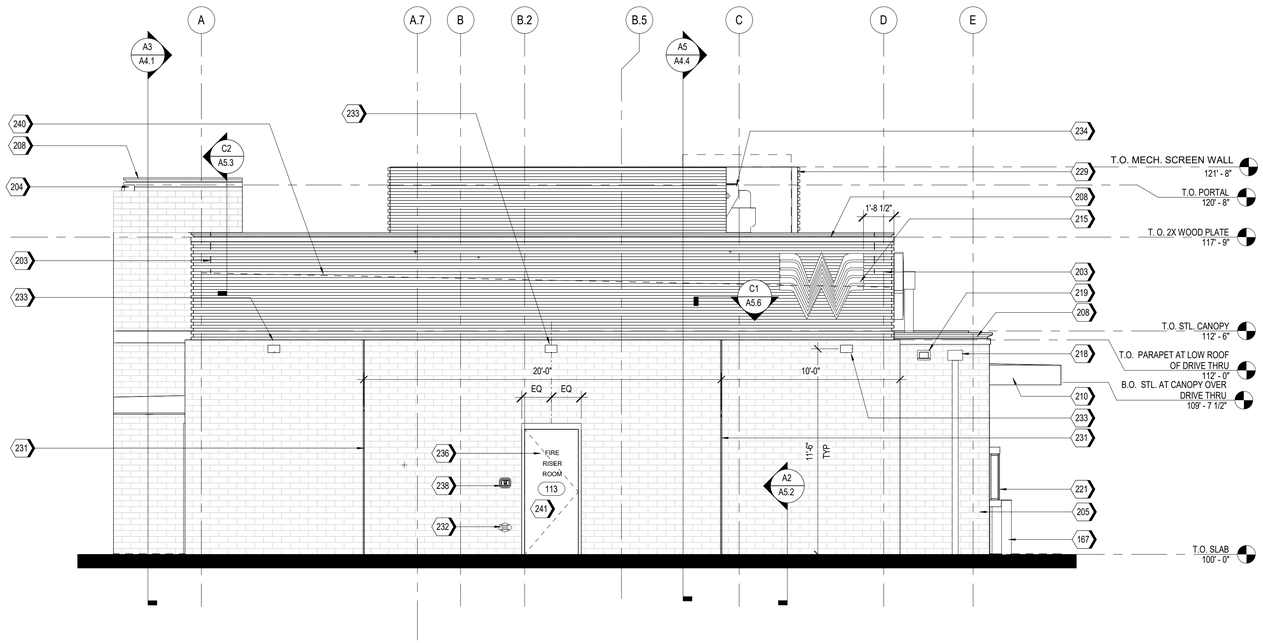
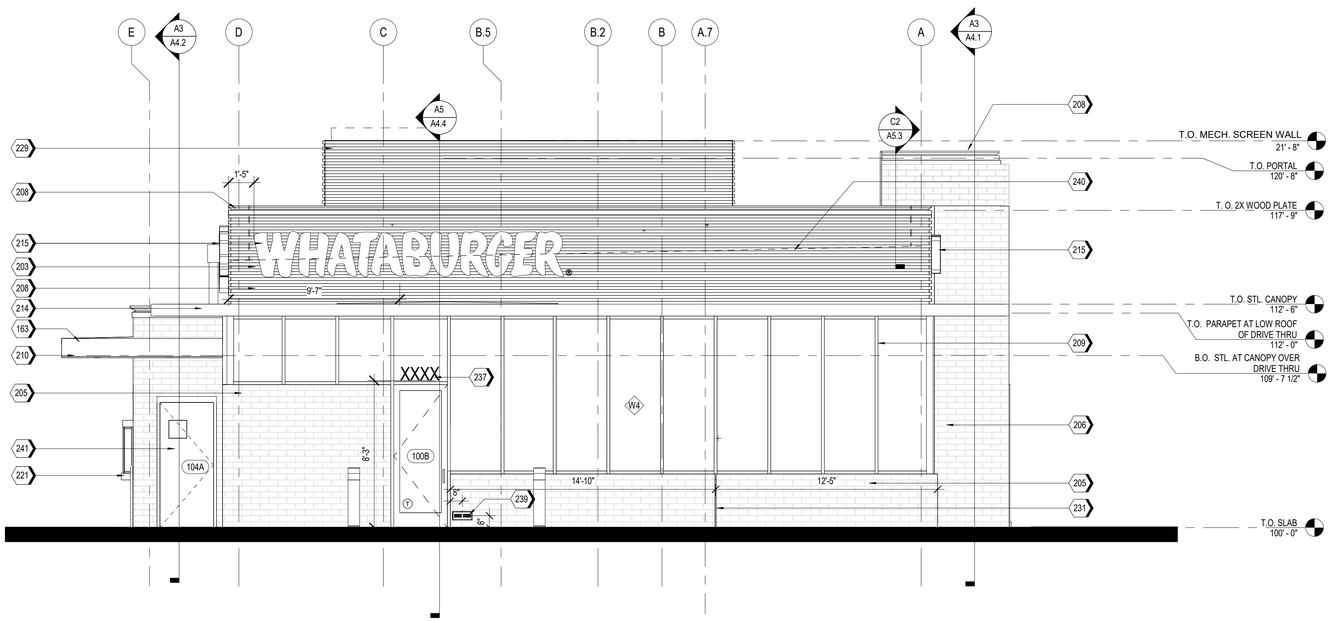


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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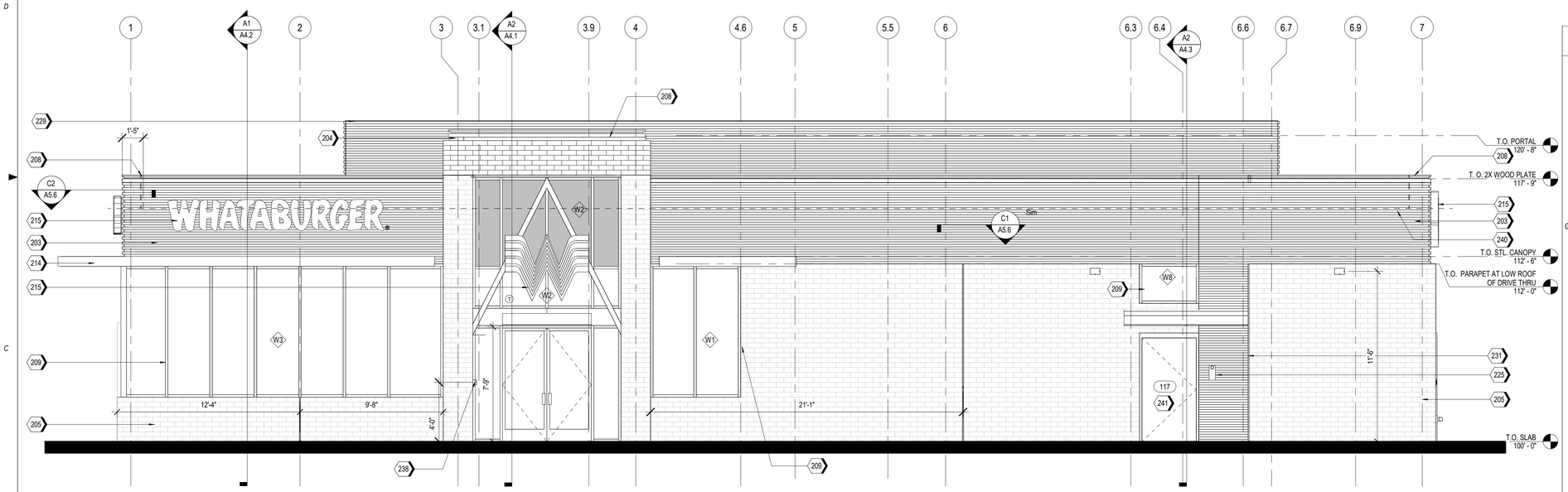
KEYNOTES

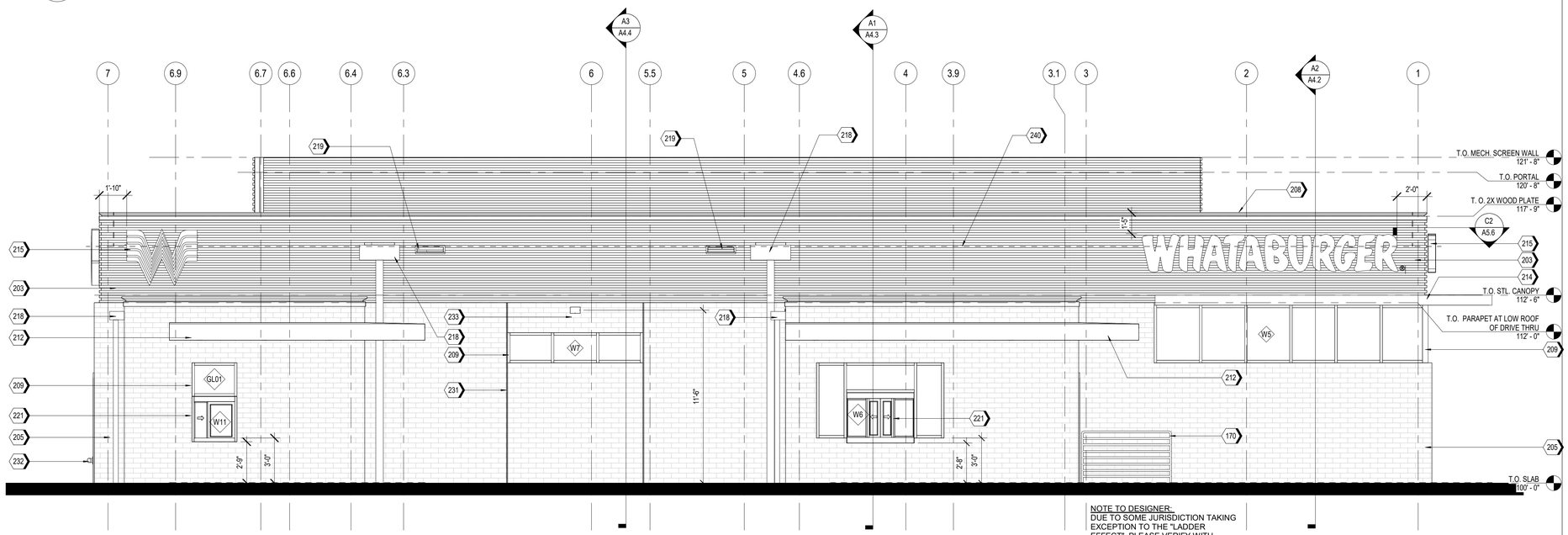
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: AIGP REALTY LLC

Mailing Address*: 648 RIVIERA DR, BOYNTON BEACH FL 33435-6153

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

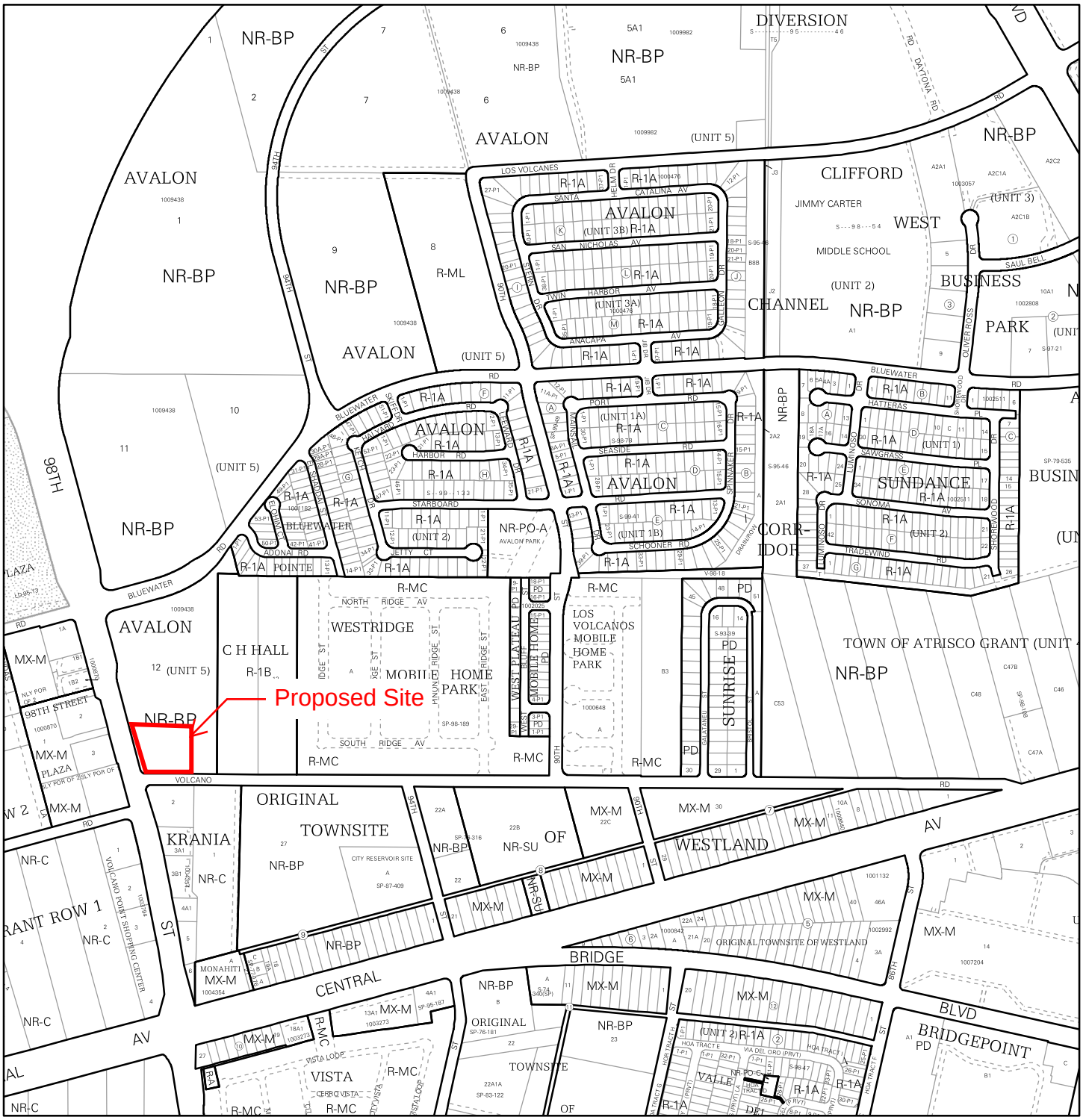
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



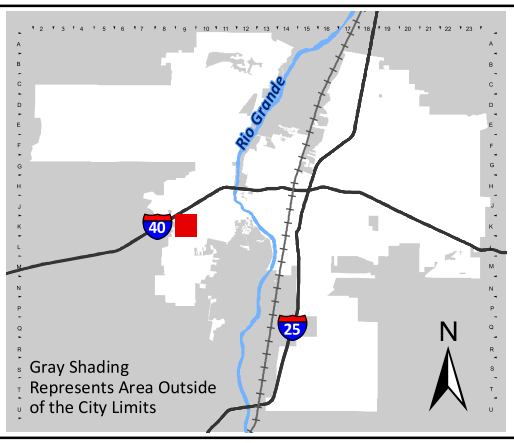
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

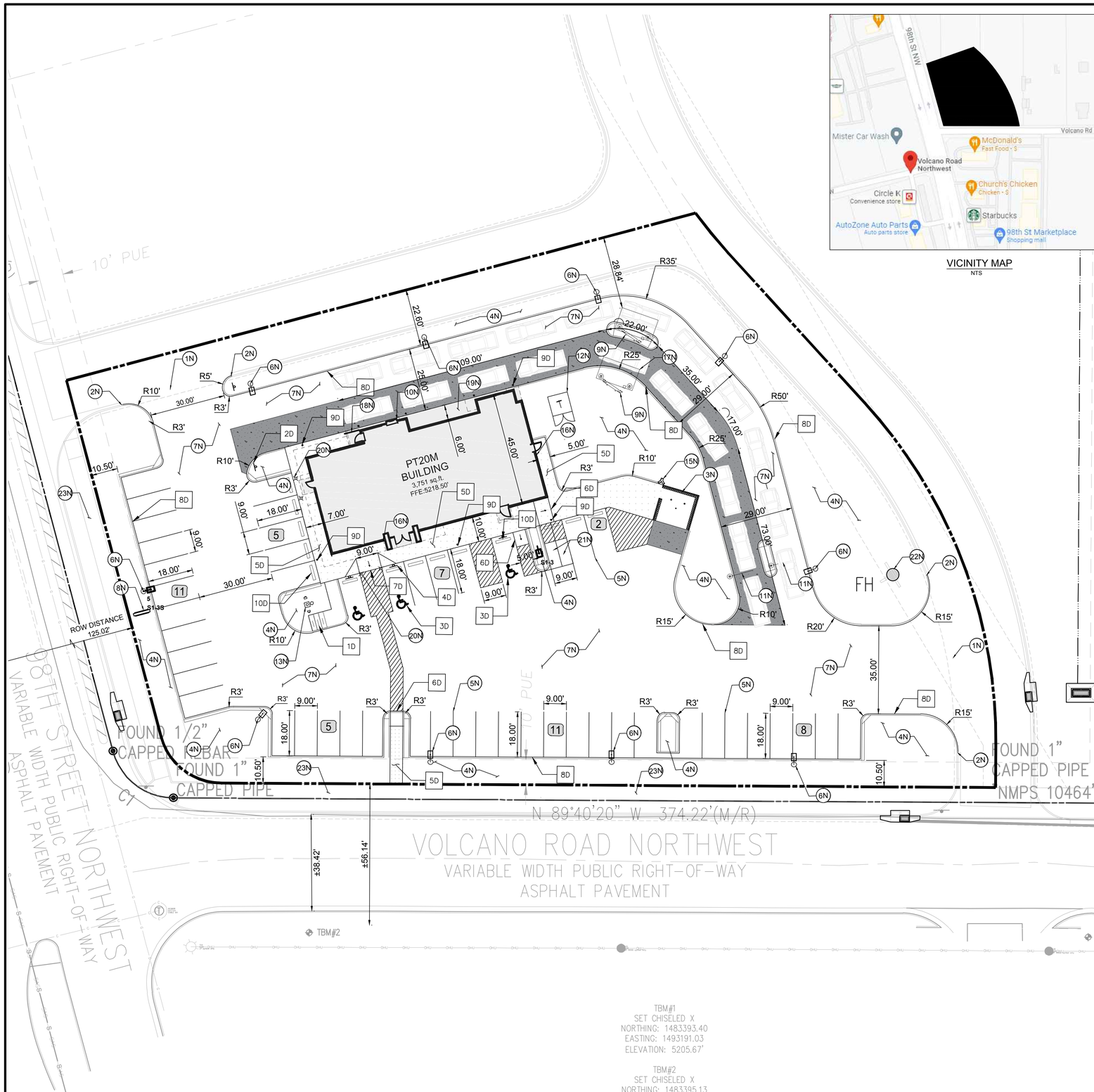


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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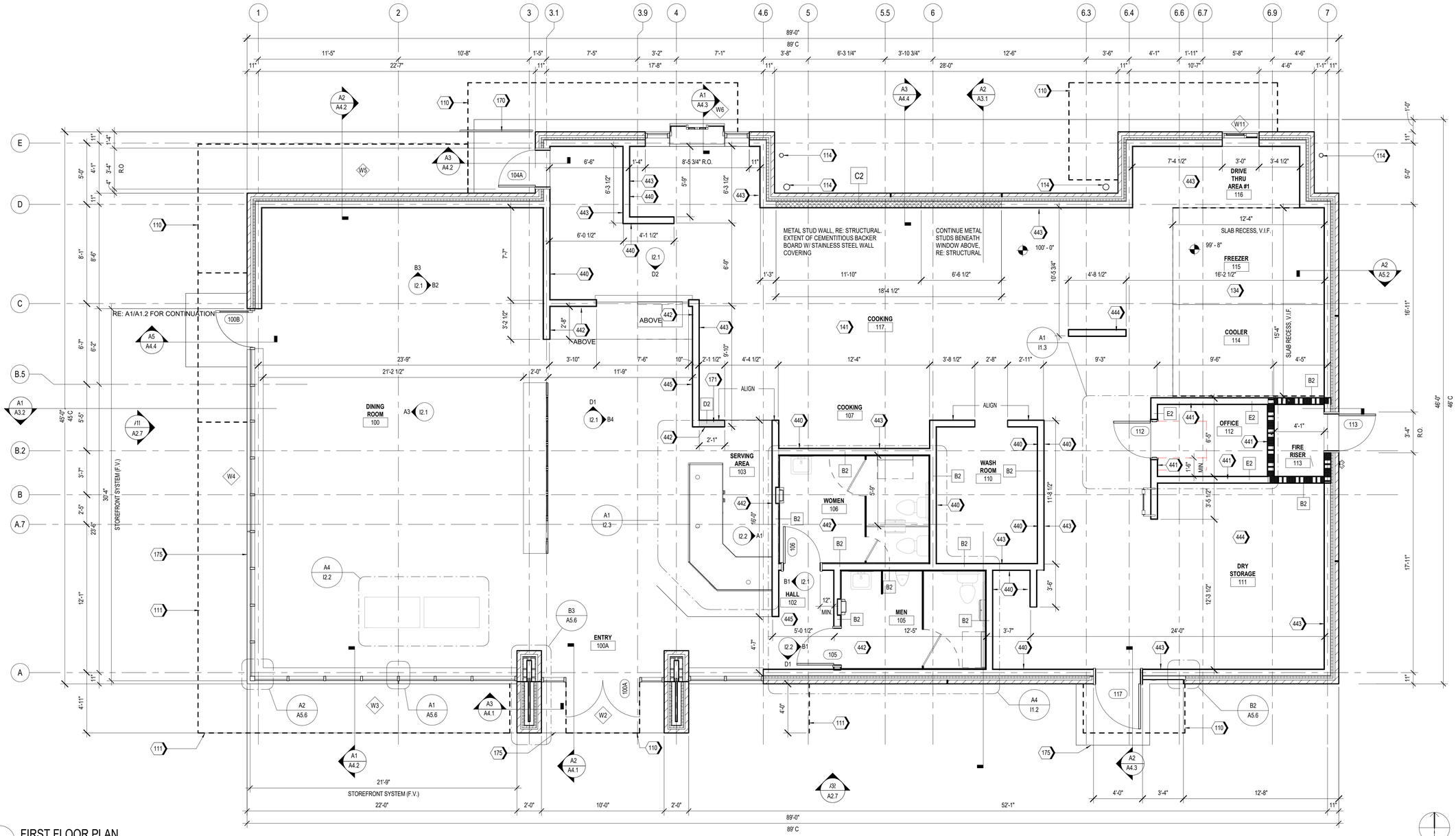
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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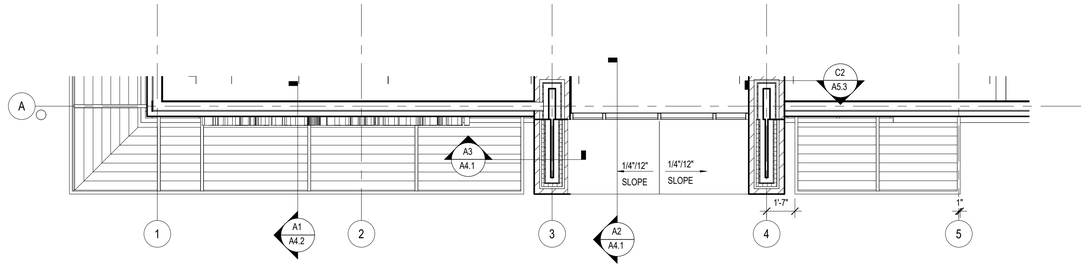
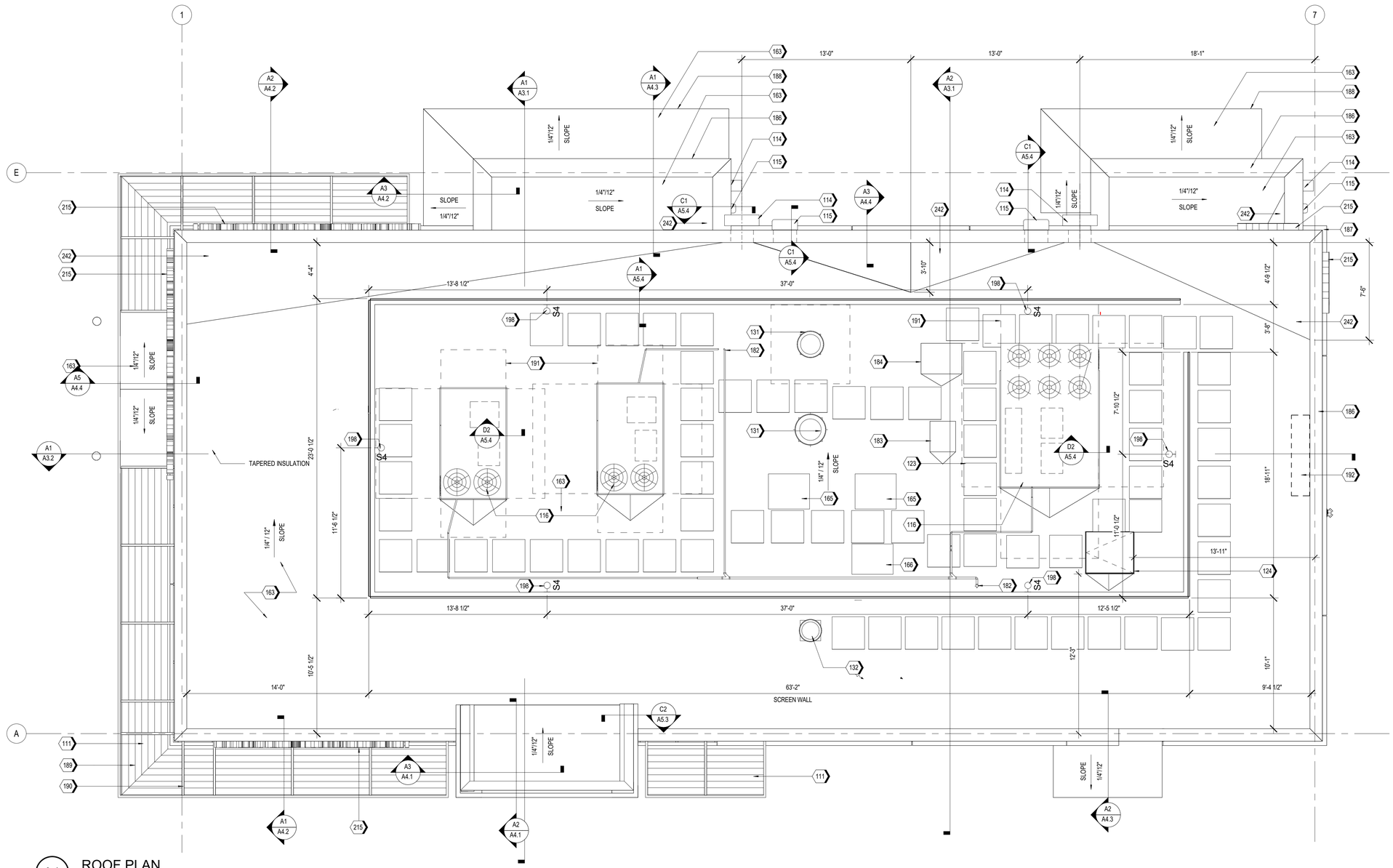


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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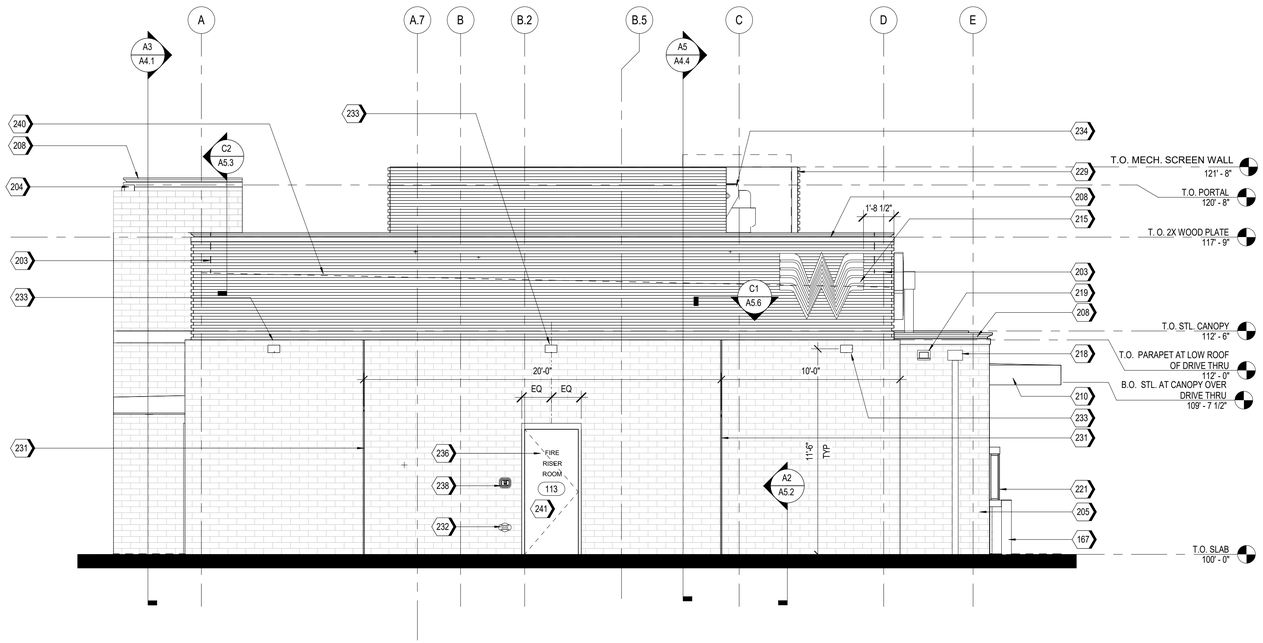
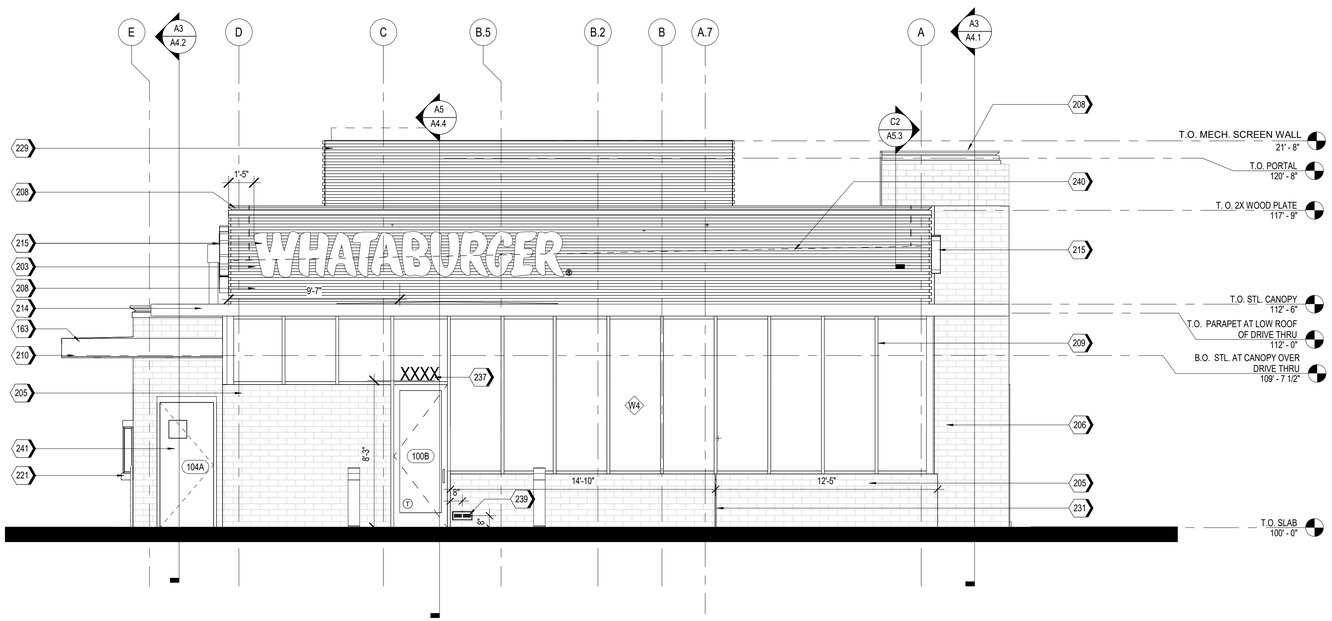


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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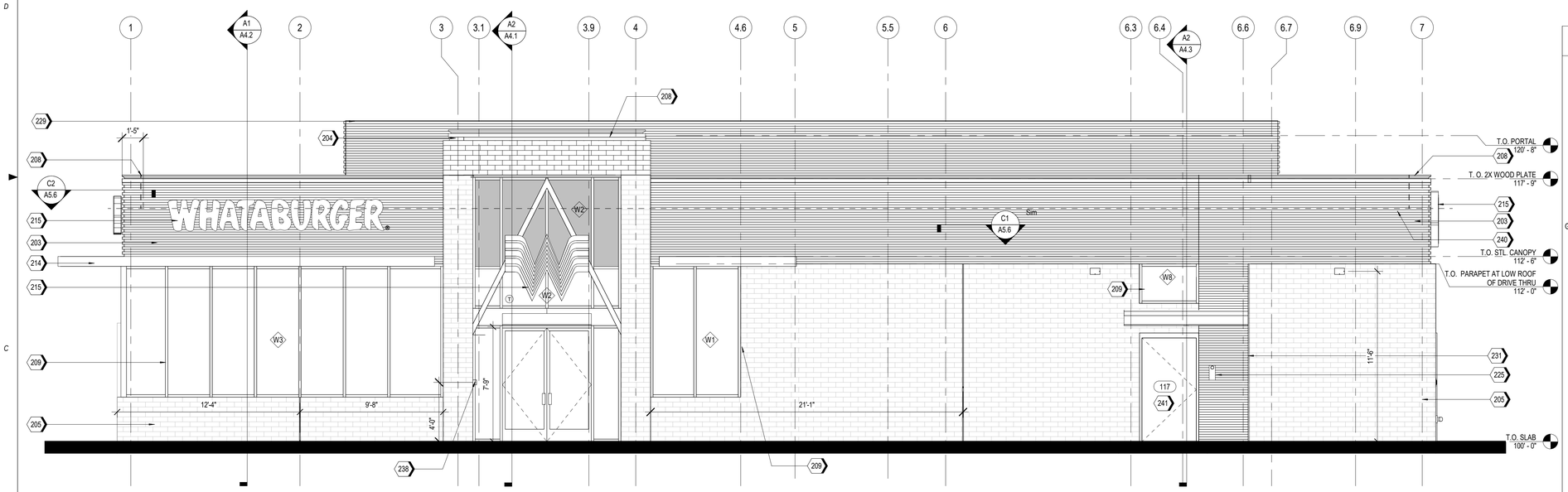
KEYNOTES

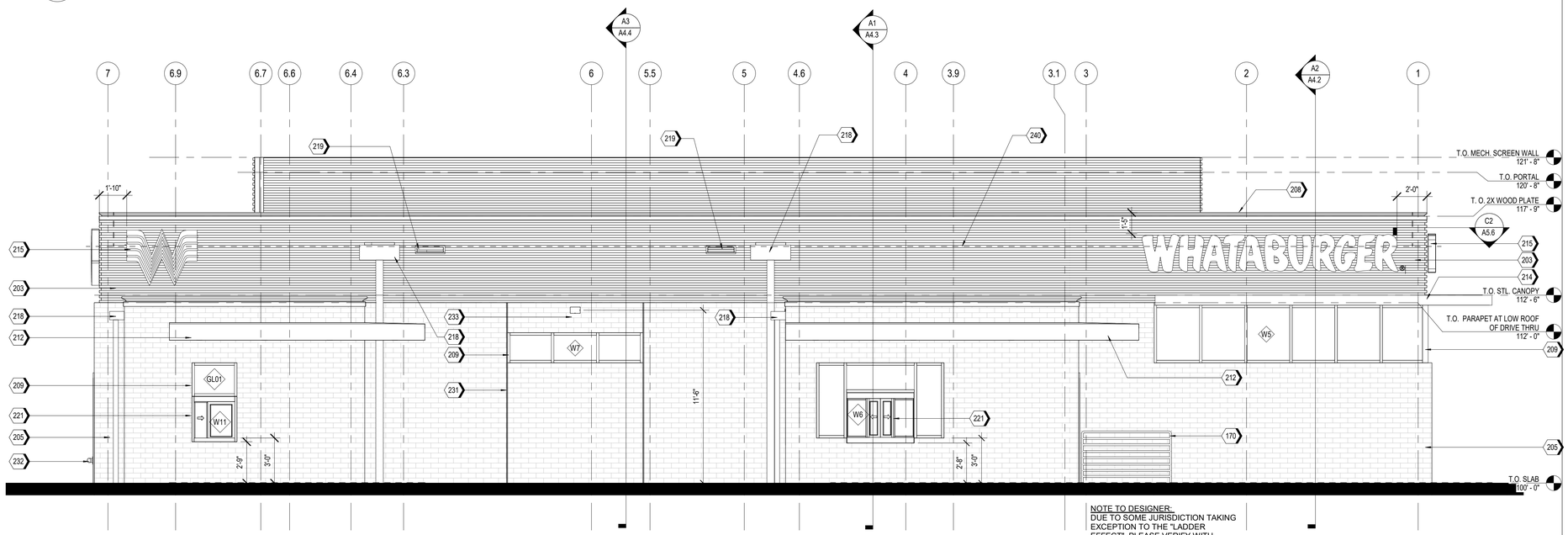
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

C:\Users\kcebelen\Desktop\project Revit File\WB - Volcano Rd (Albuquerque)\PT20M VOLCANO RD_V20_ARCH.rvt
12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: AIGP REALTY LLC

Mailing Address*: 648 RIVIERA DR, BOYNTON BEACH FL 33435-6153

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

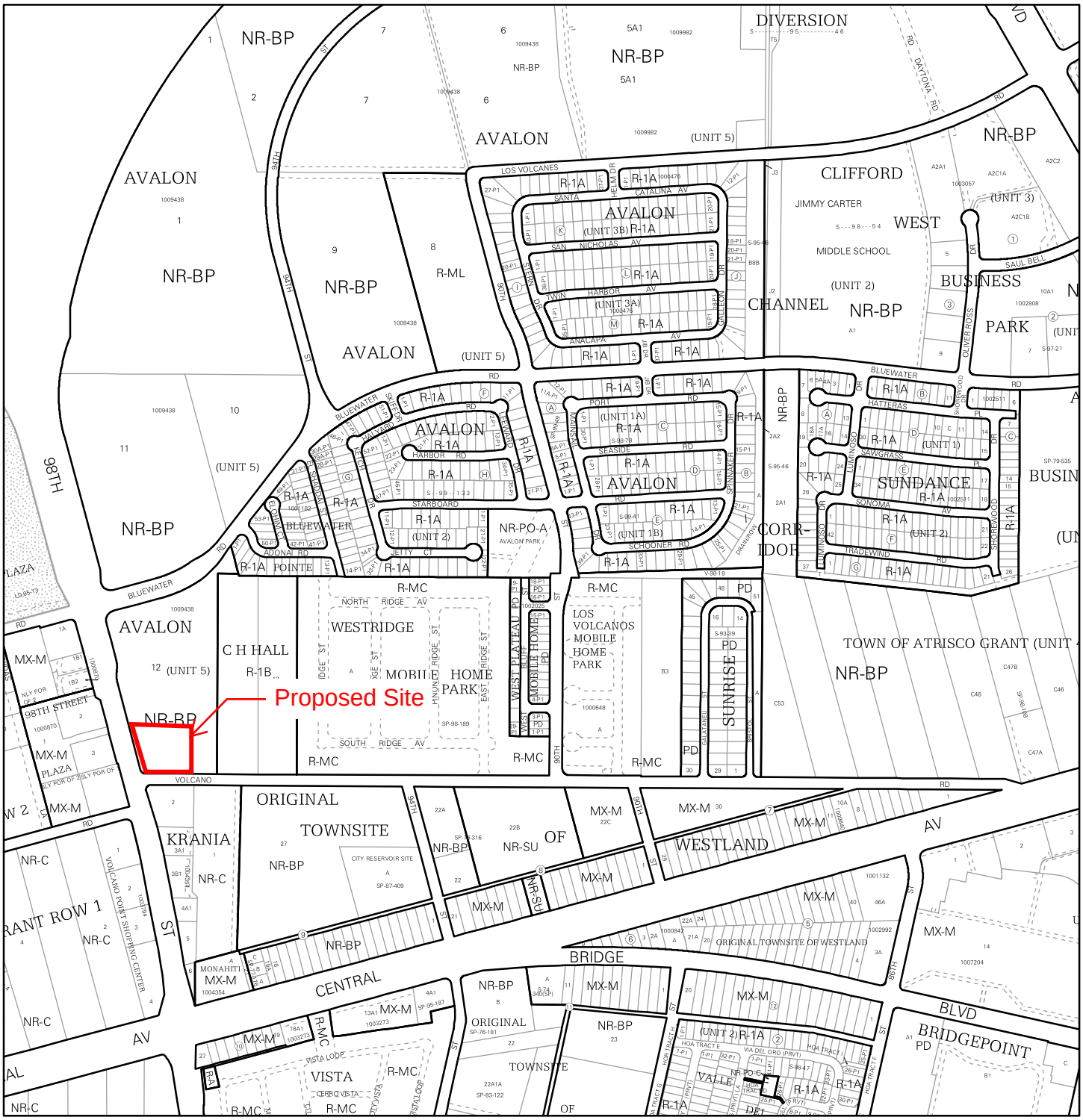
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



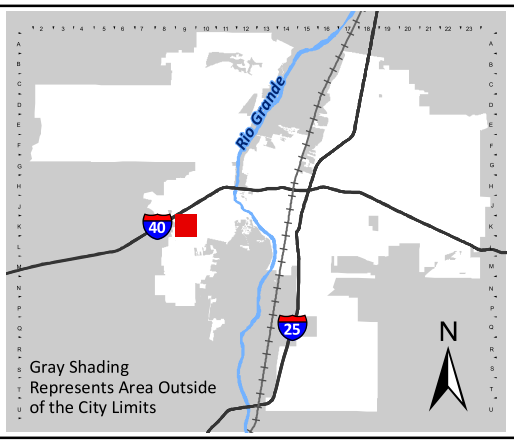
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

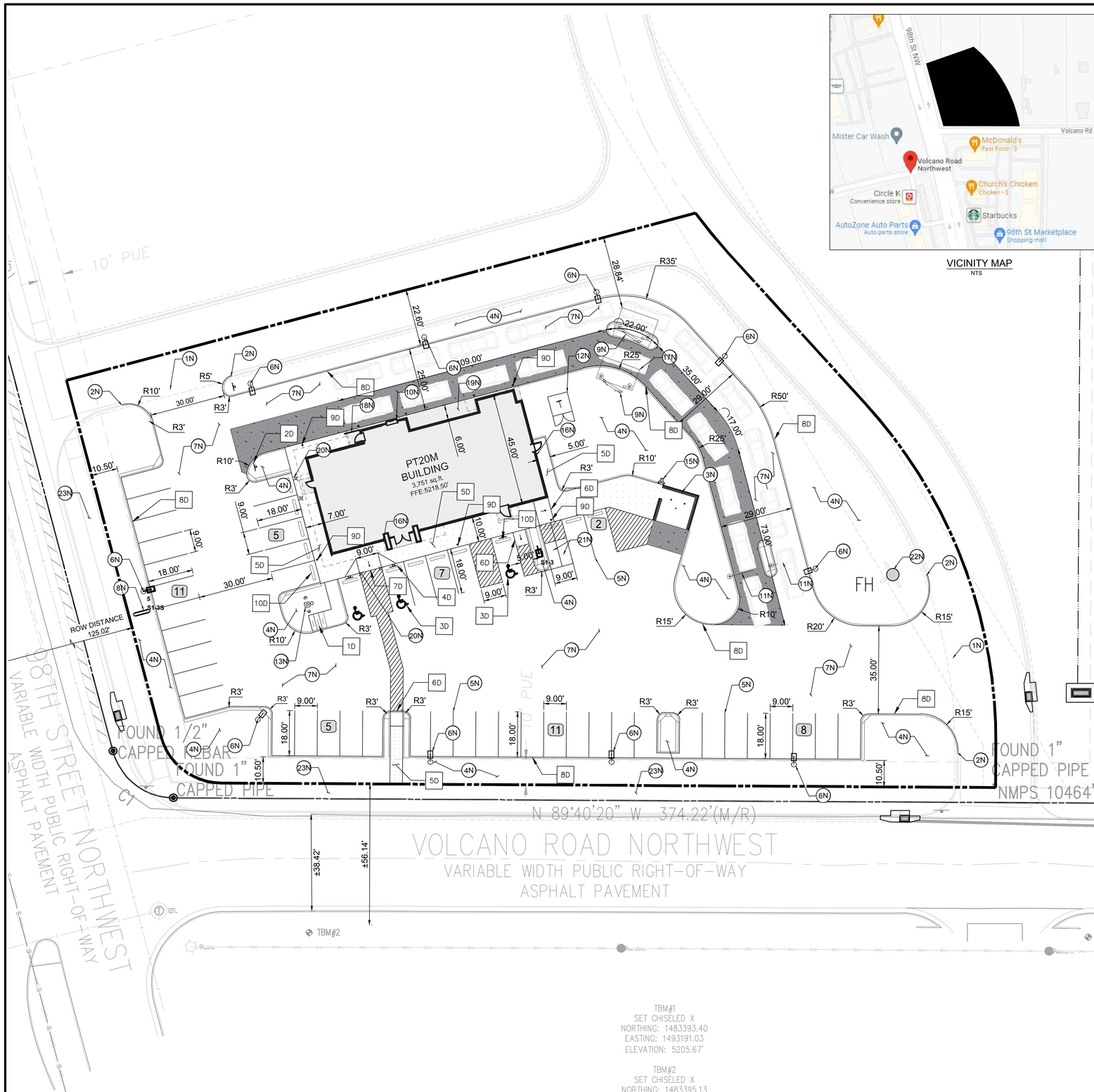


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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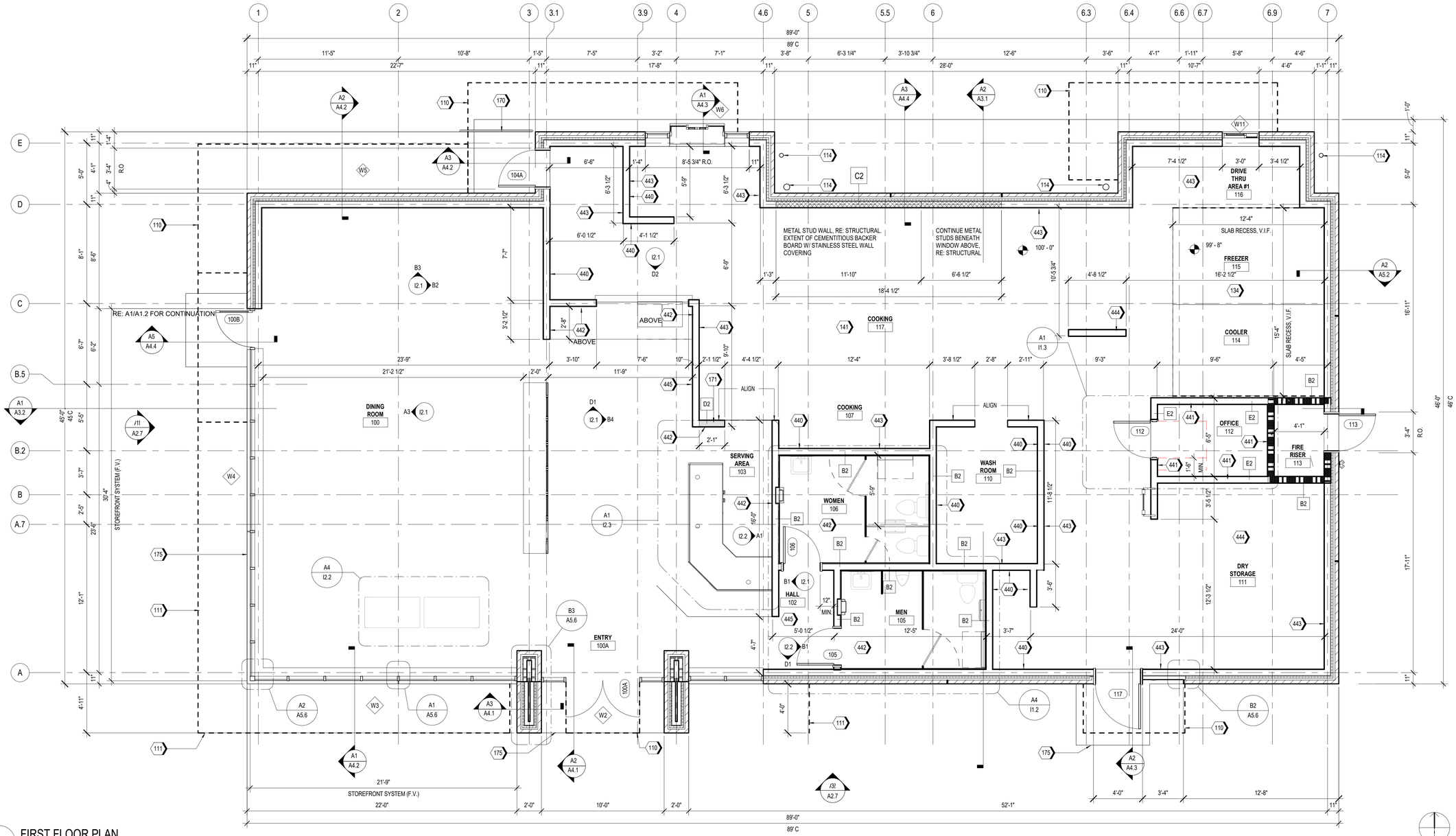
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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ALBUQUERQUE, NEW MEXICO

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Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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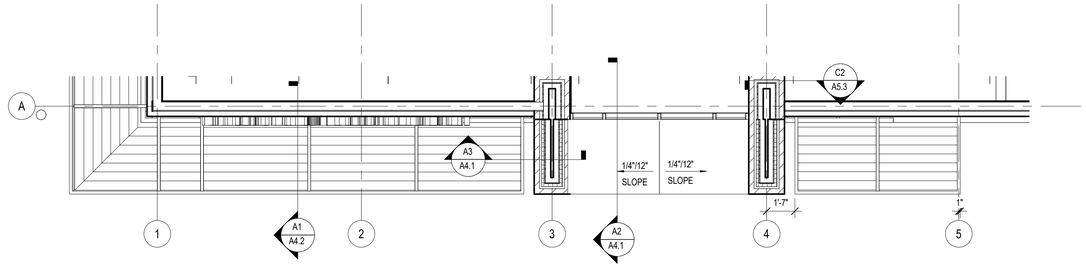
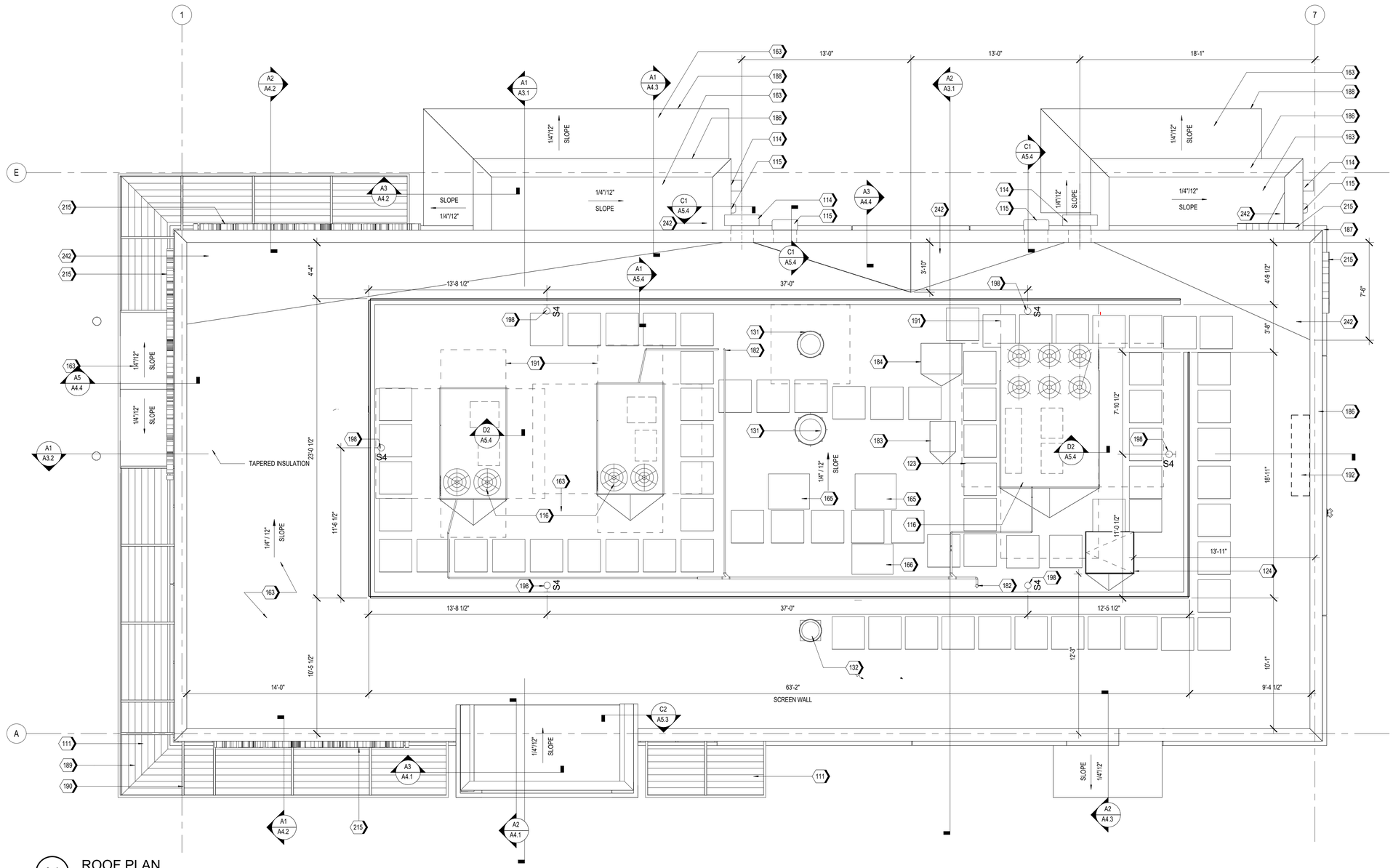


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

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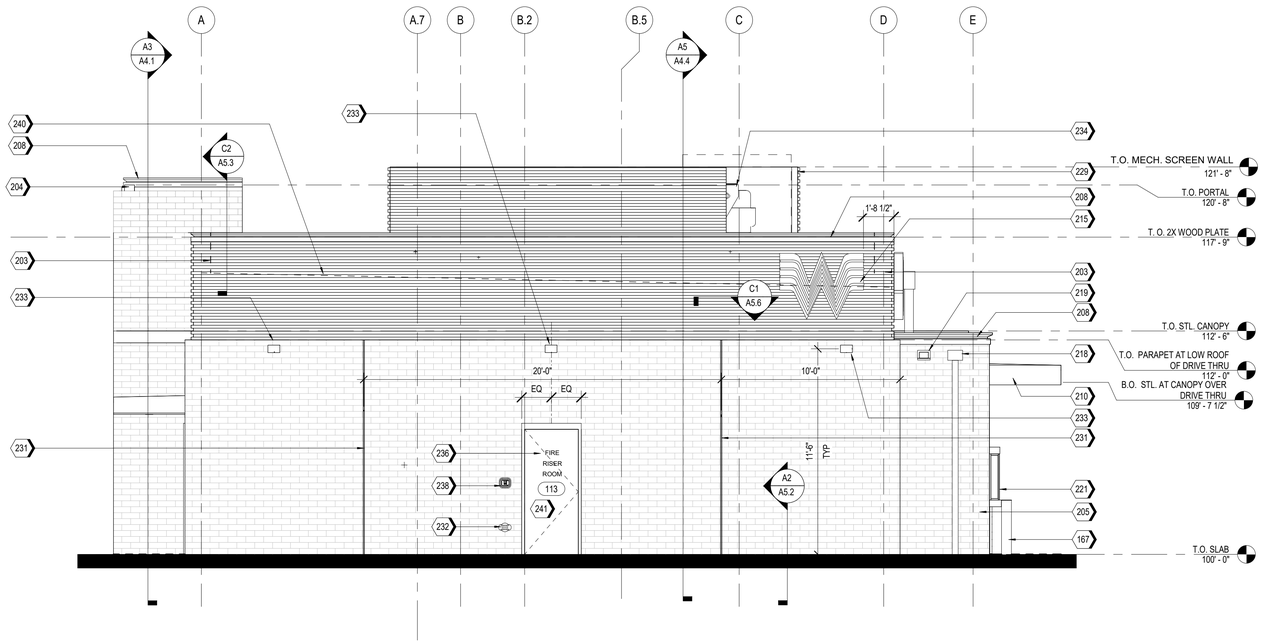
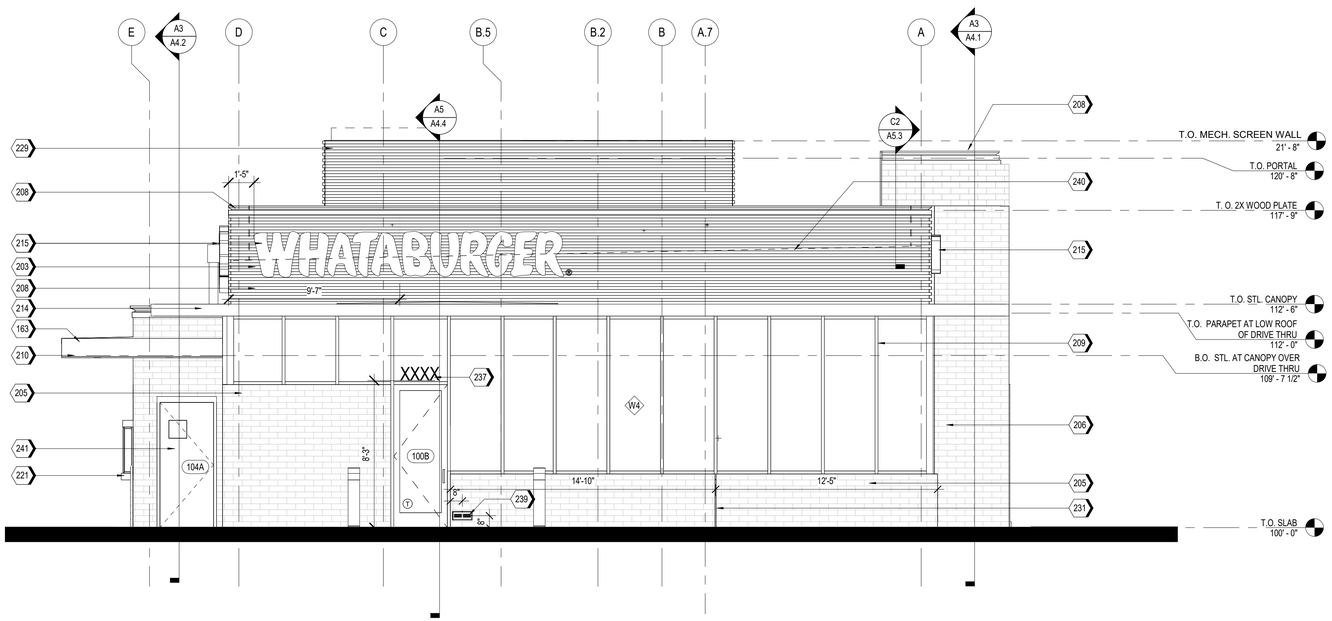


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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KEYNOTES

170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
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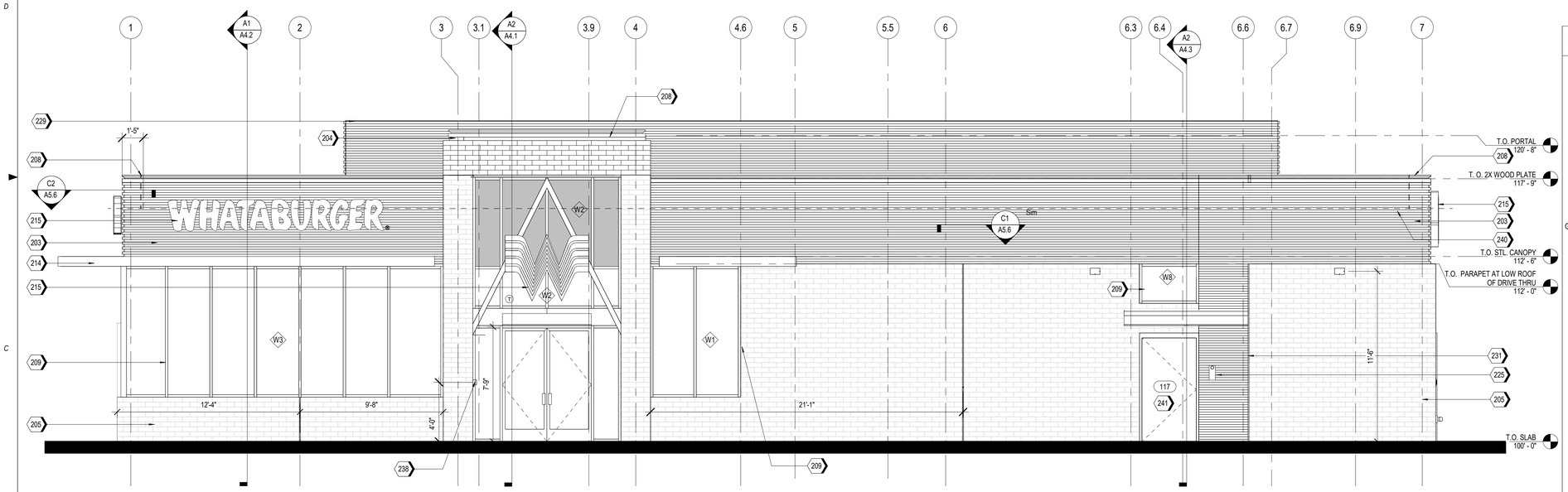
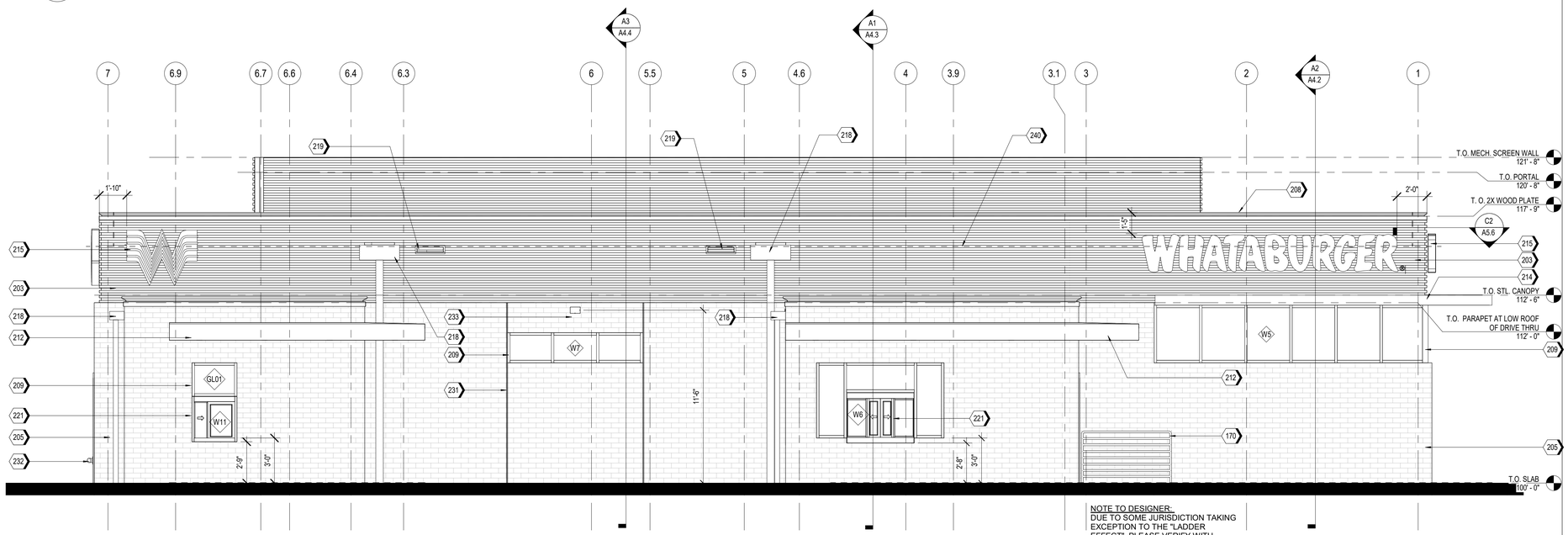


A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: AIGP REALTY LLC

Mailing Address*: 648 RIVIERA DR, BOYNTON BEACH FL 33435-6153

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

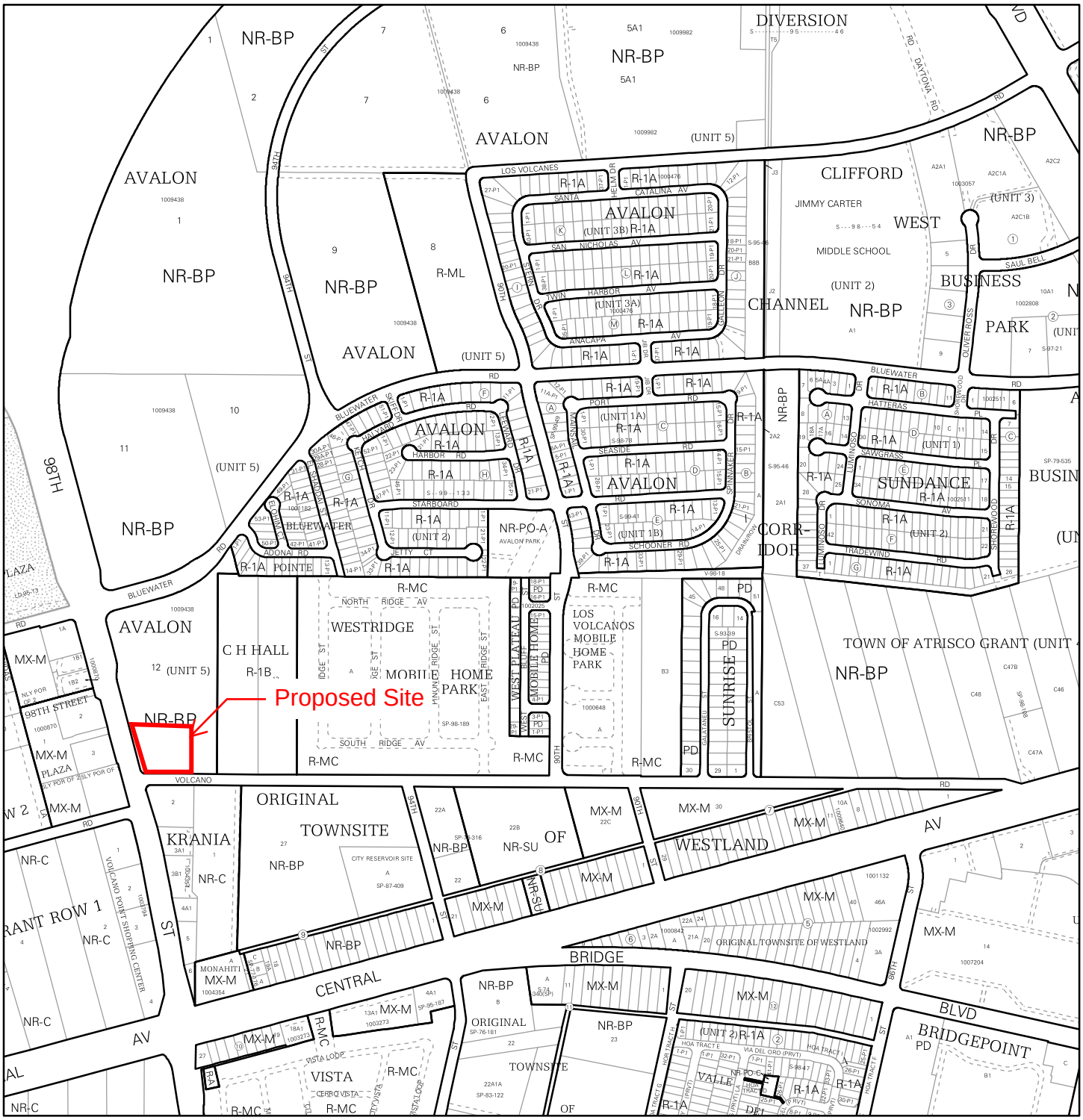
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



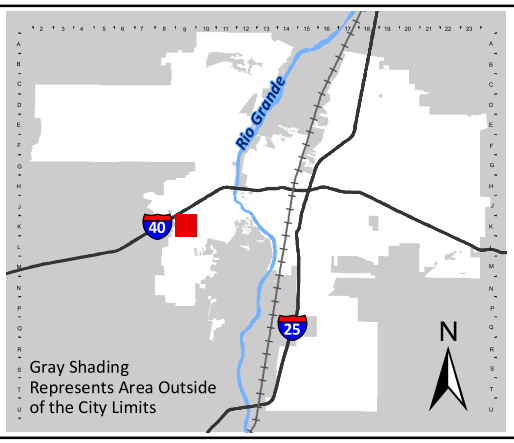
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

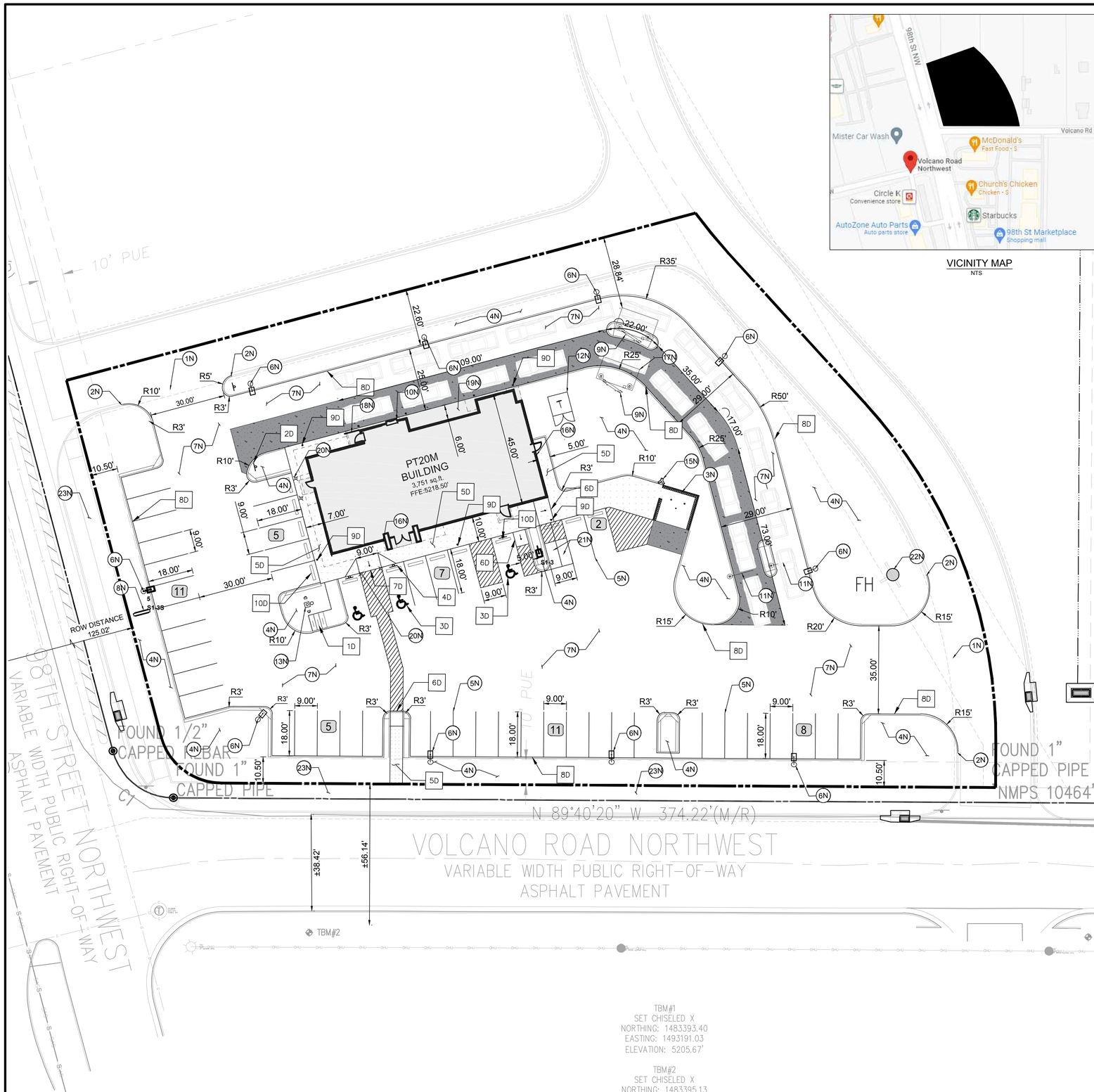


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
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Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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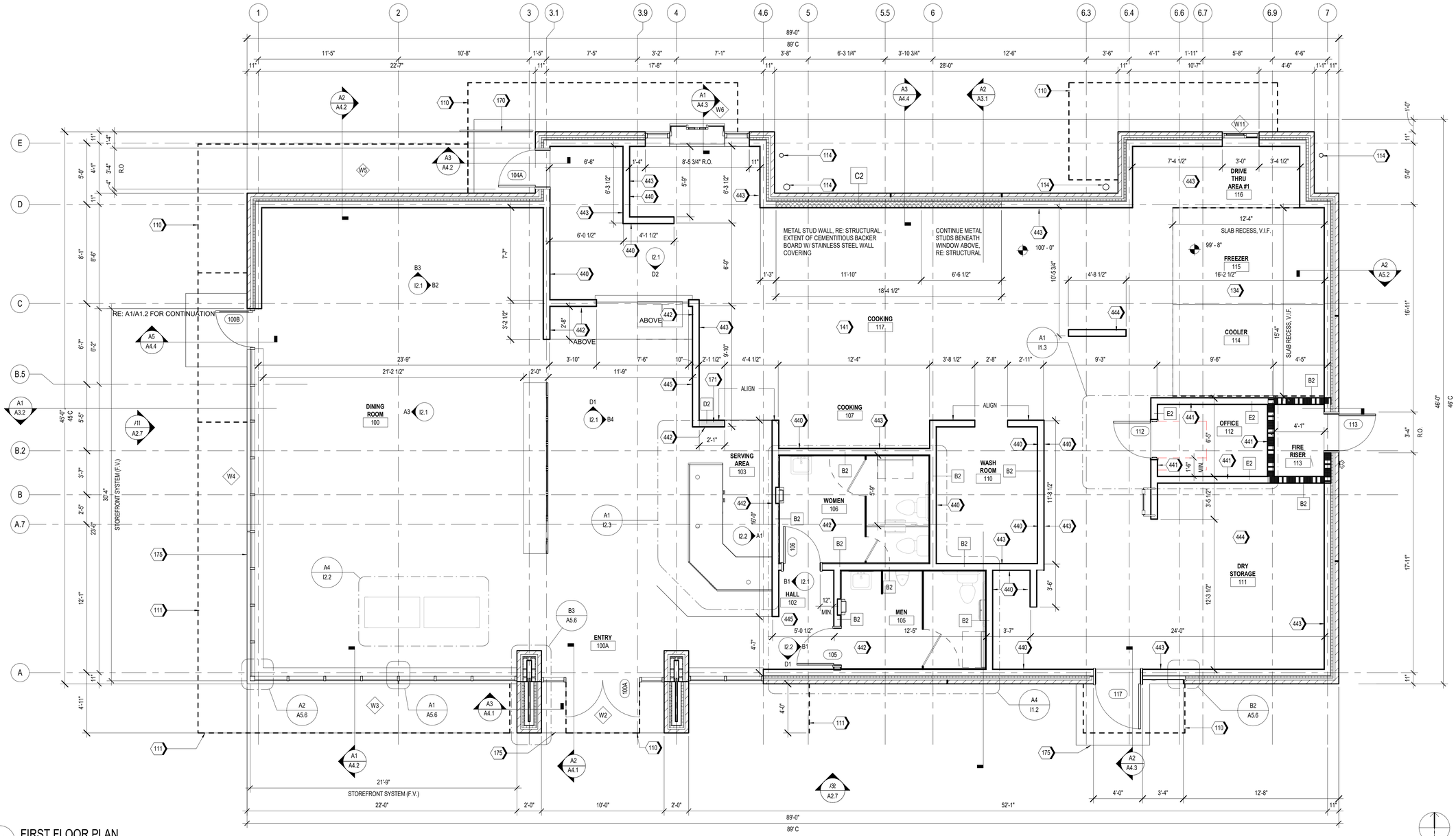
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
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Houston, Texas 77098
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PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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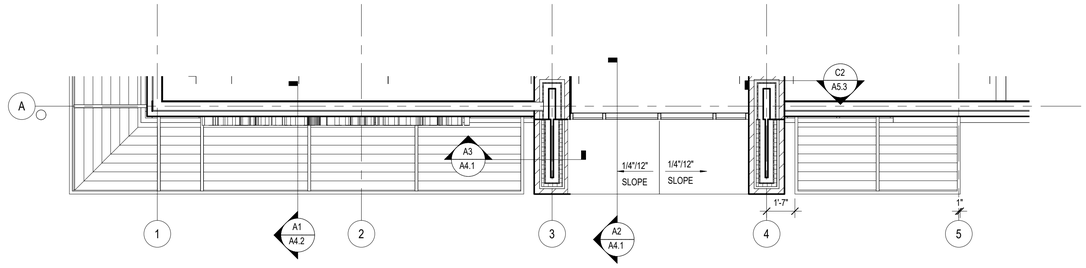
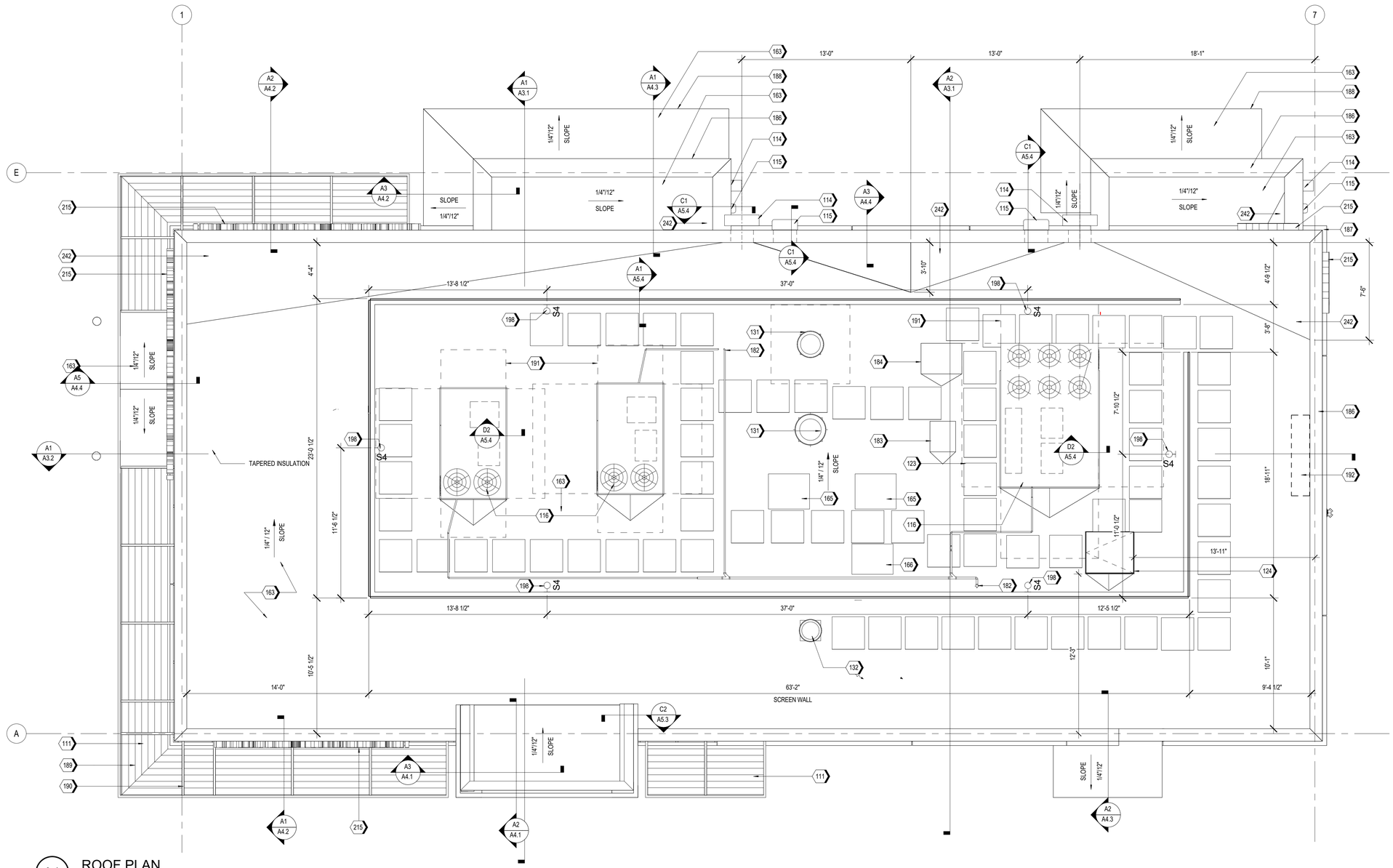


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

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VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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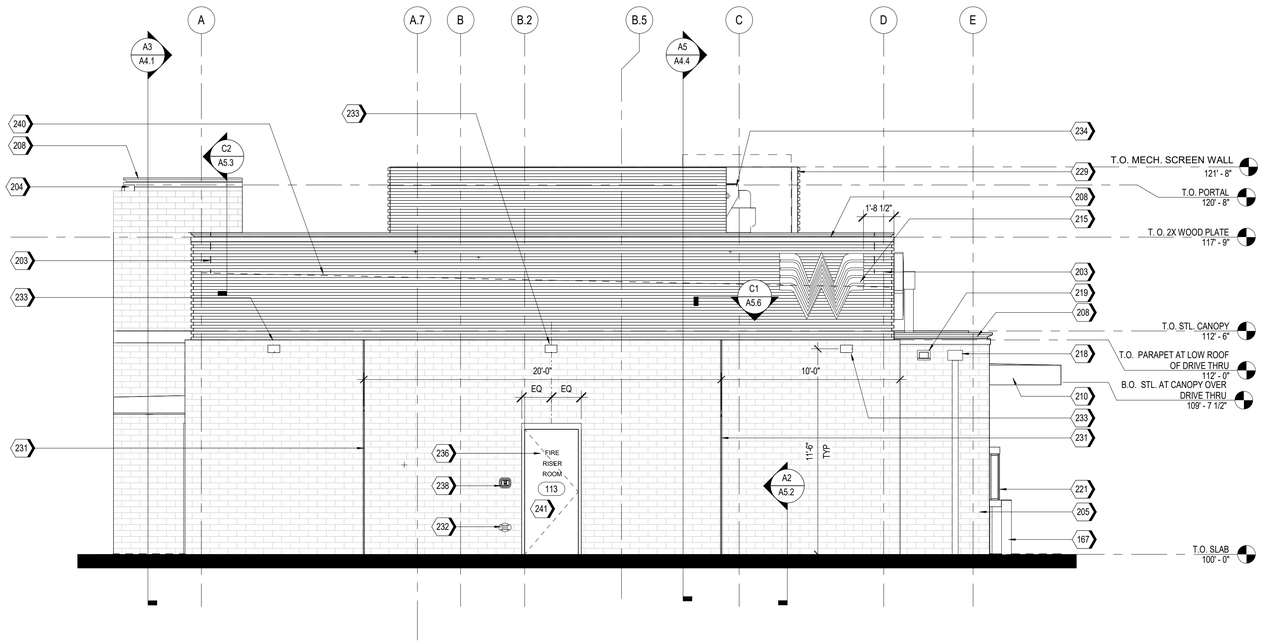
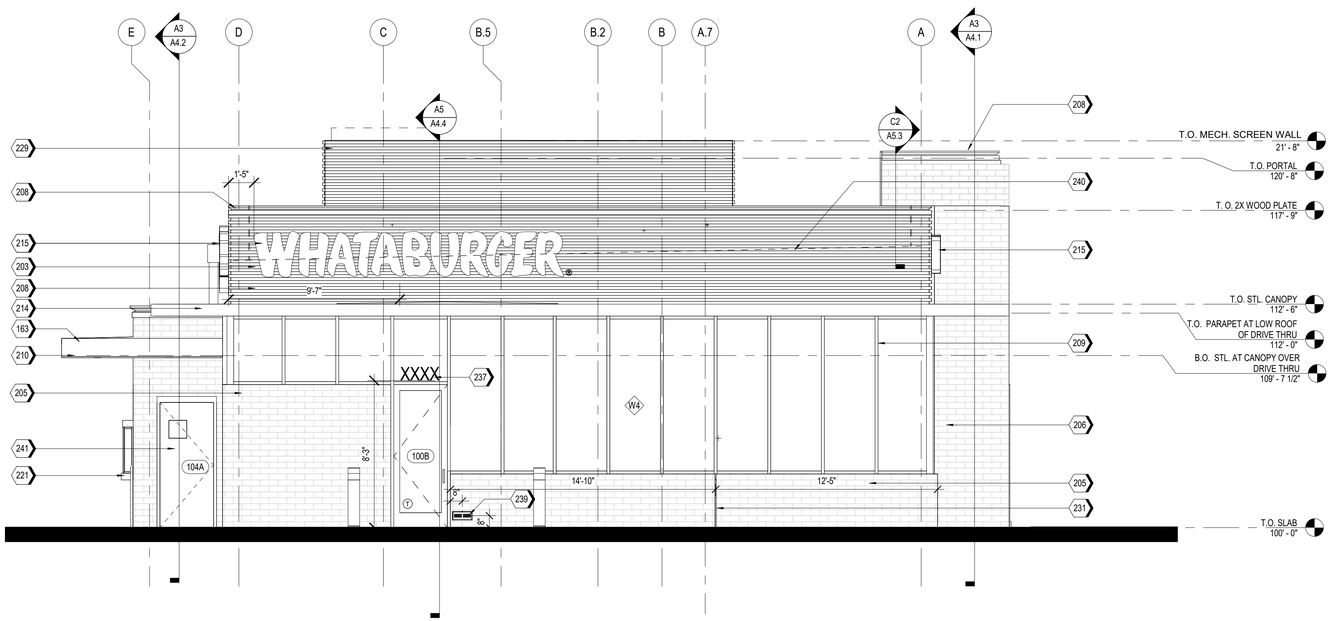


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

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A Professional Corporation
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PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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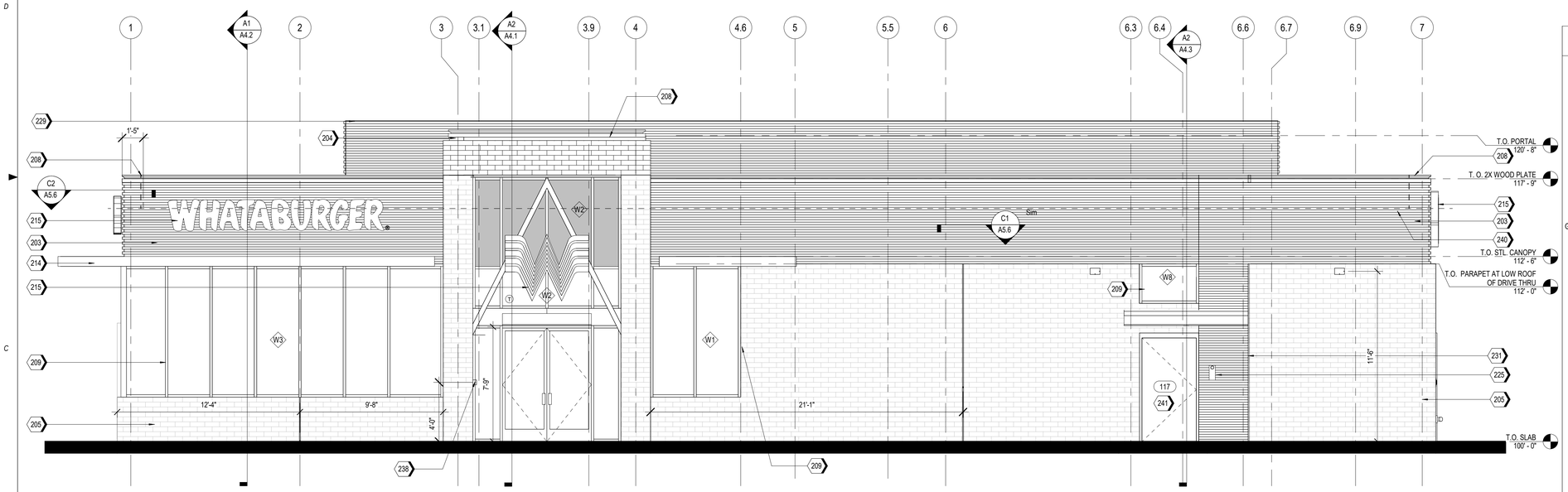
KEYNOTES

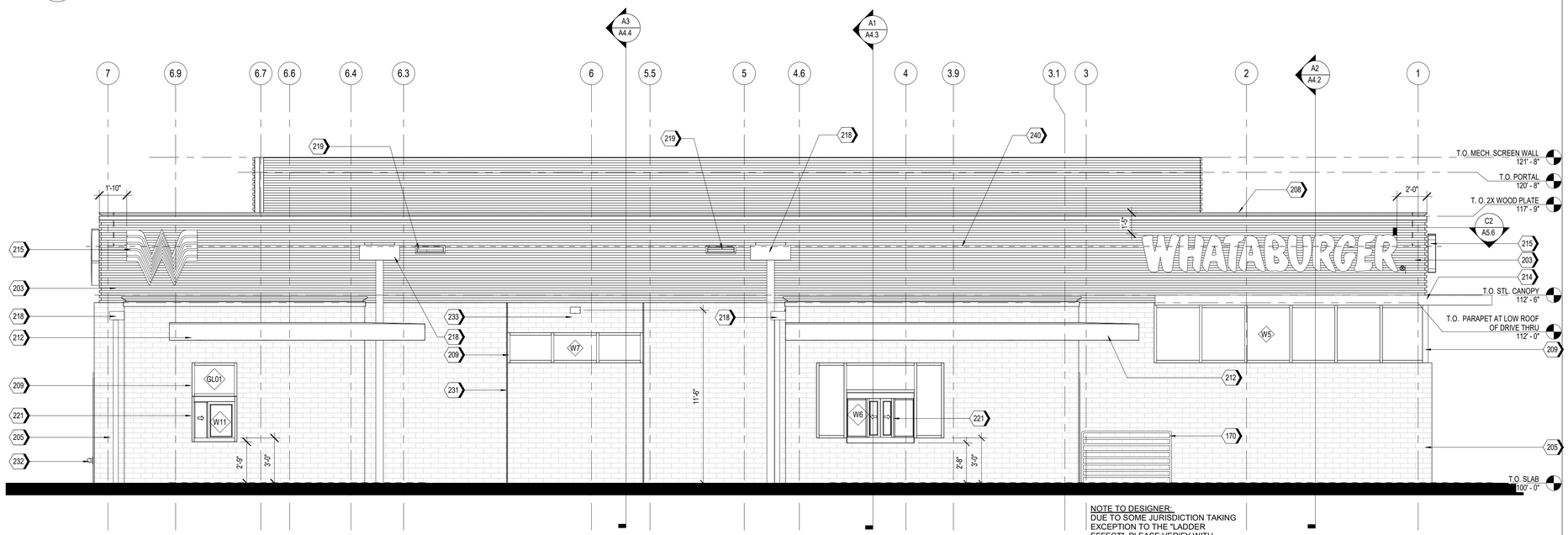
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: ATCITTY THOMAS E II

Mailing Address*: 419 ELOHIM CT NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: Virtual

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

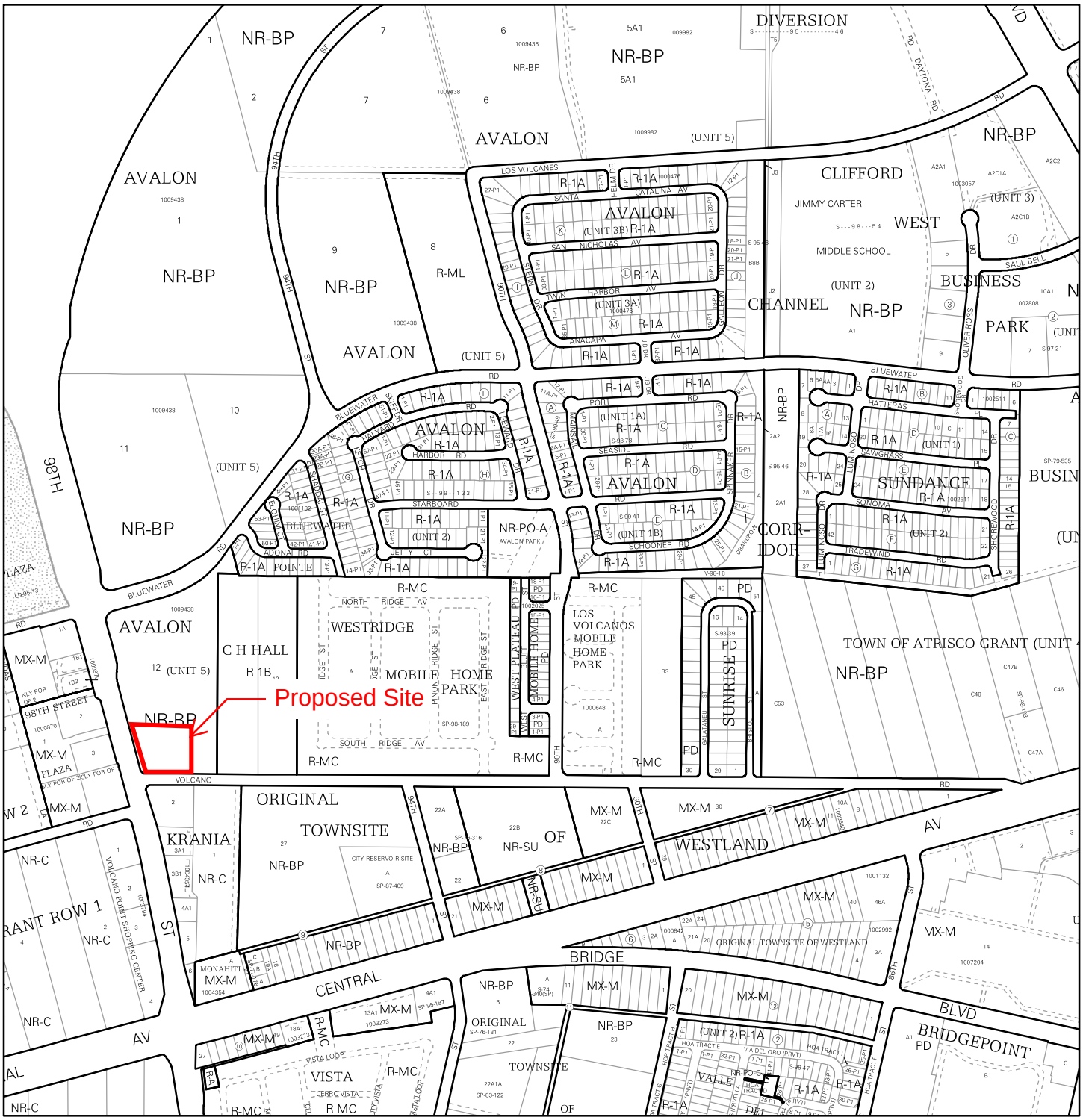
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



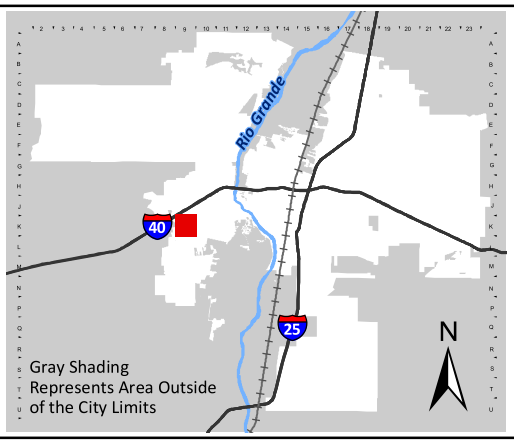
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

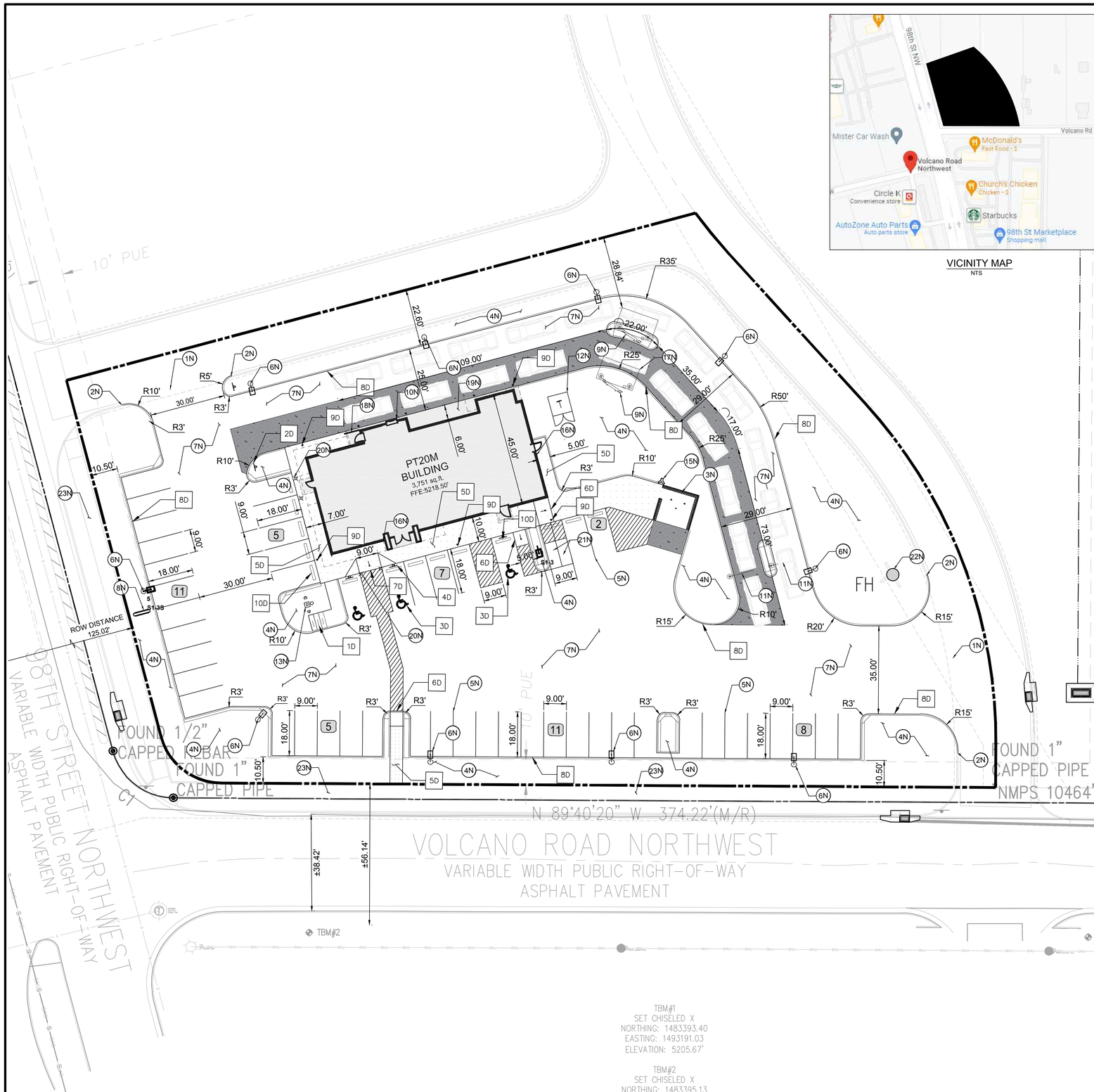


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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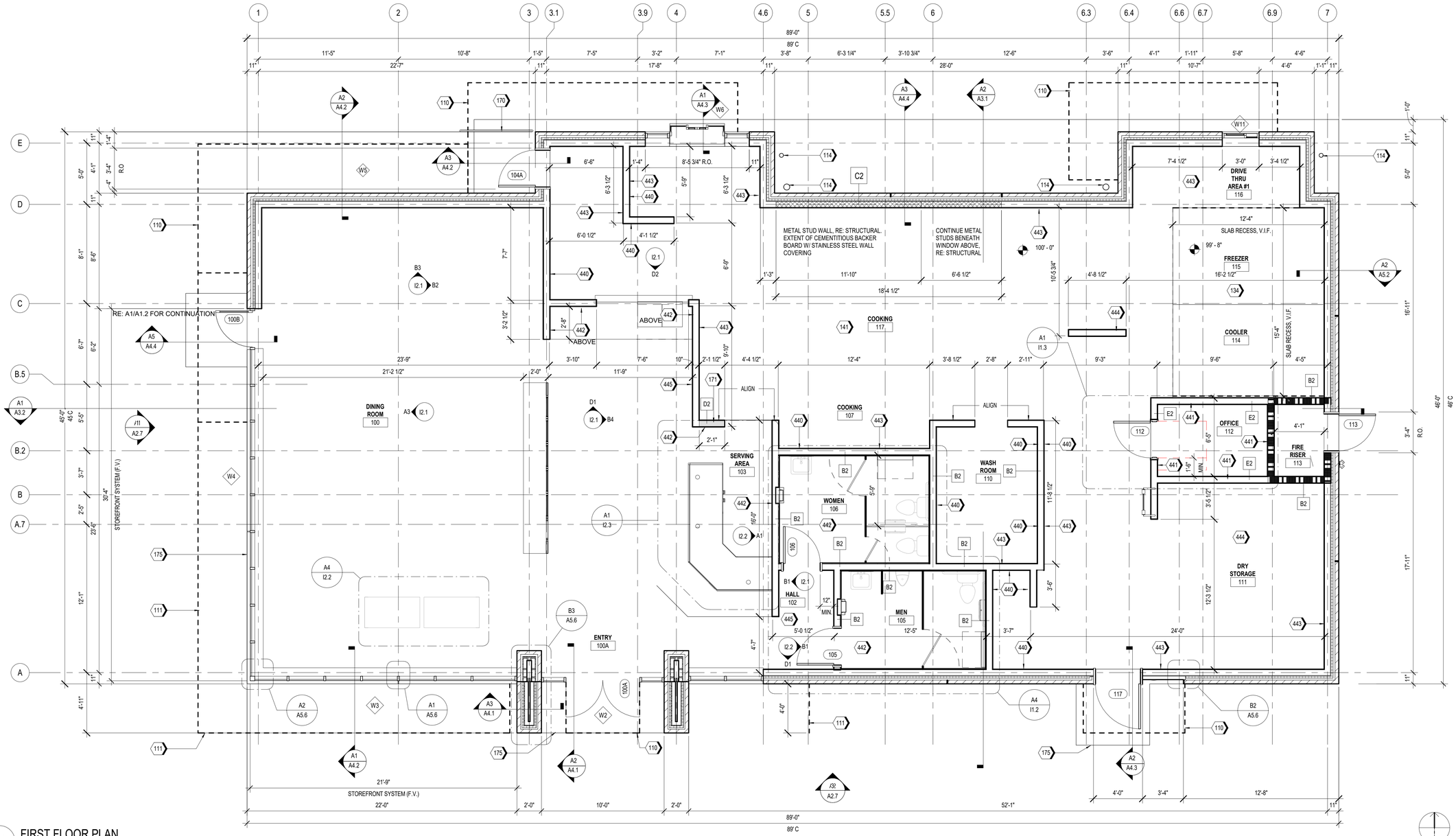
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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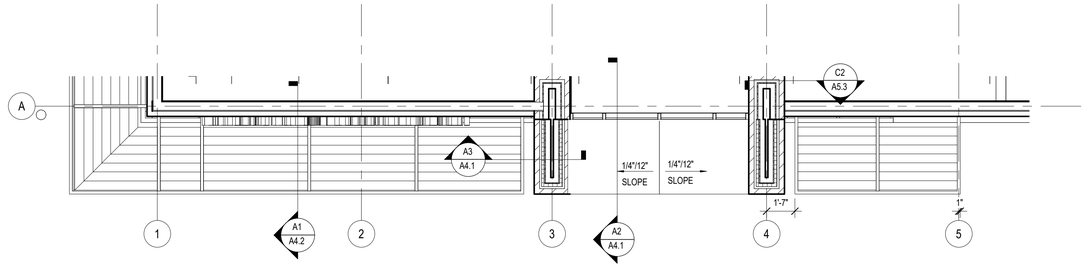
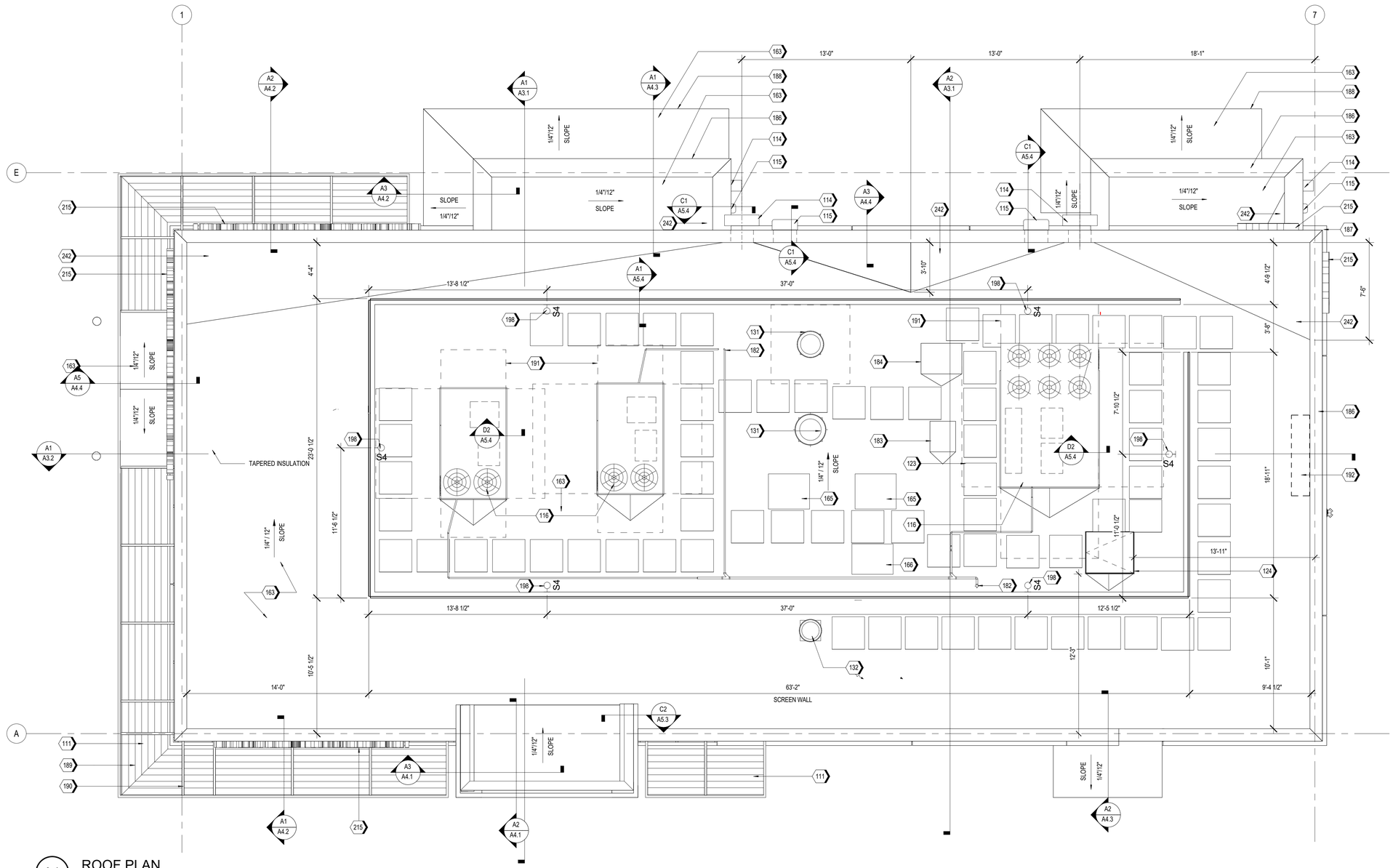


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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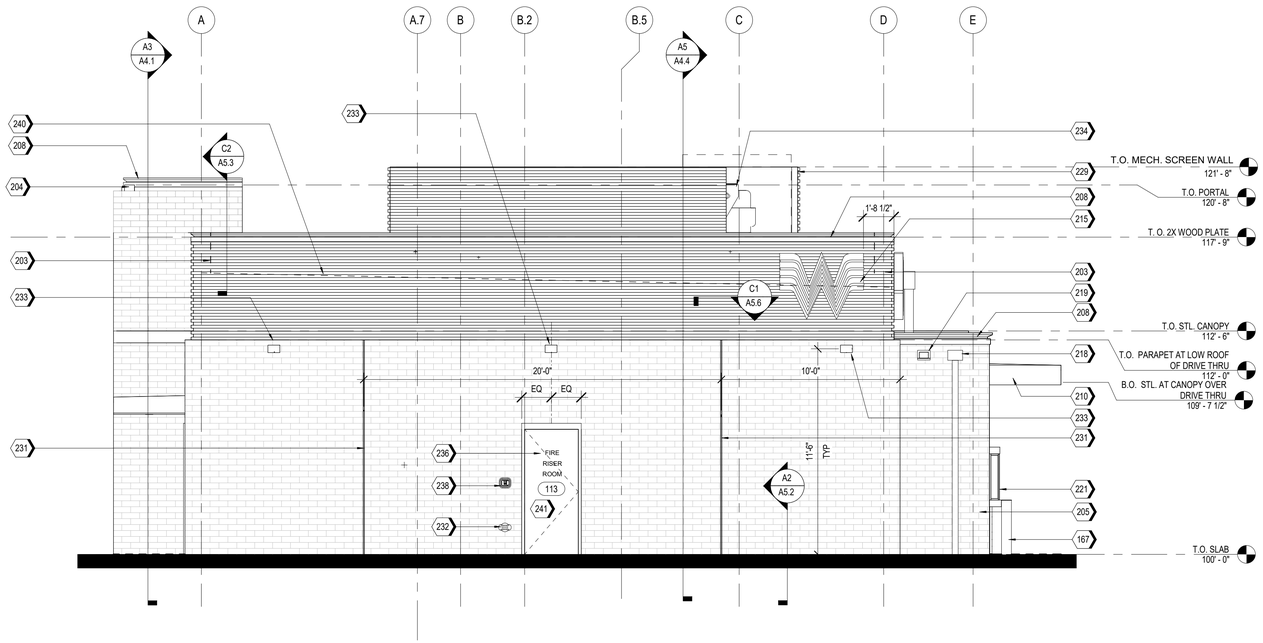
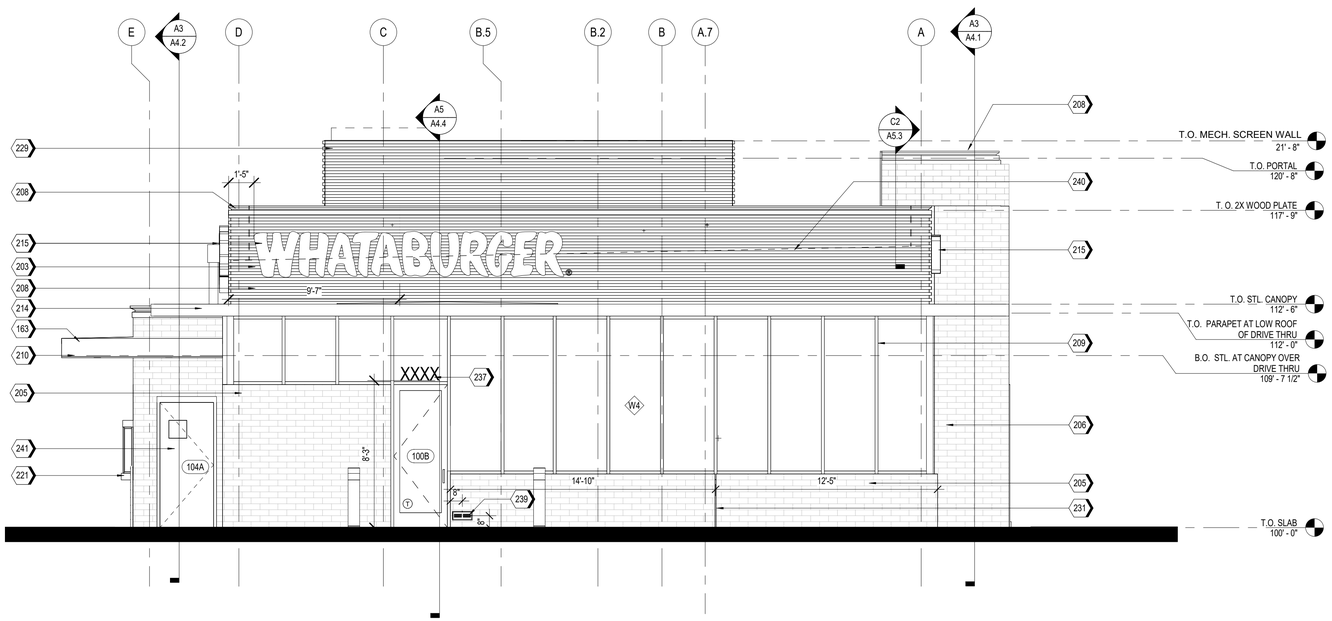


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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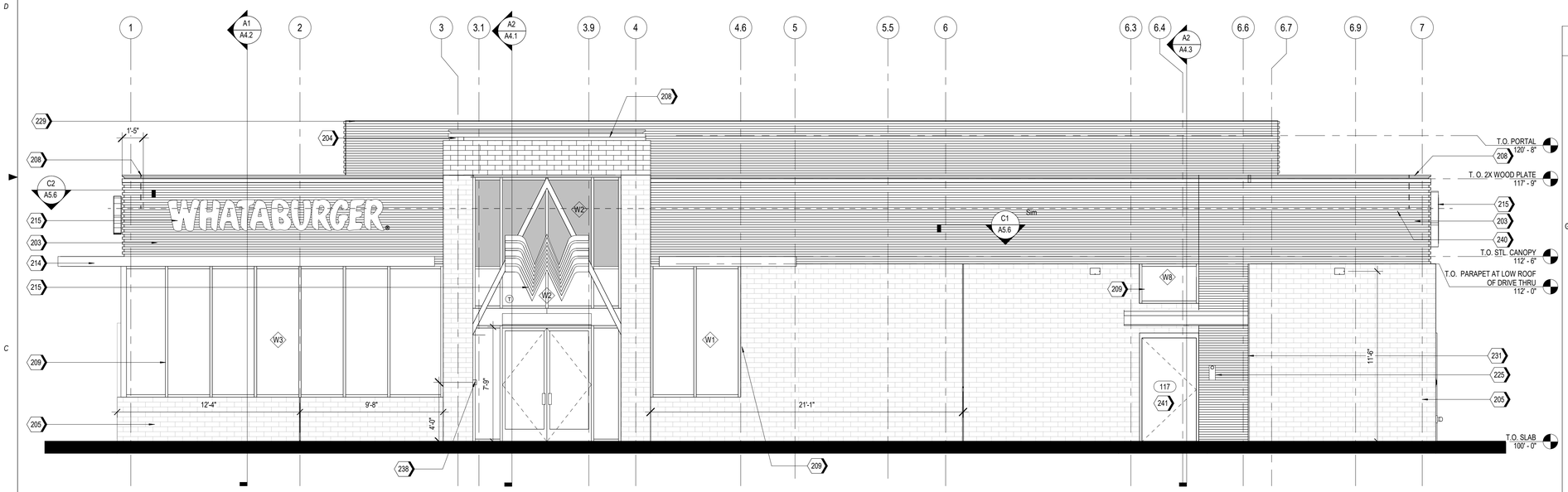
KEYNOTES

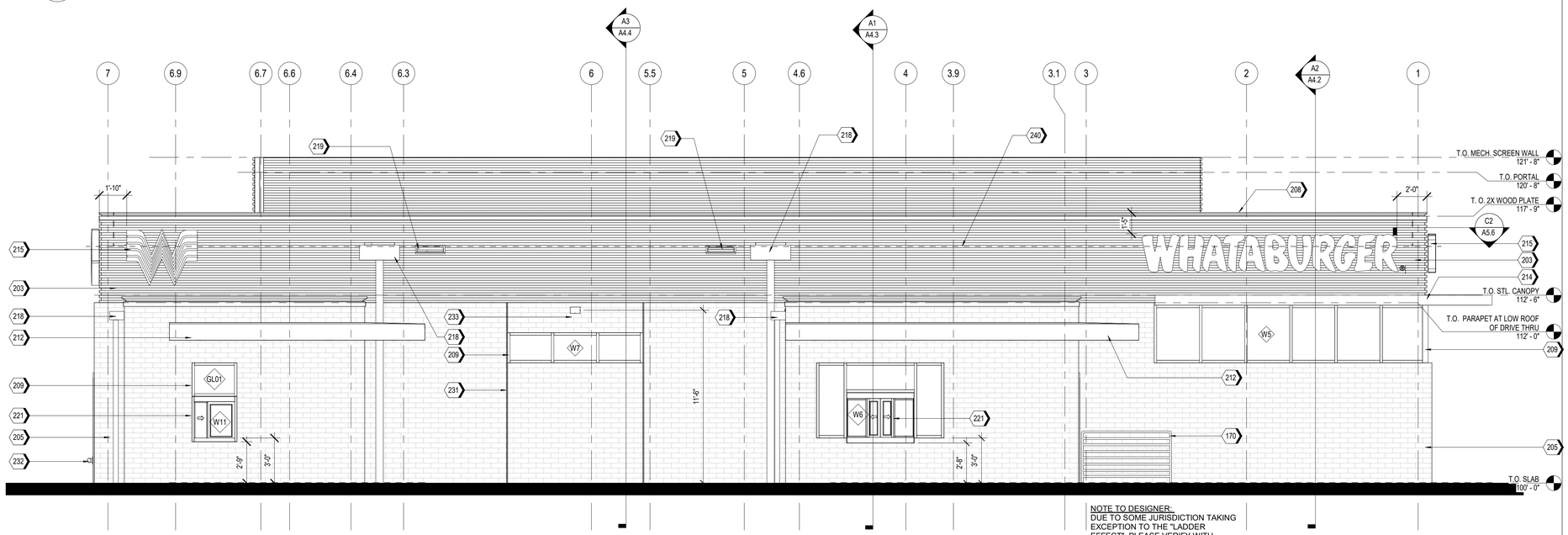
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: AVE INC

Mailing Address*: PO BOX 114, LEWISVILLE TX 75067-0114

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

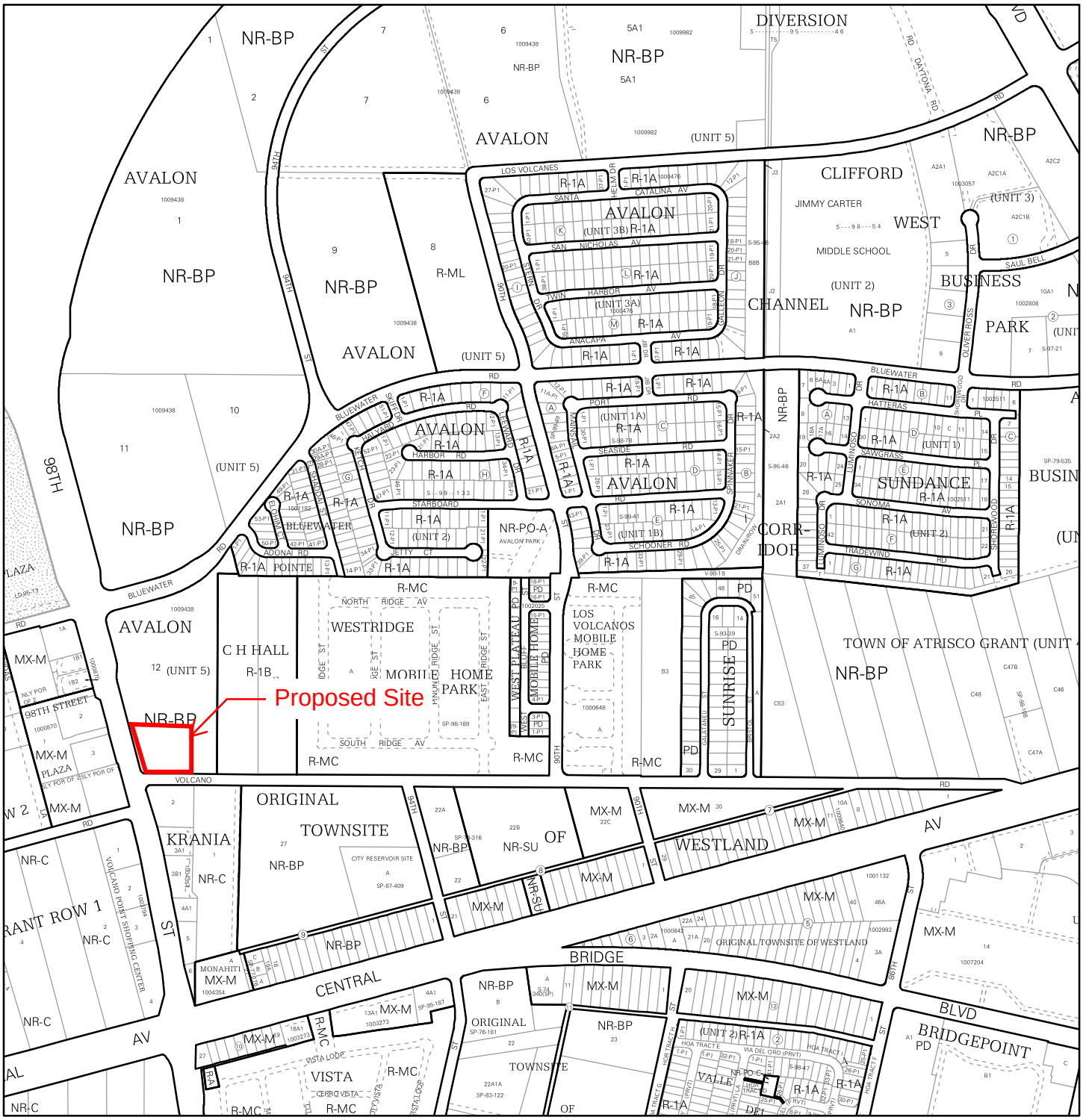
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



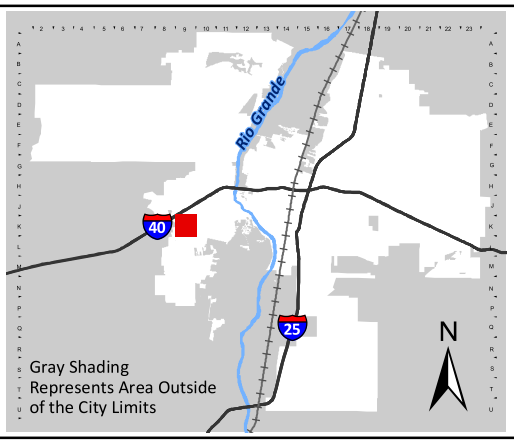
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

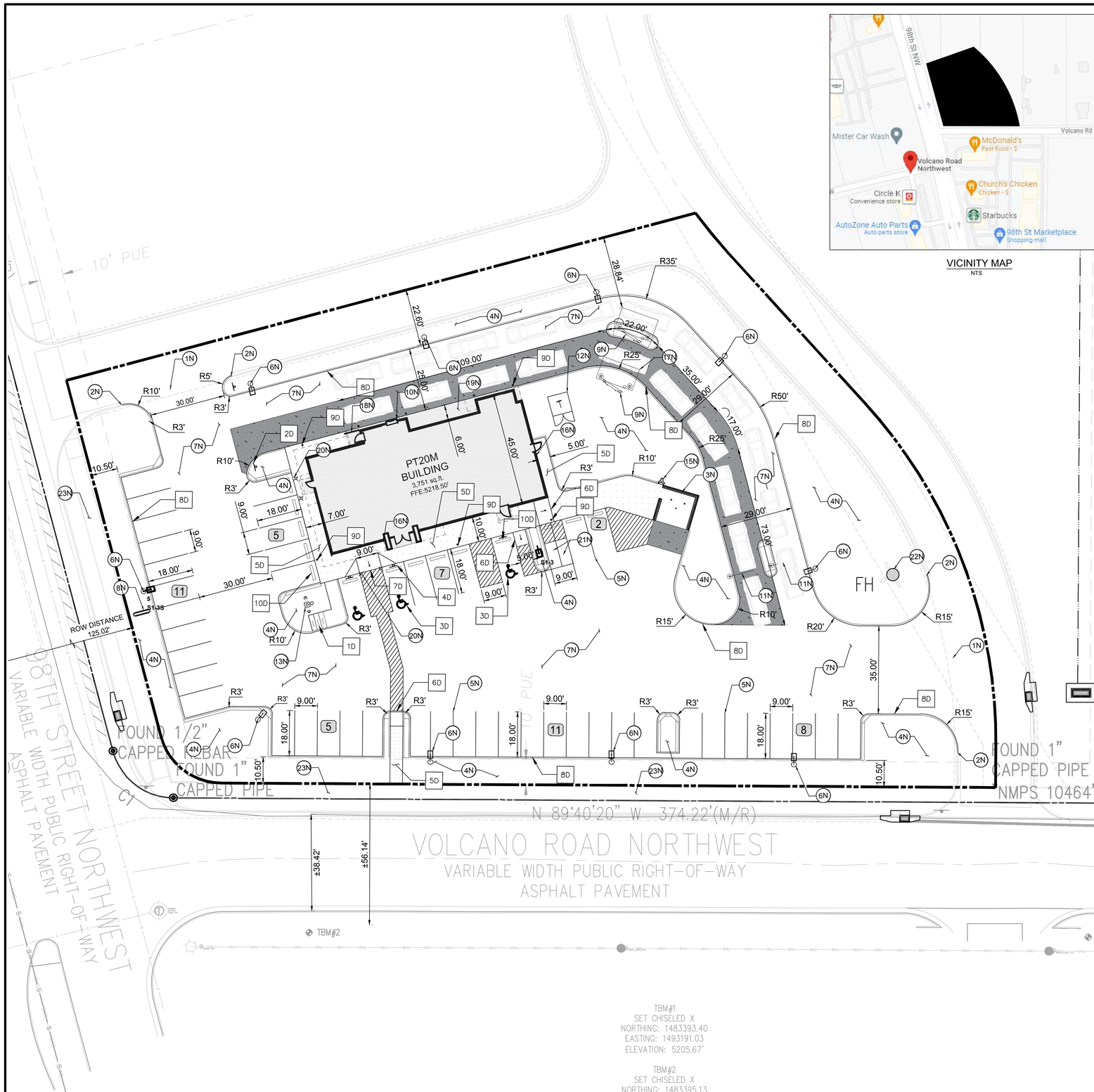


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

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Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
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Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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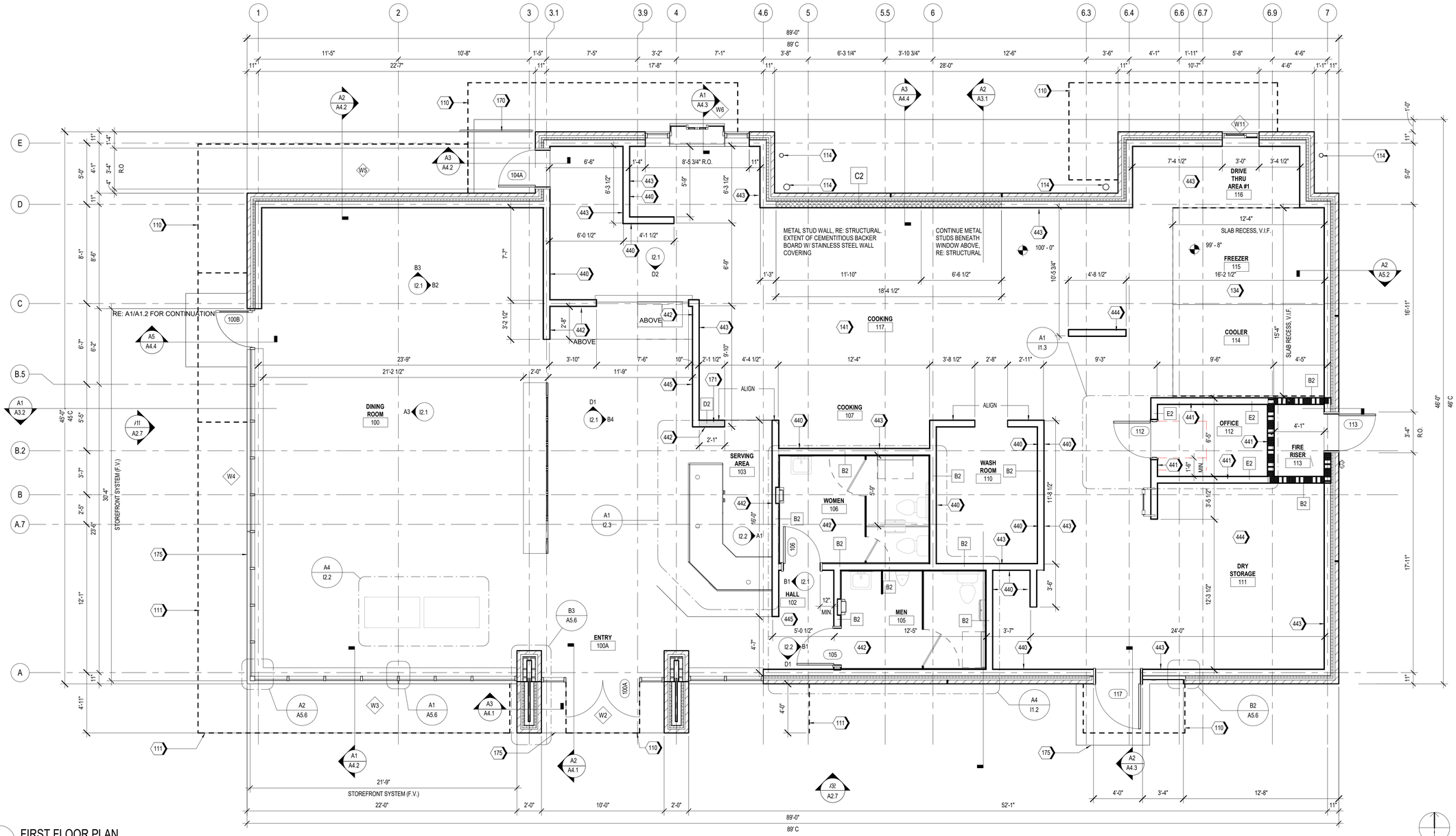
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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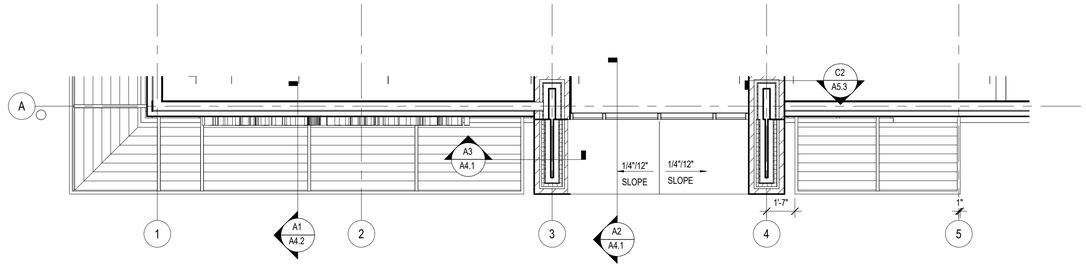
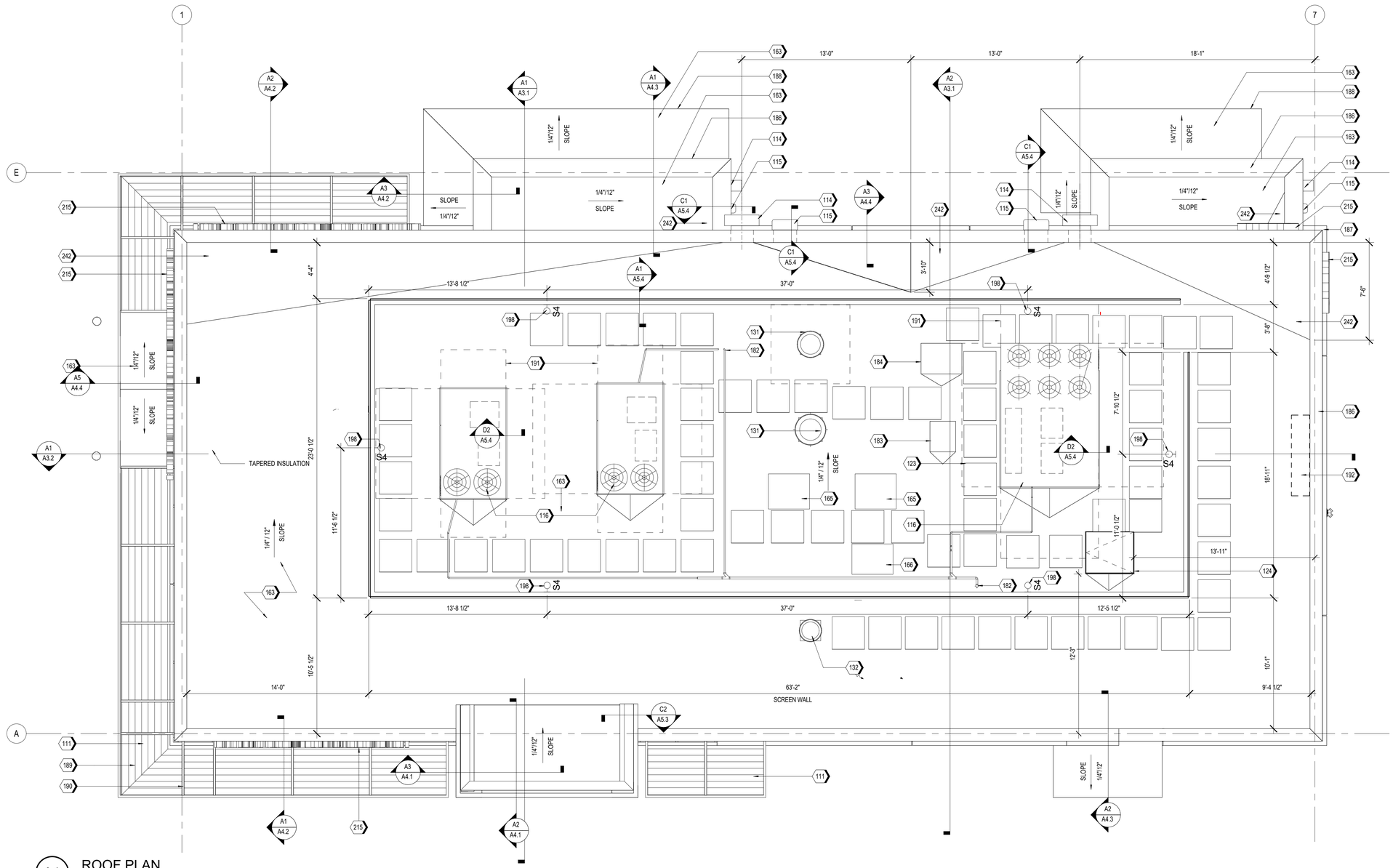


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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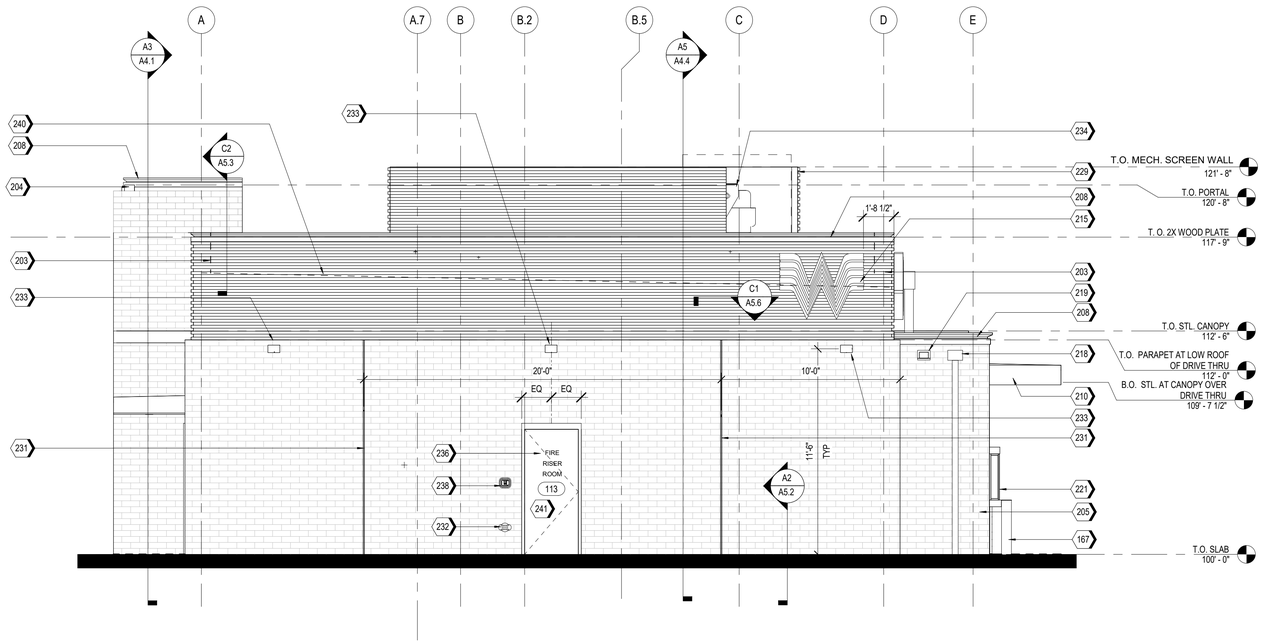
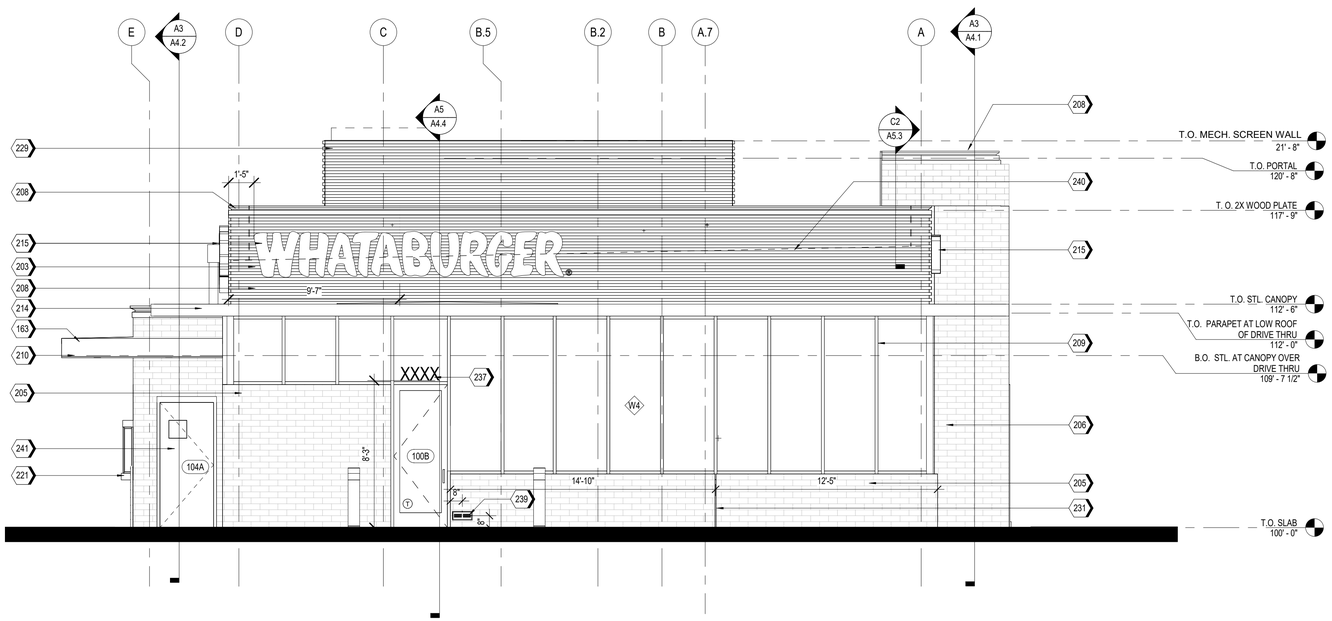


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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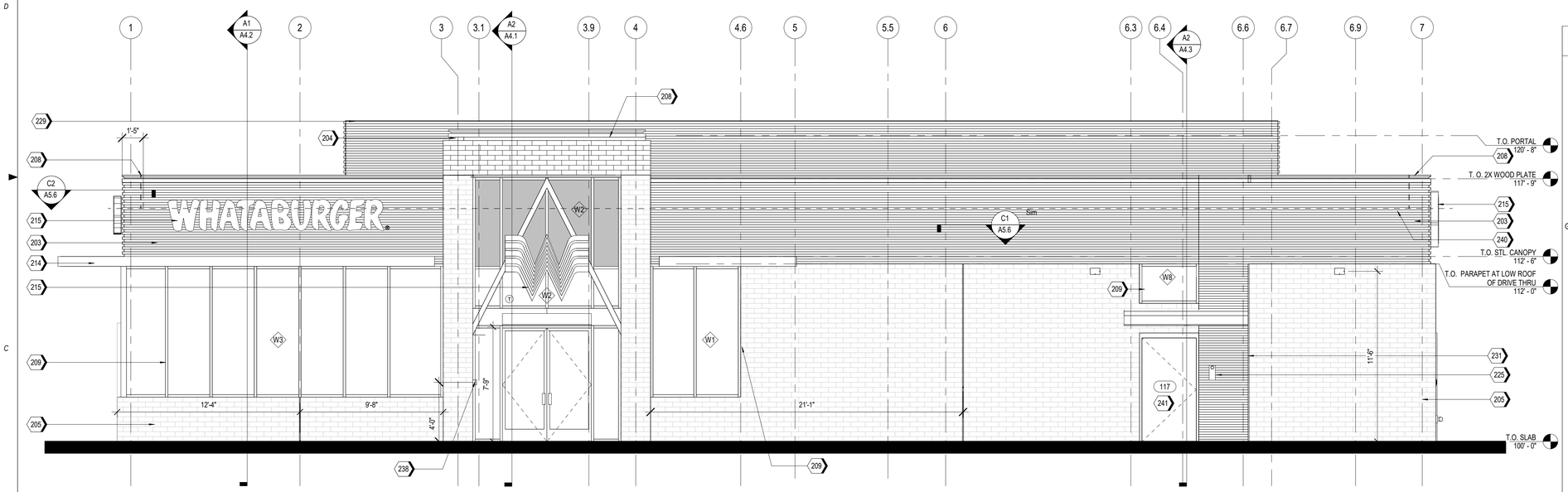
KEYNOTES

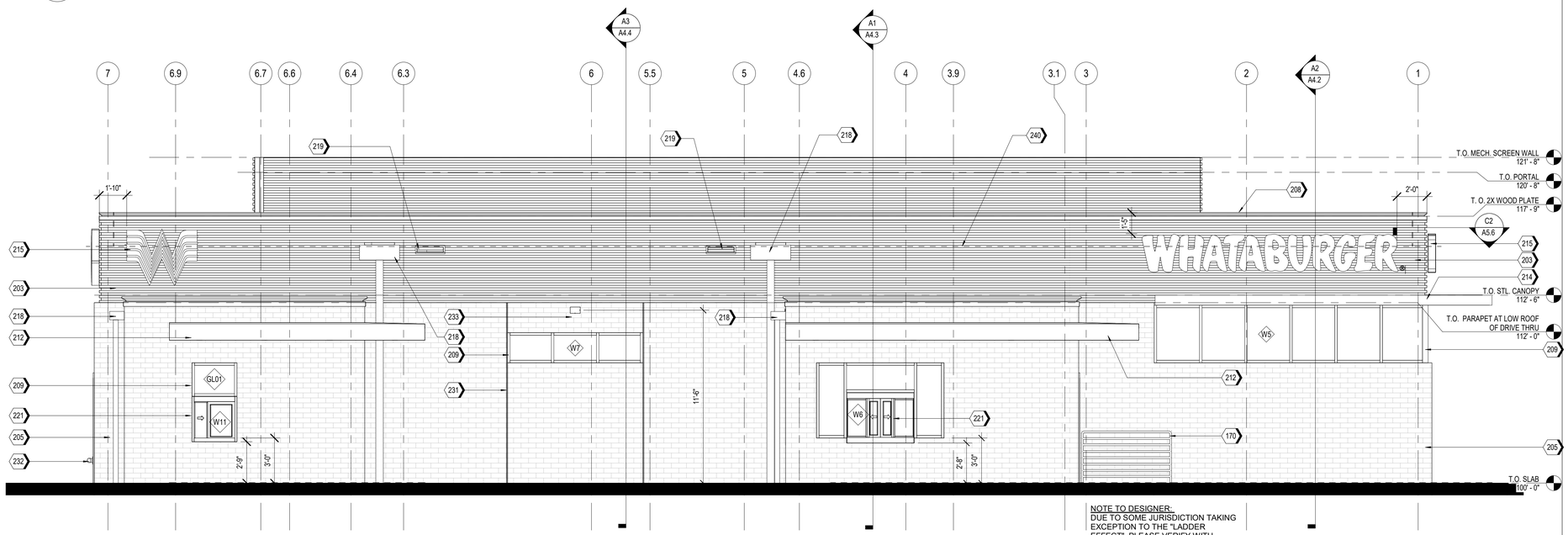
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: AZOD LTD

Mailing Address*: 6801 N MESA ST SUITE B200, EL PASO TX 79912-4460

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

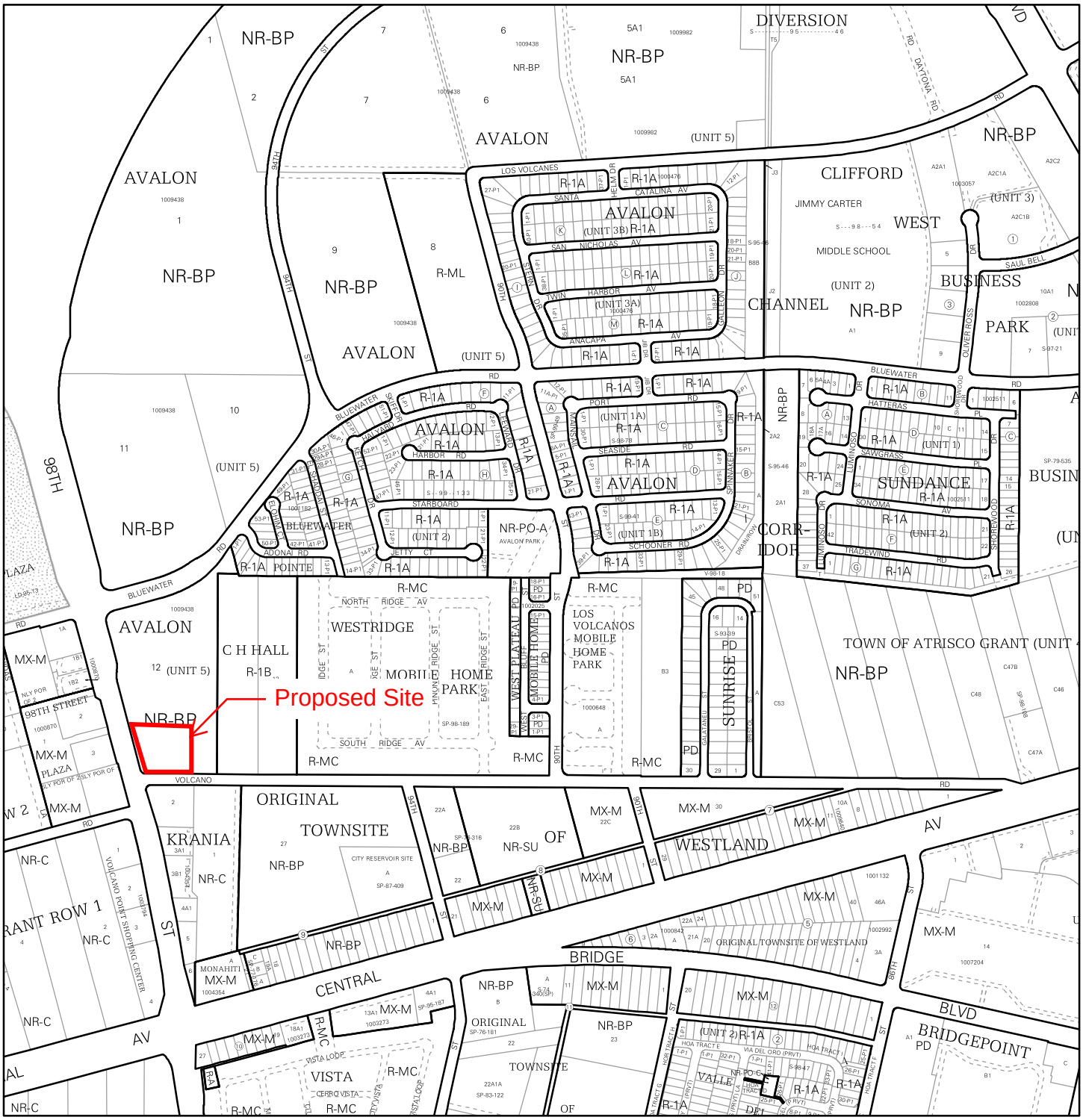
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



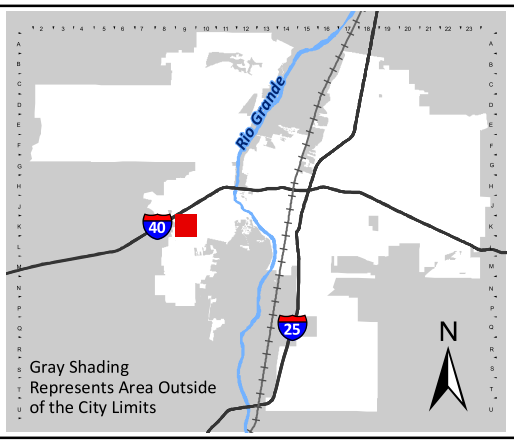
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

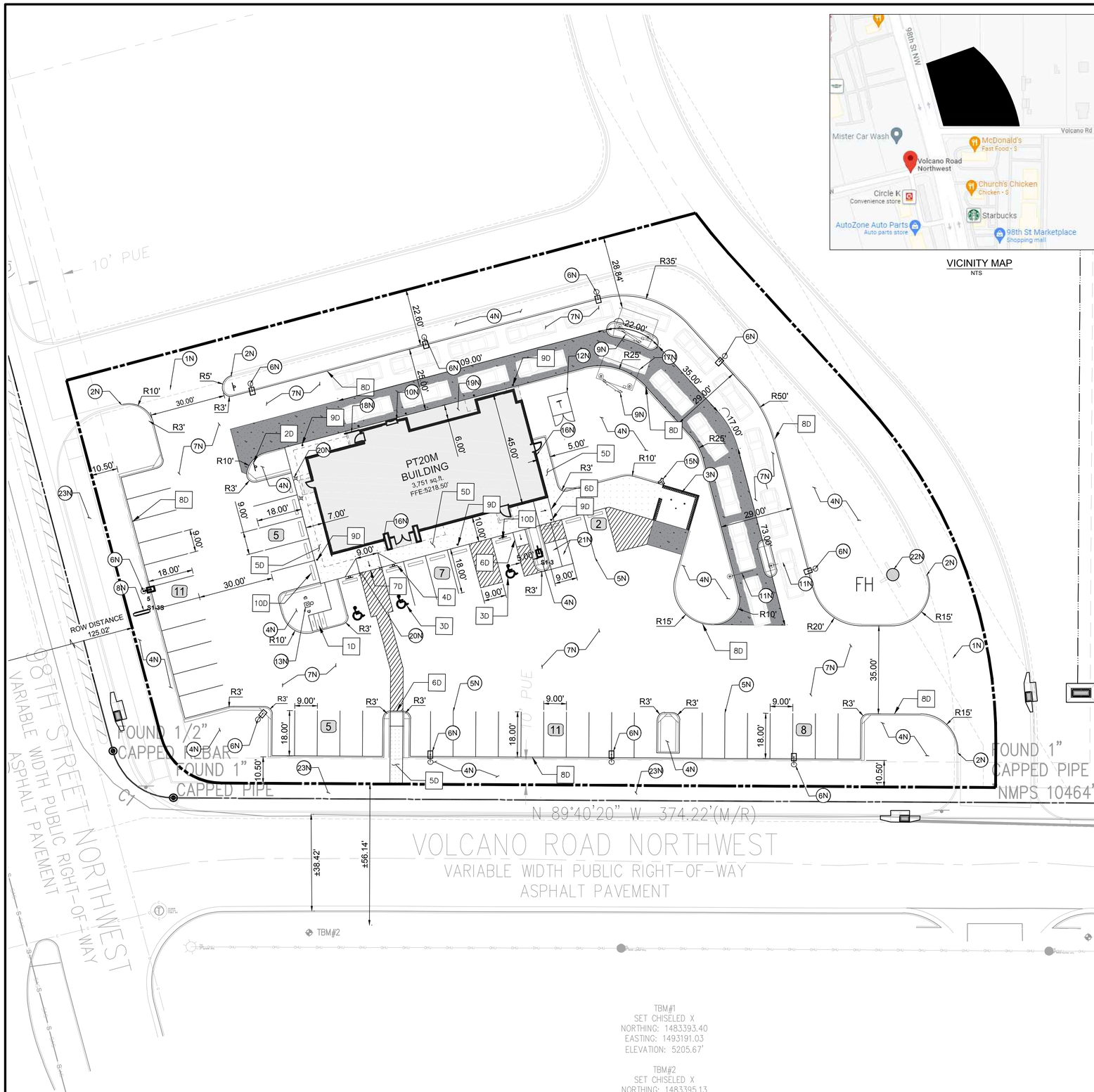


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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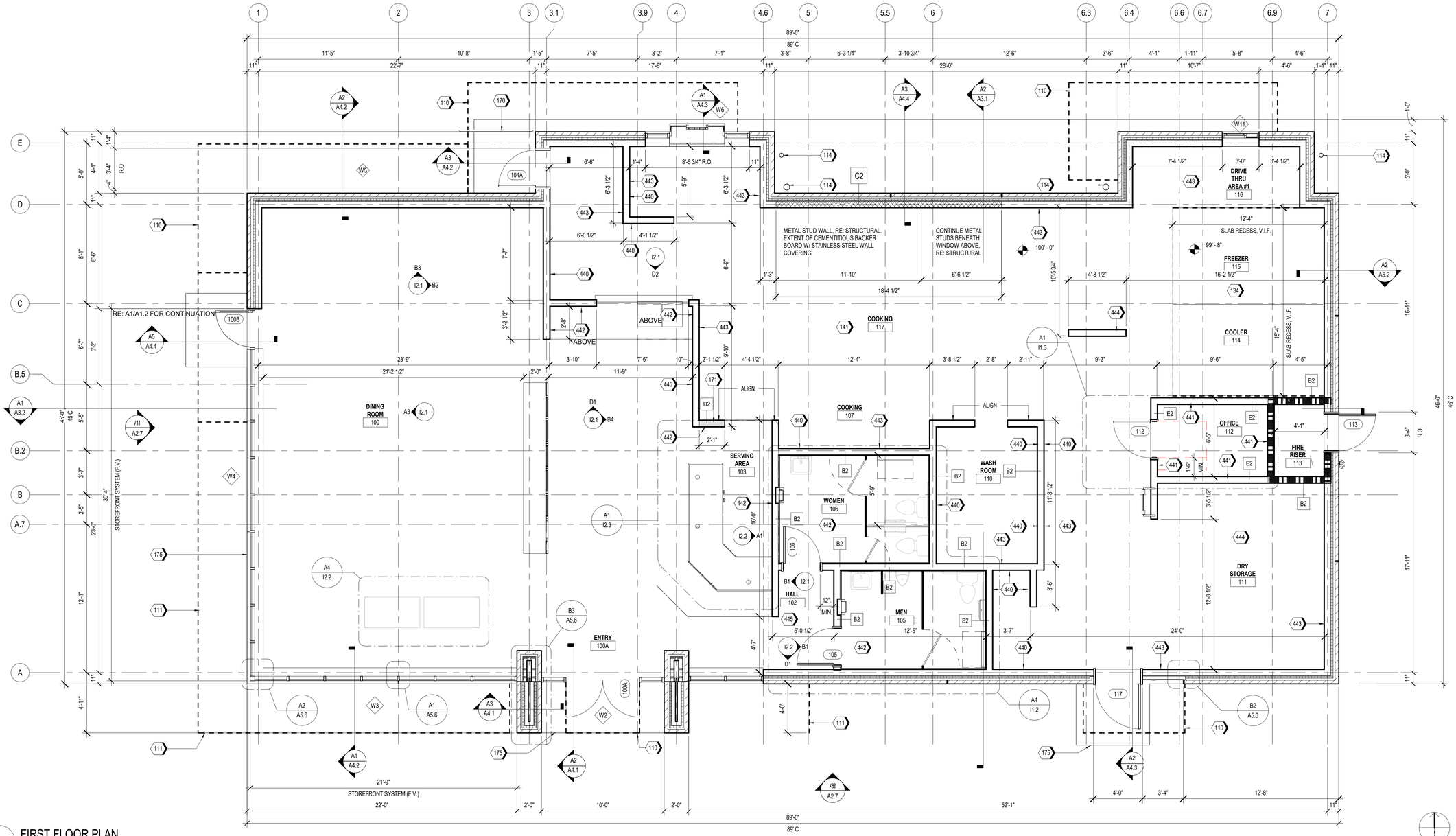
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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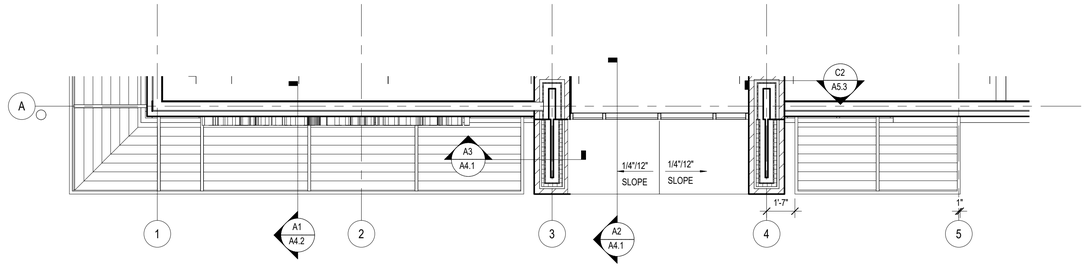
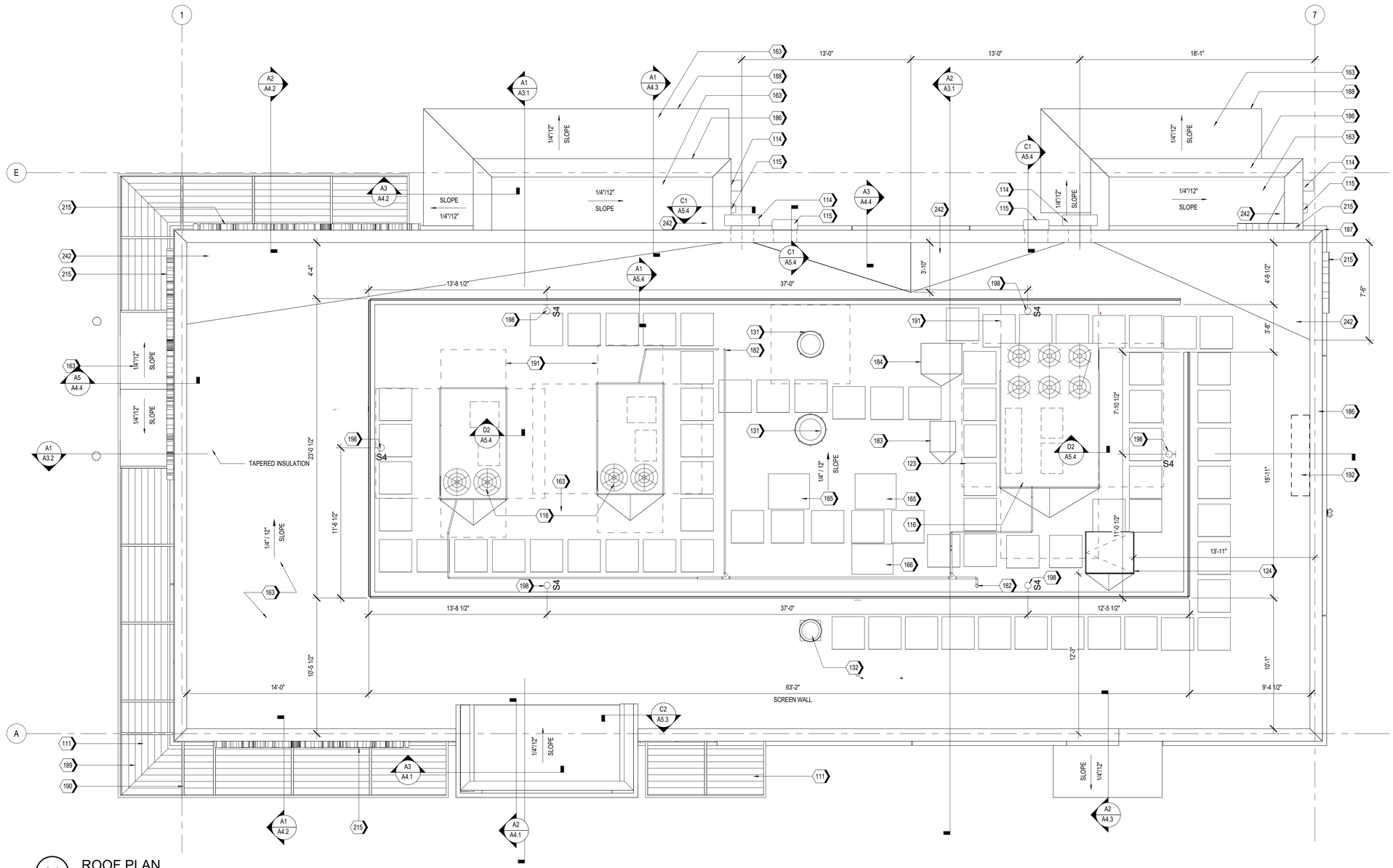


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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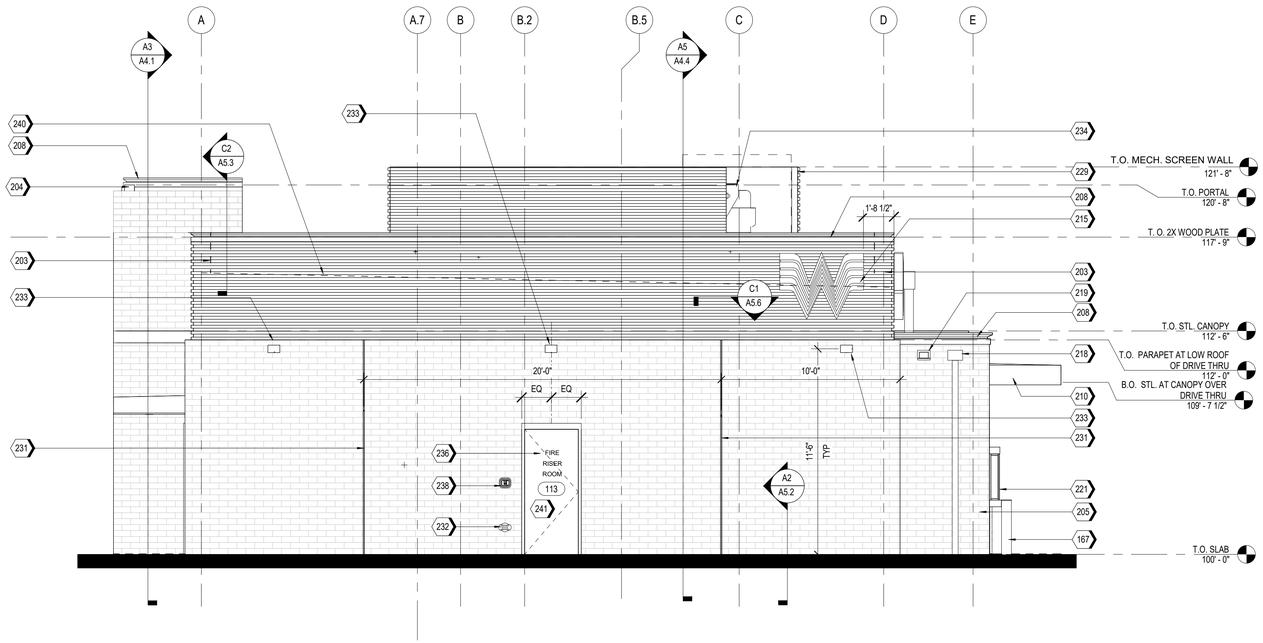
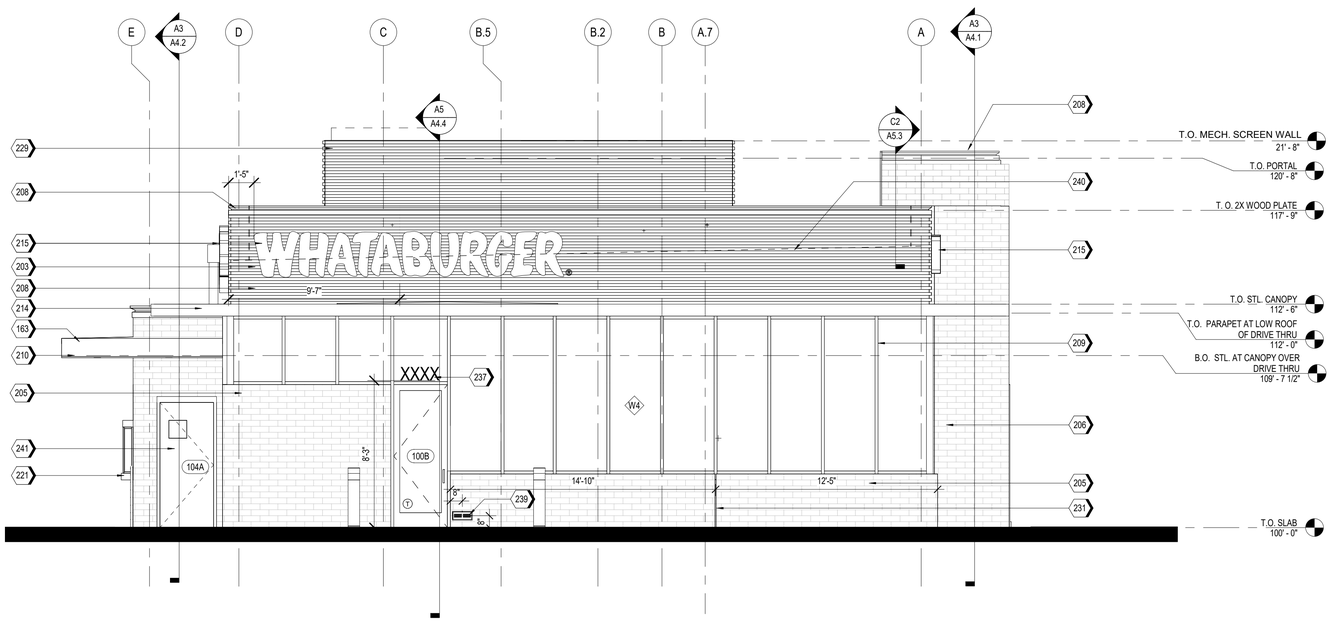


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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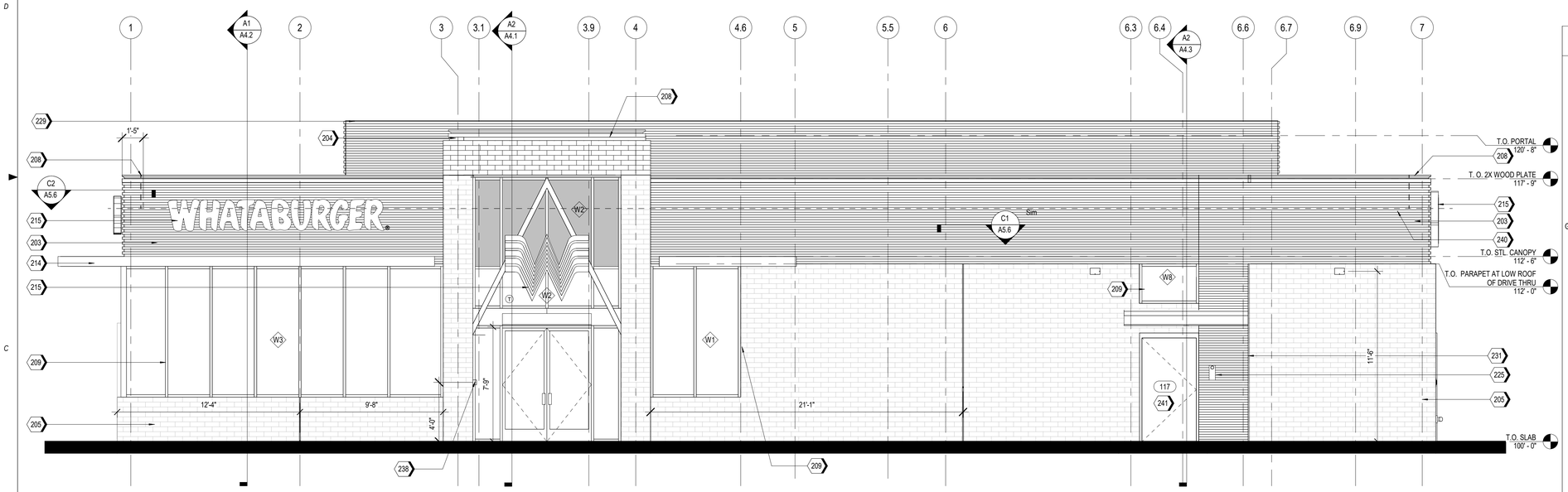
KEYNOTES

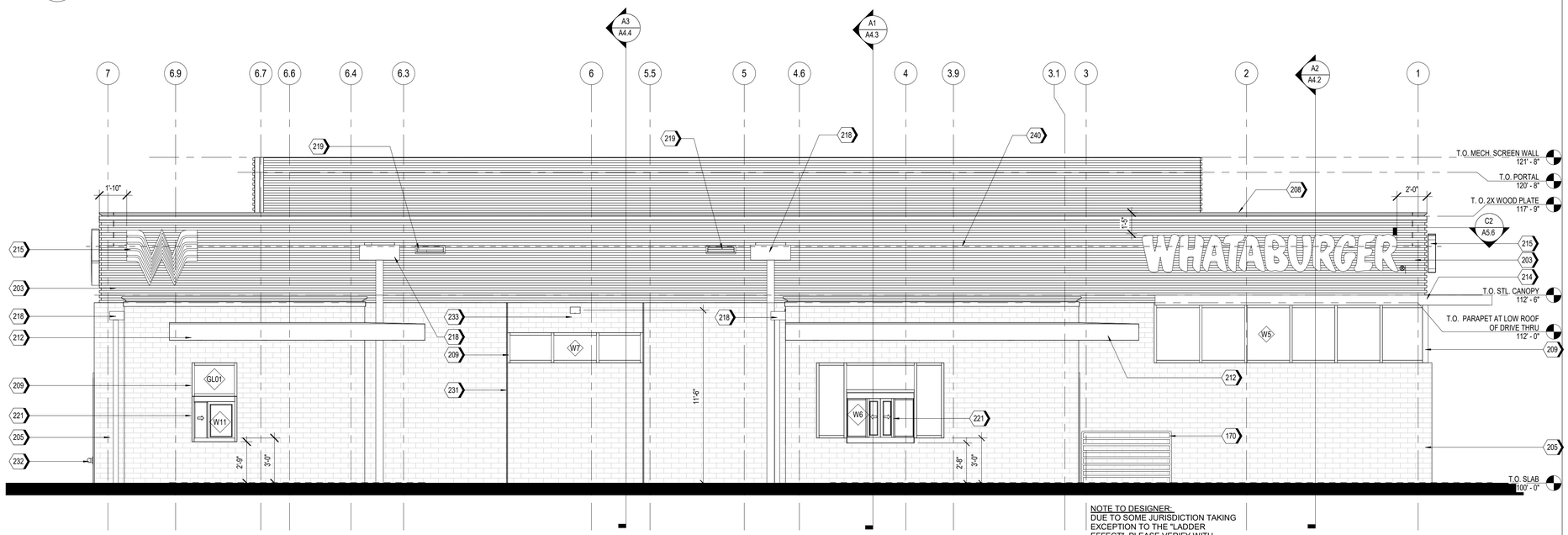
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

C:\Users\kcebelen\Desktop\project Revit File\WB - Volcano Rd (Albuquerque)\PT20M VOLCANO RD_V20_ARCH.rvt
12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: BENAVIDEZ BENJAMIN JR & BENAVIDEZ BENJAMIN CHARLES III & BENAVIDEZ GINA D

Mailing Address*: 9701 VOLCANO RD NW, ALBUQUERQUE NM 87121-7618

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

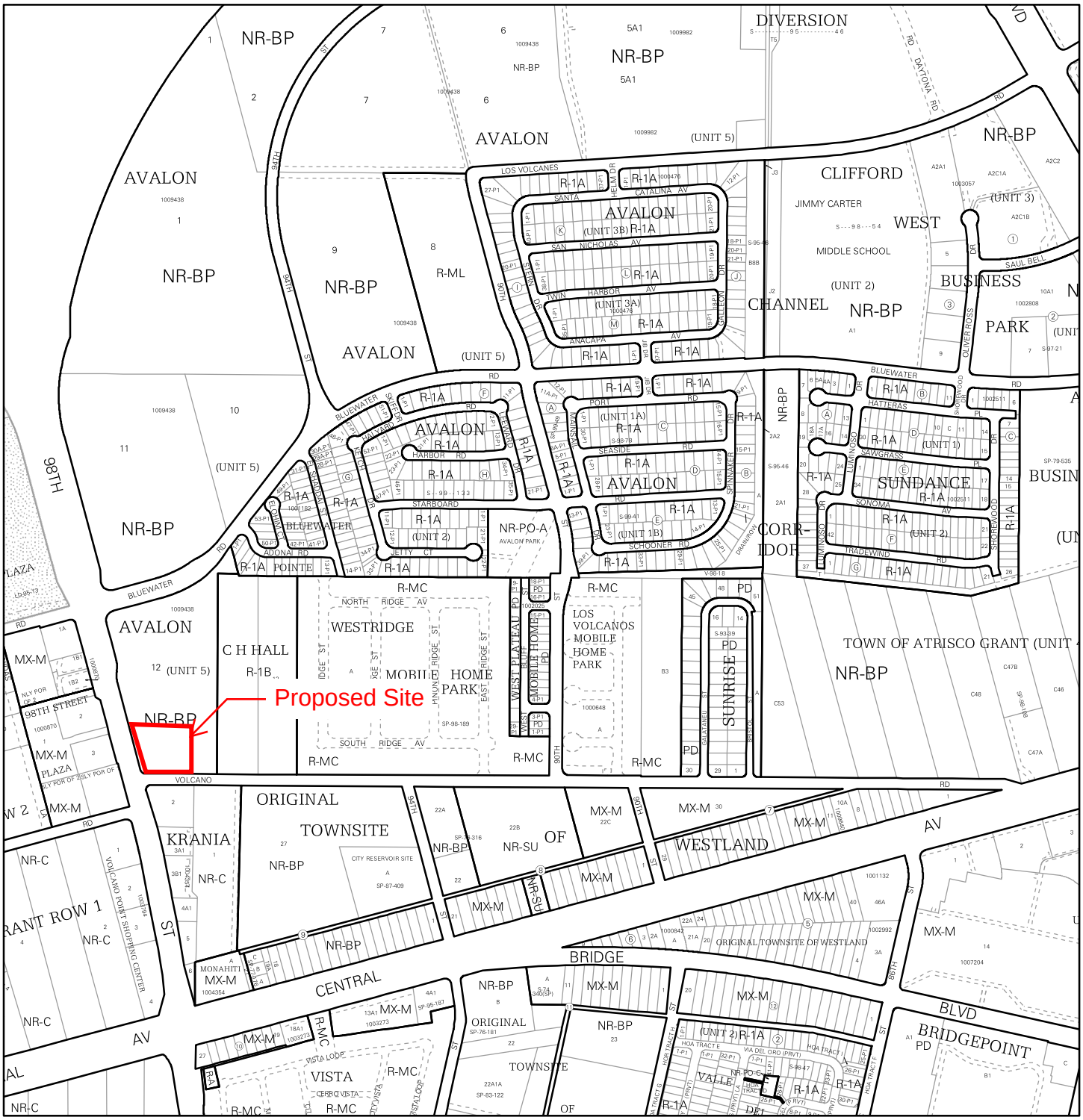
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



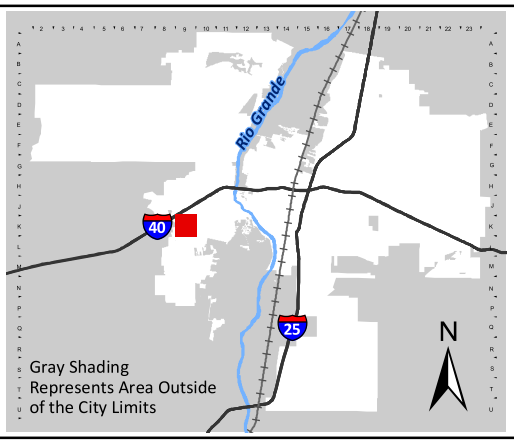
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

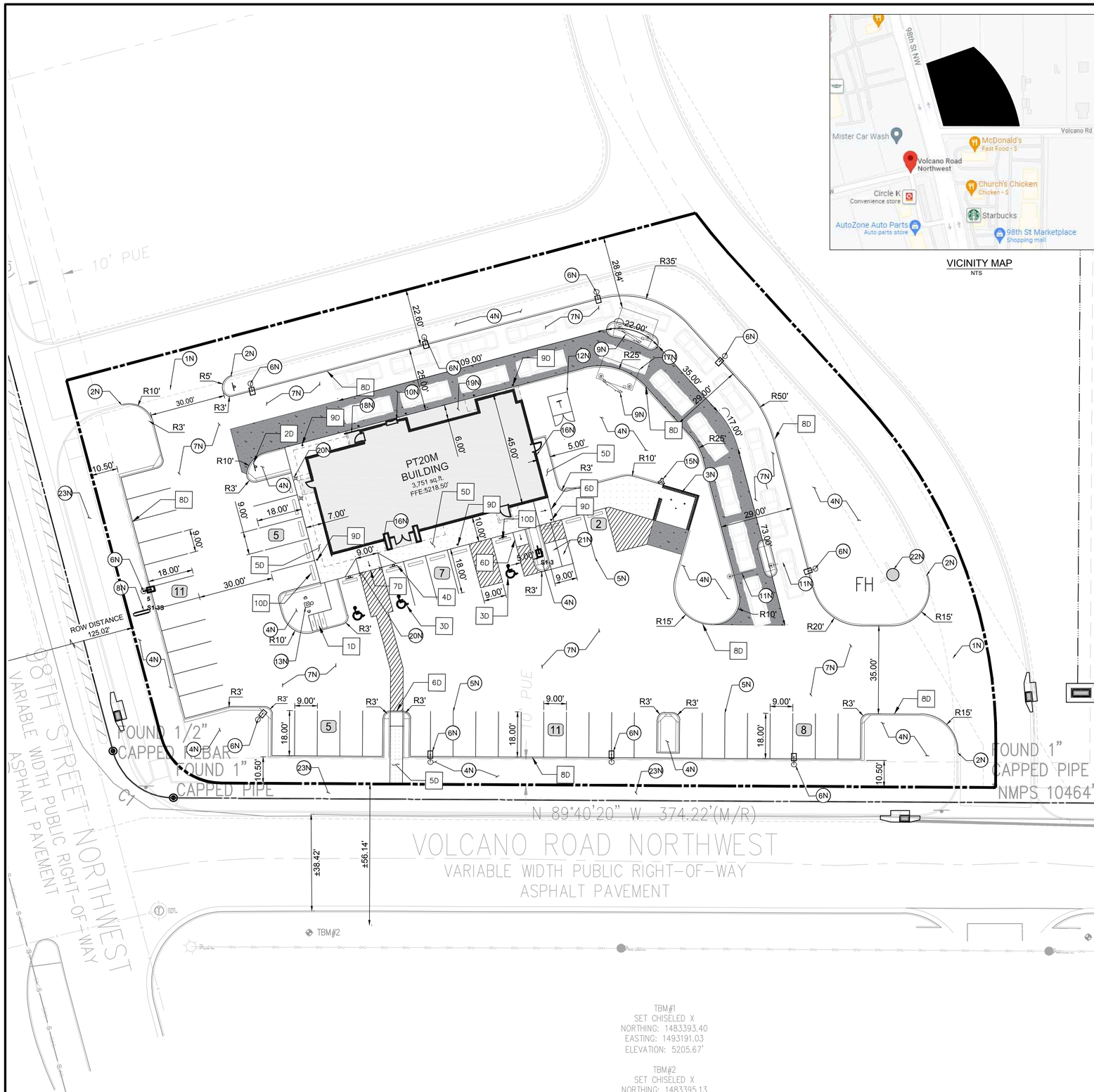


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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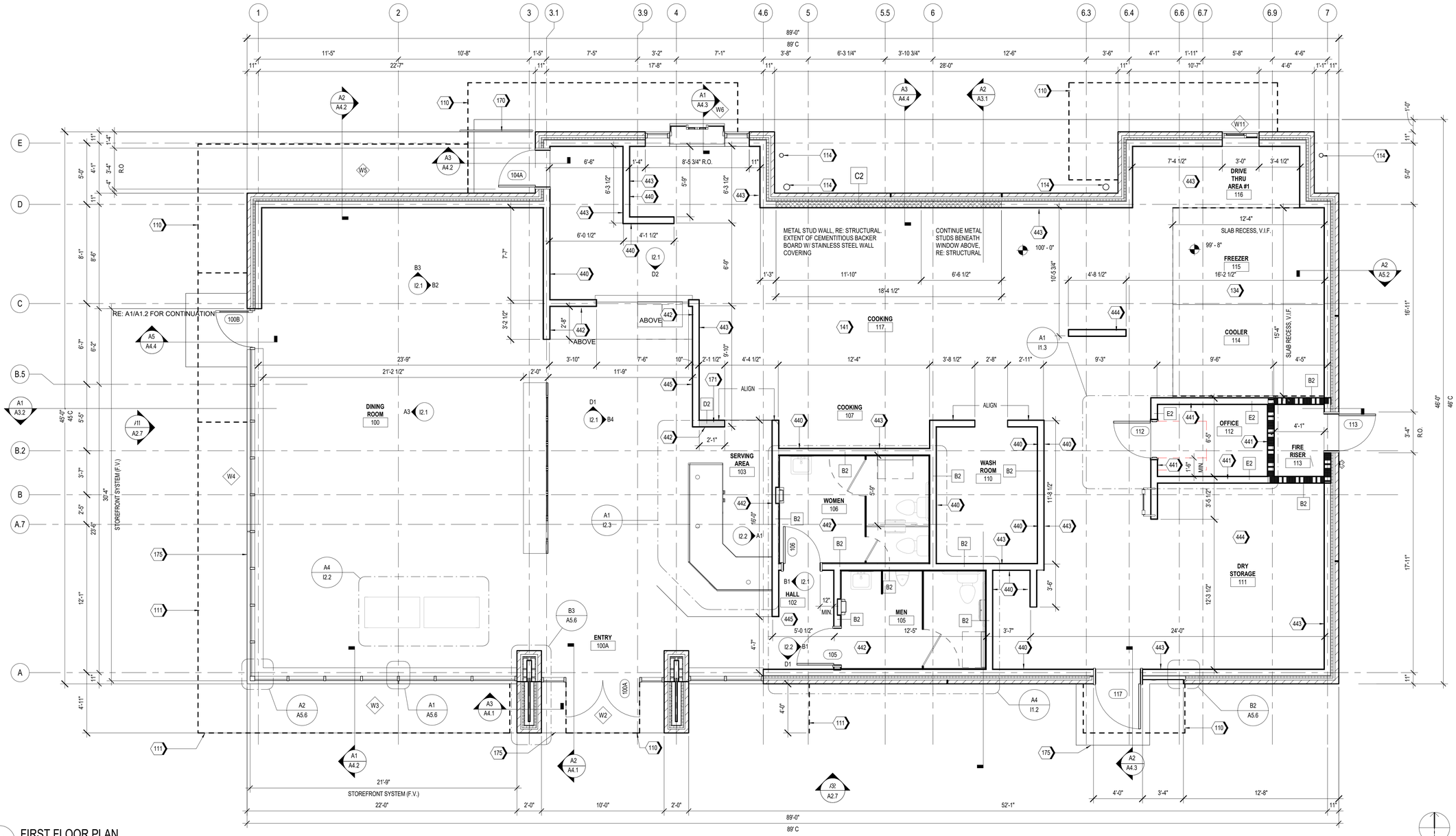
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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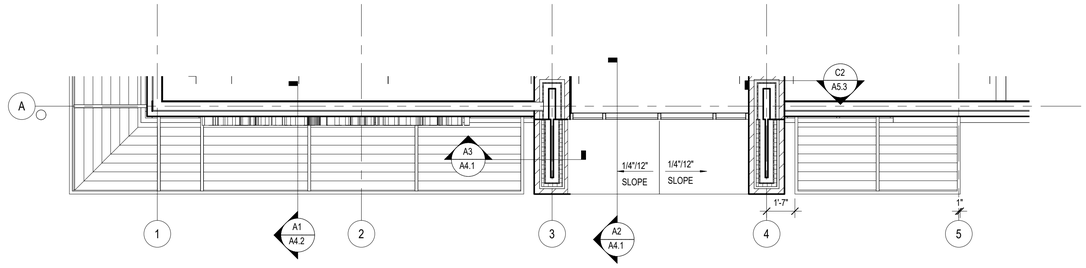
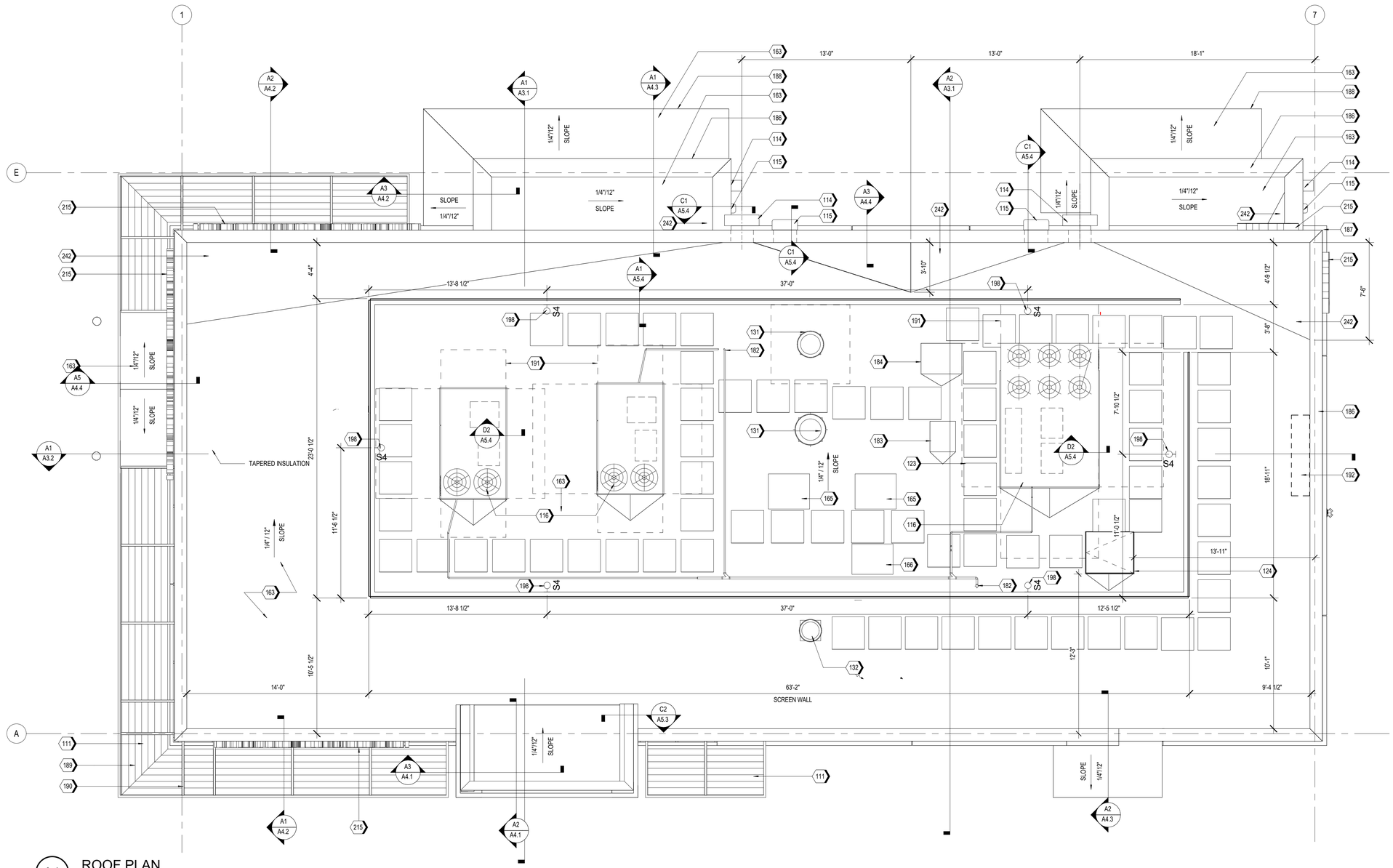


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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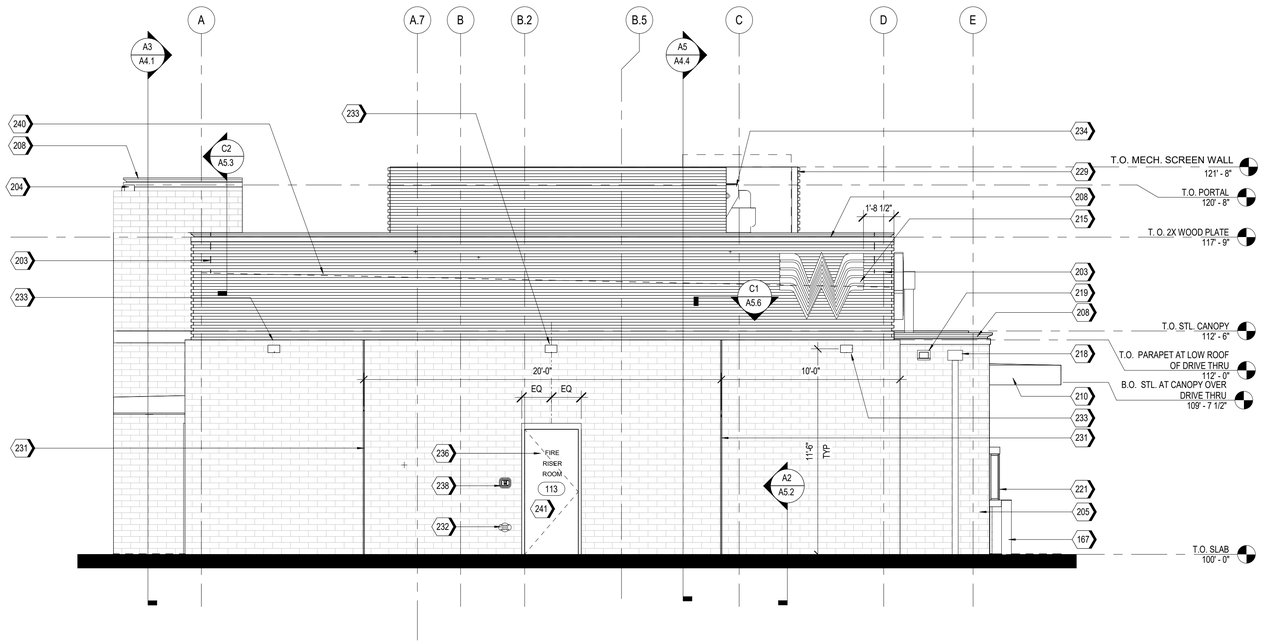
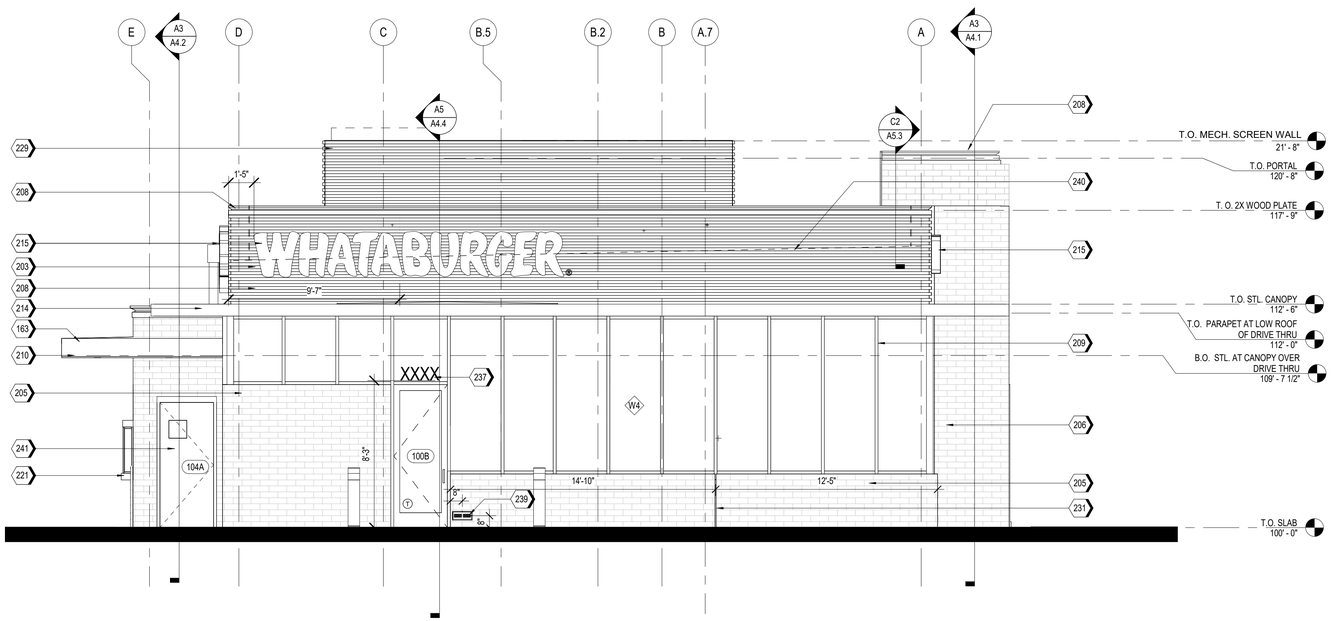


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
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3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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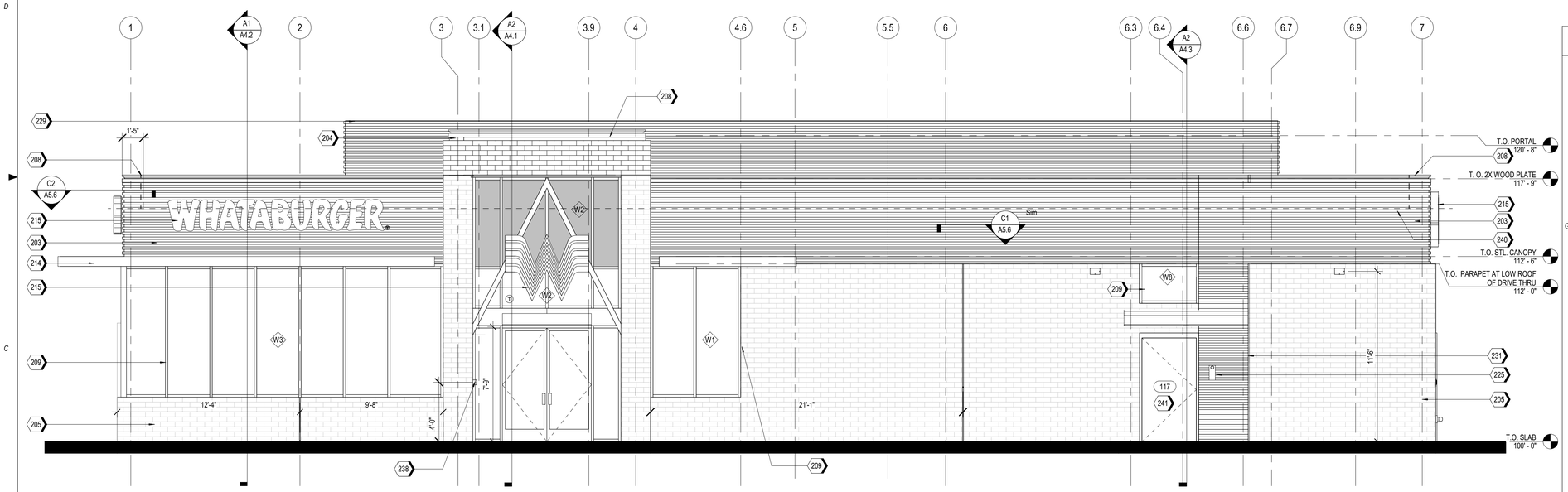
KEYNOTES

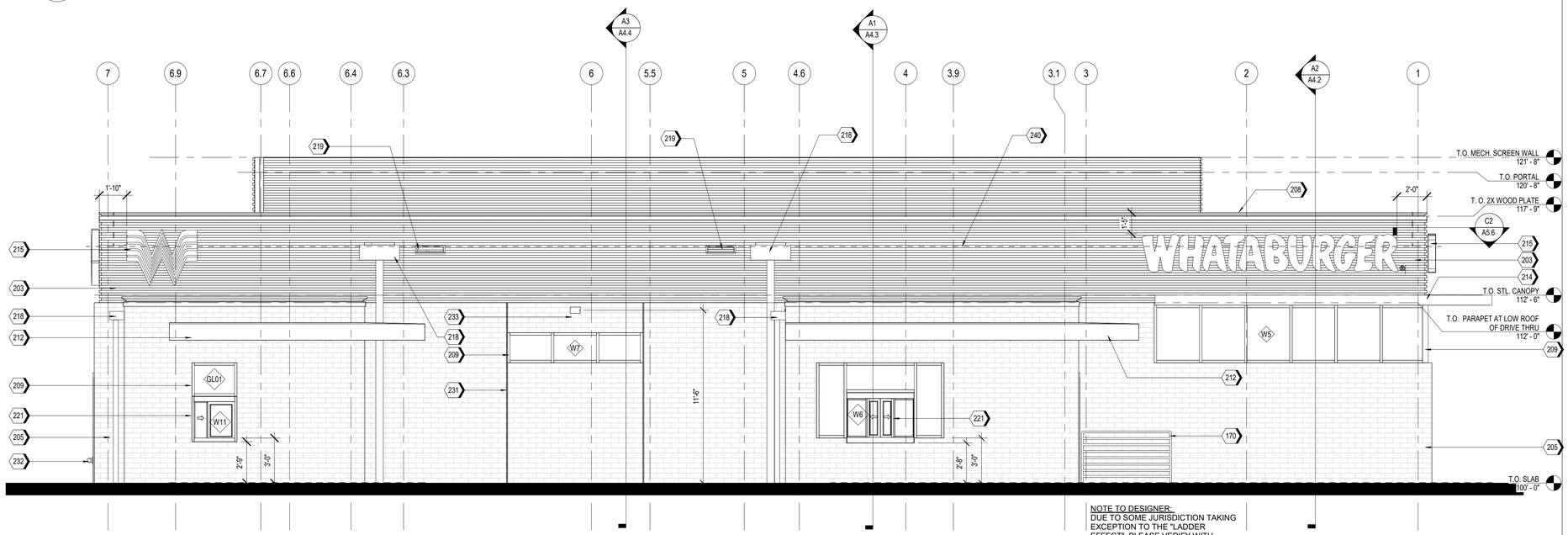
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: BENAVIDEZ RUDOLFO & BENAVIDEZ TROY

Mailing Address*: 9705 VOLCANO RD NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

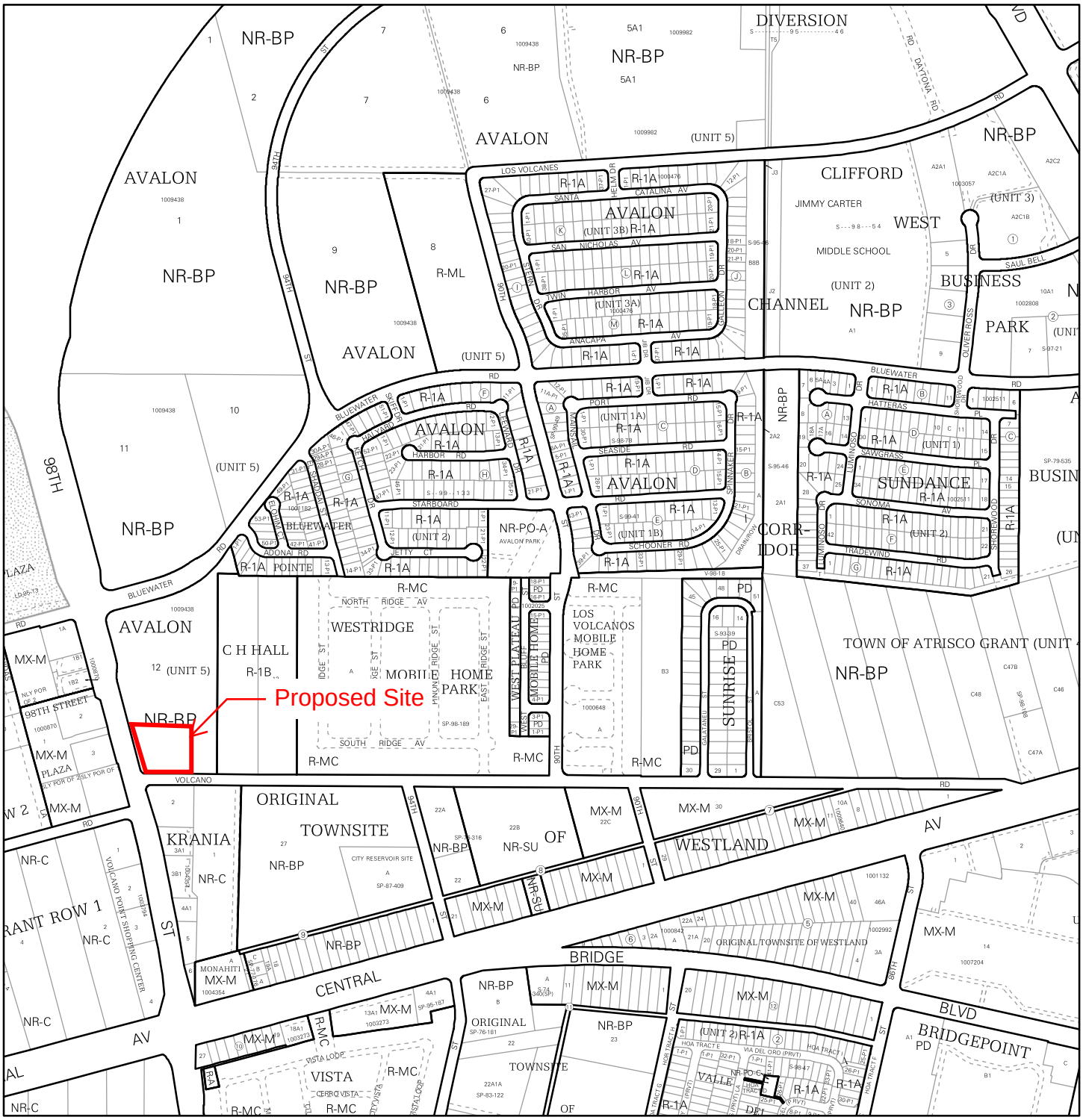
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



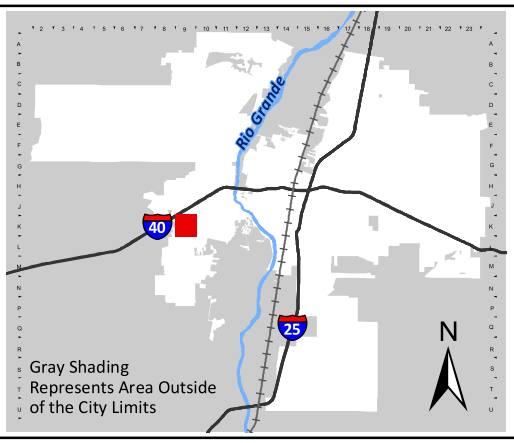
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

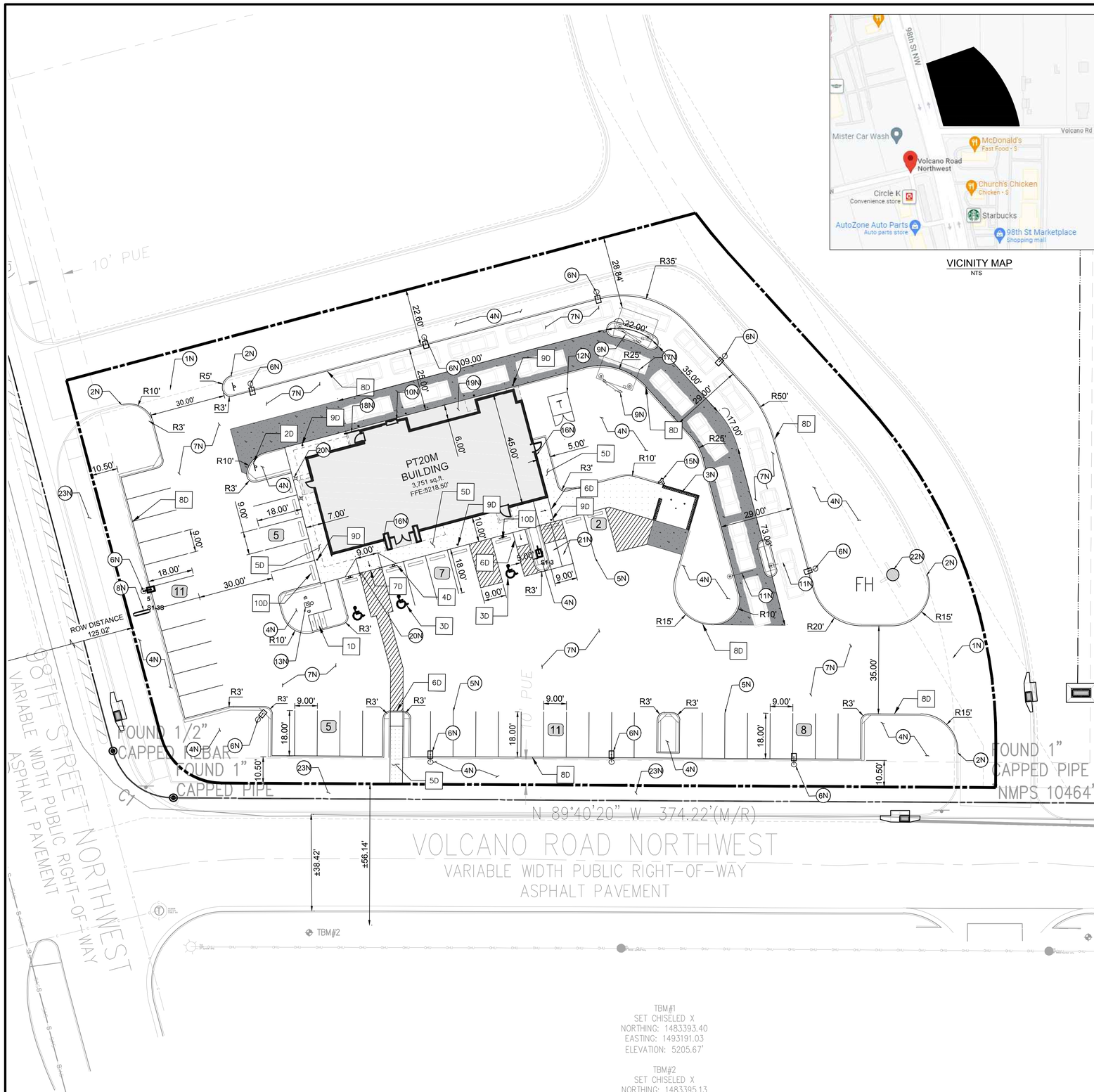


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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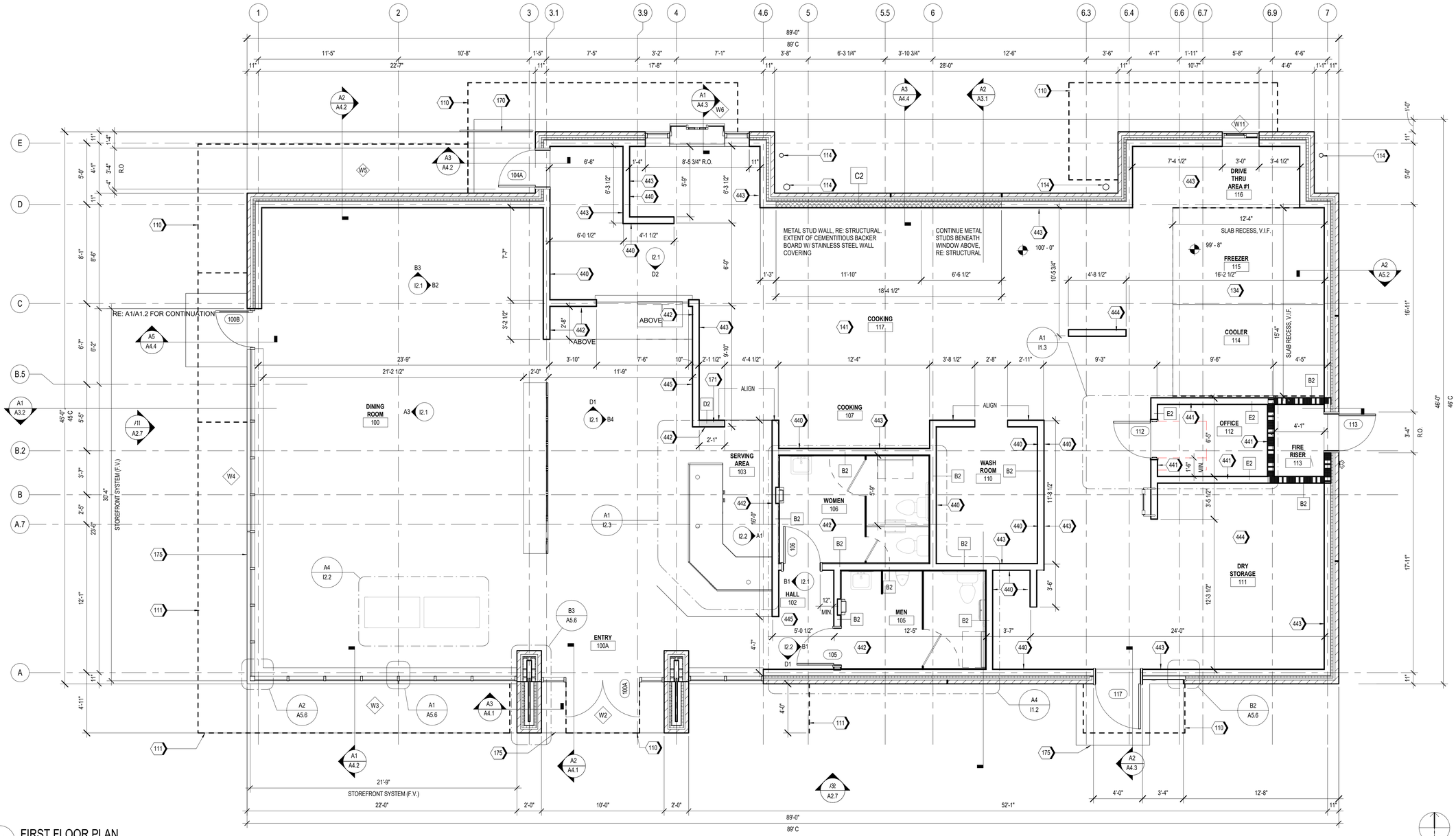
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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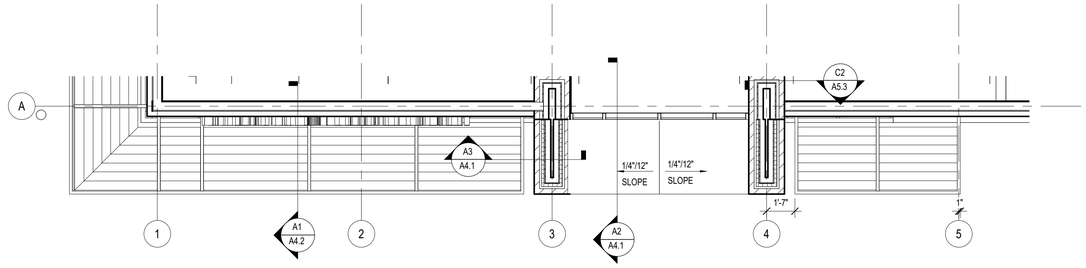
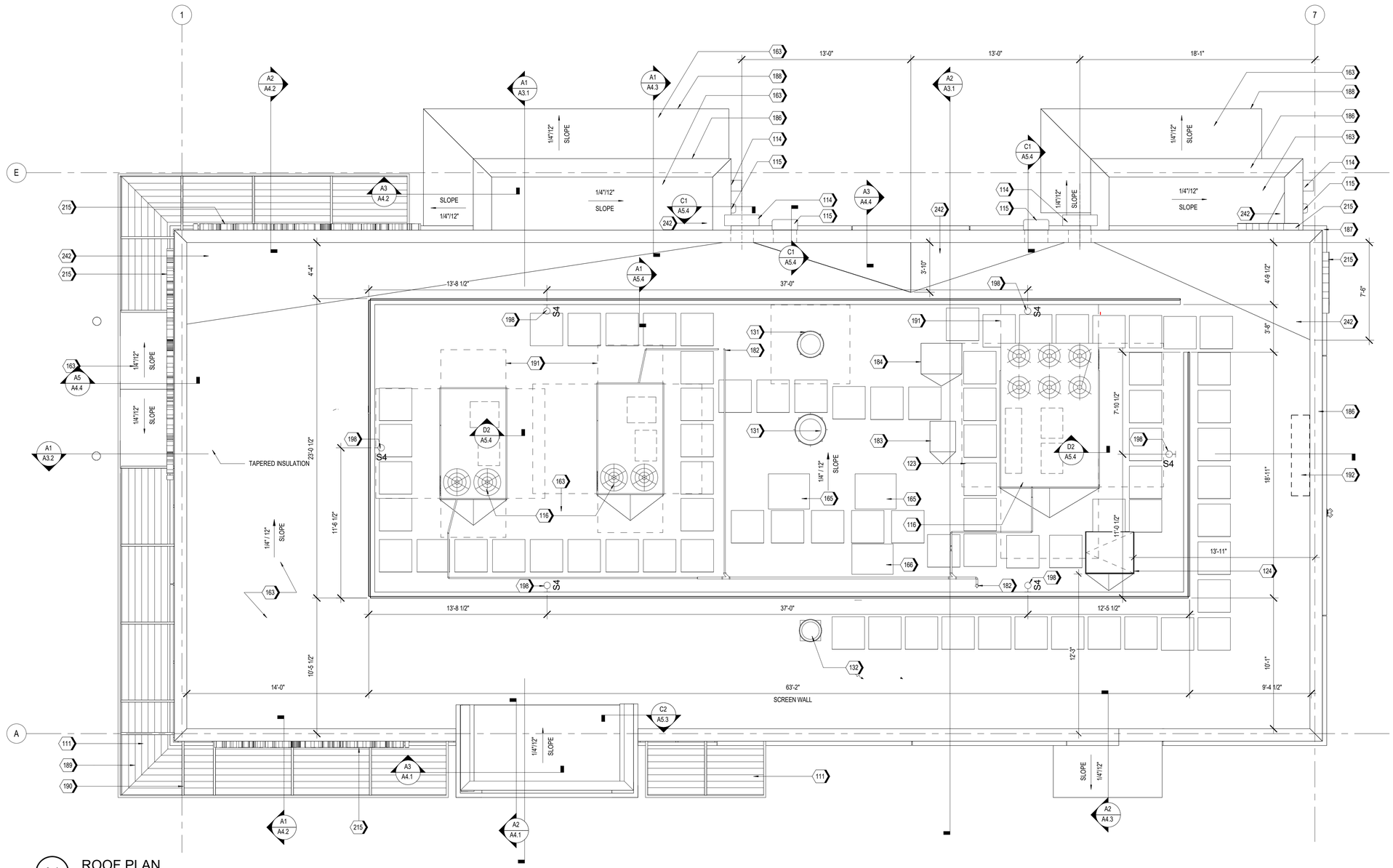


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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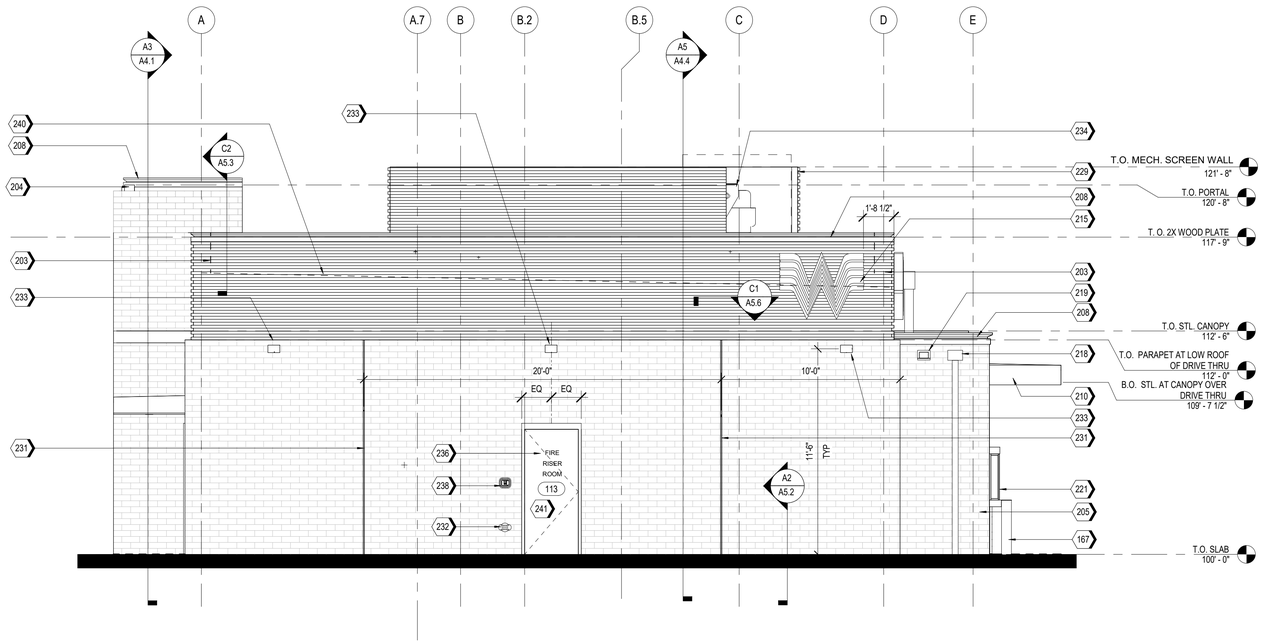
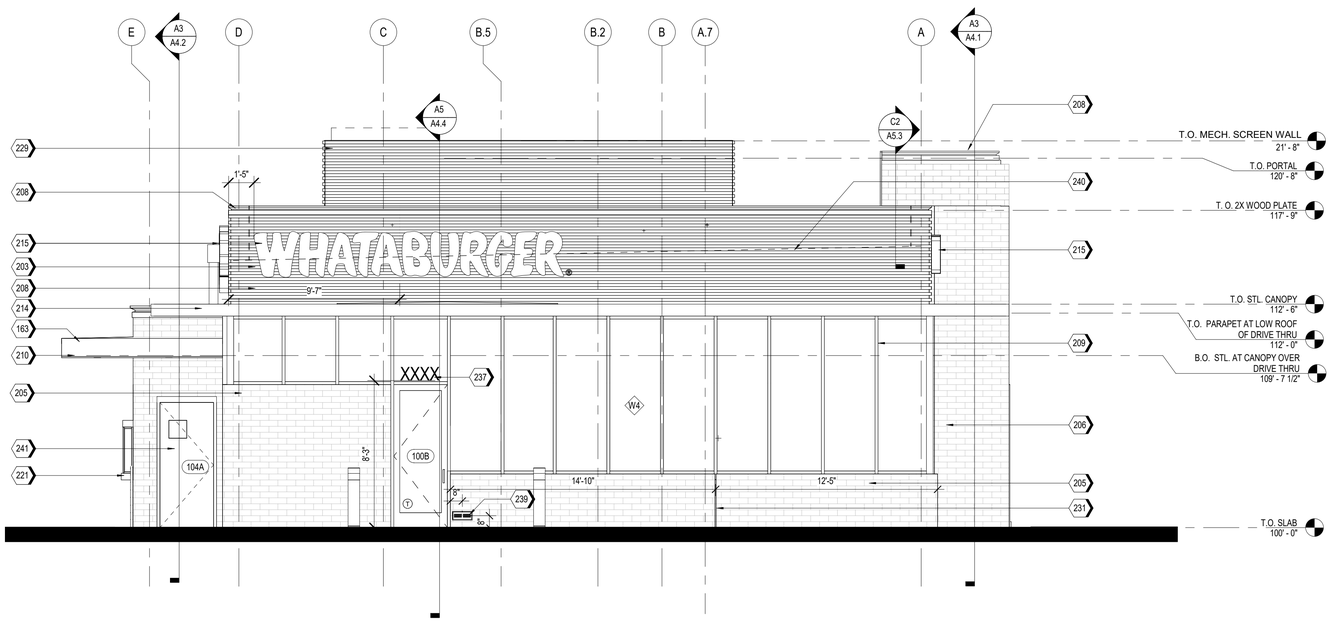


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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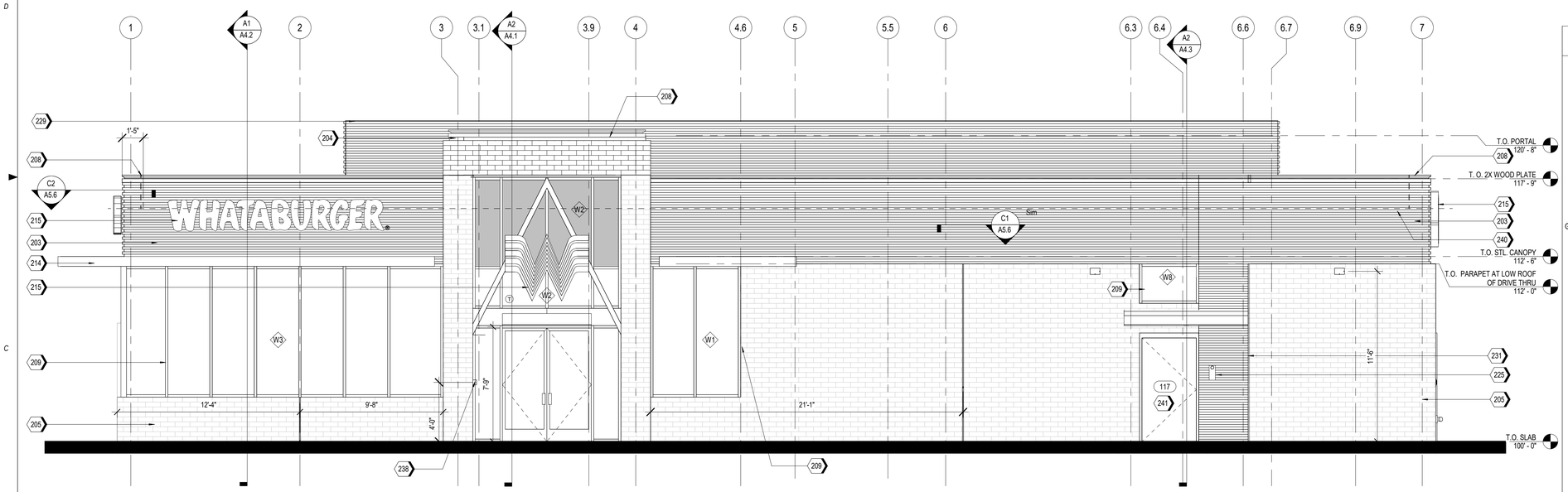
KEYNOTES

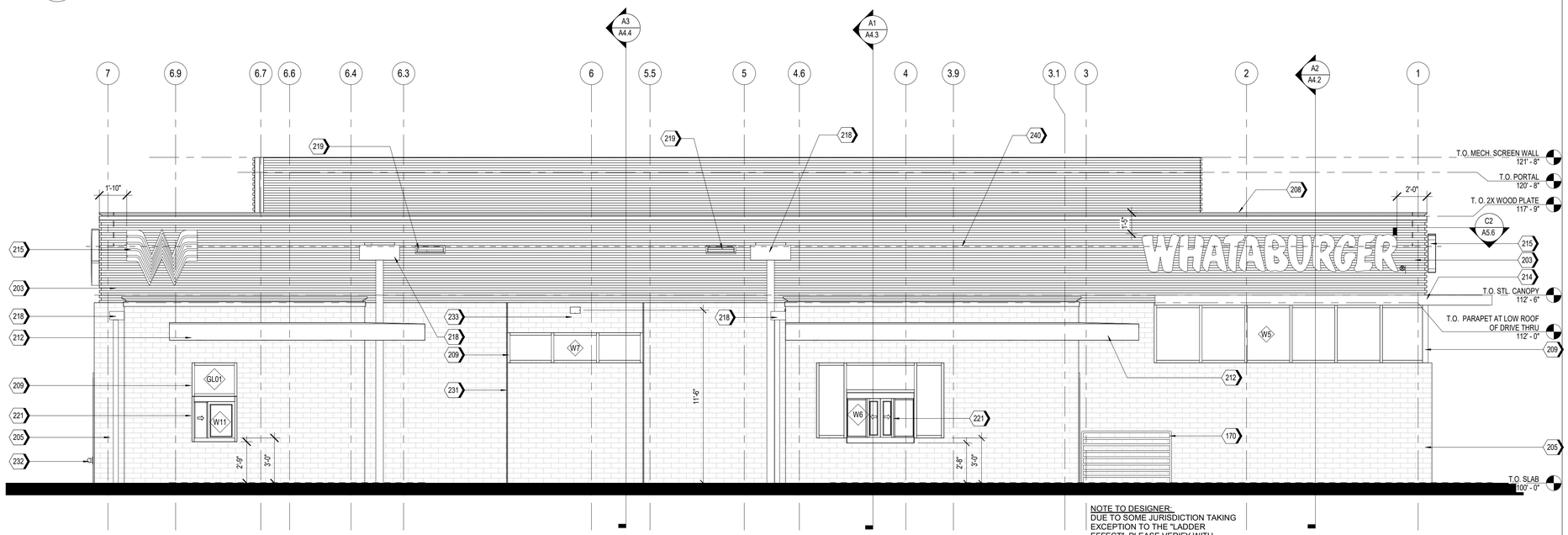
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: C F J PROPERTIES C/O PILOT TRAVEL CENTERS LLC #689

Mailing Address*: PO BOX 54470, LEXINGTON KY 40555-4470

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

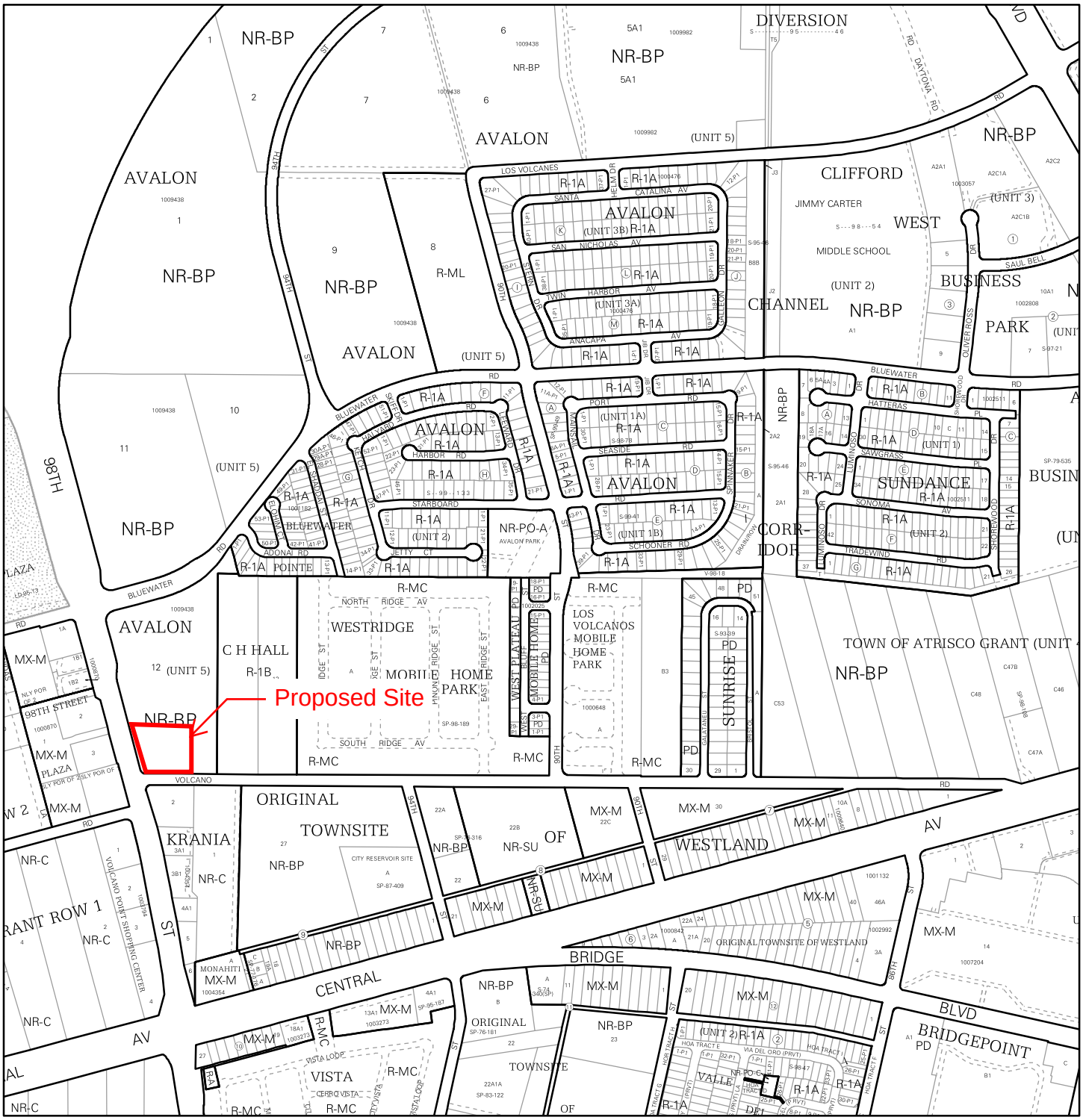
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



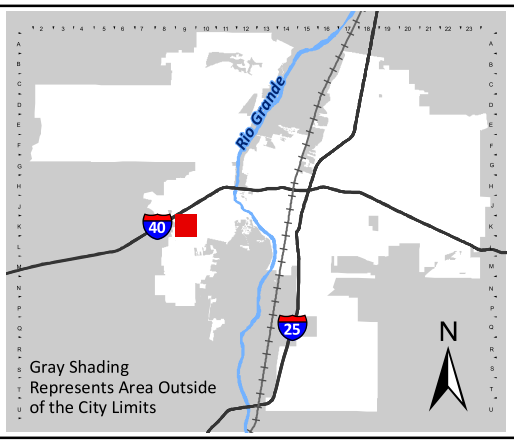
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

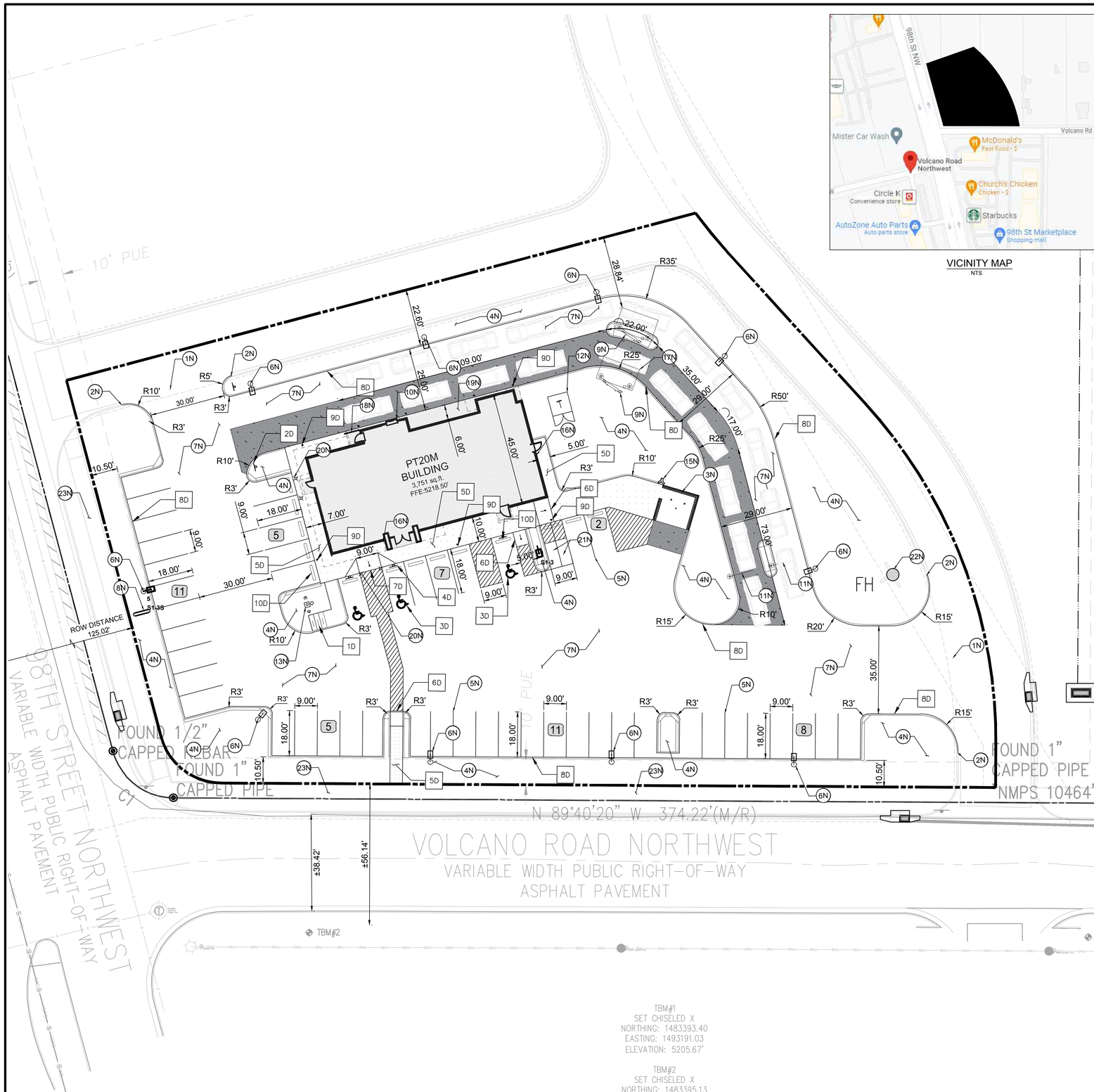


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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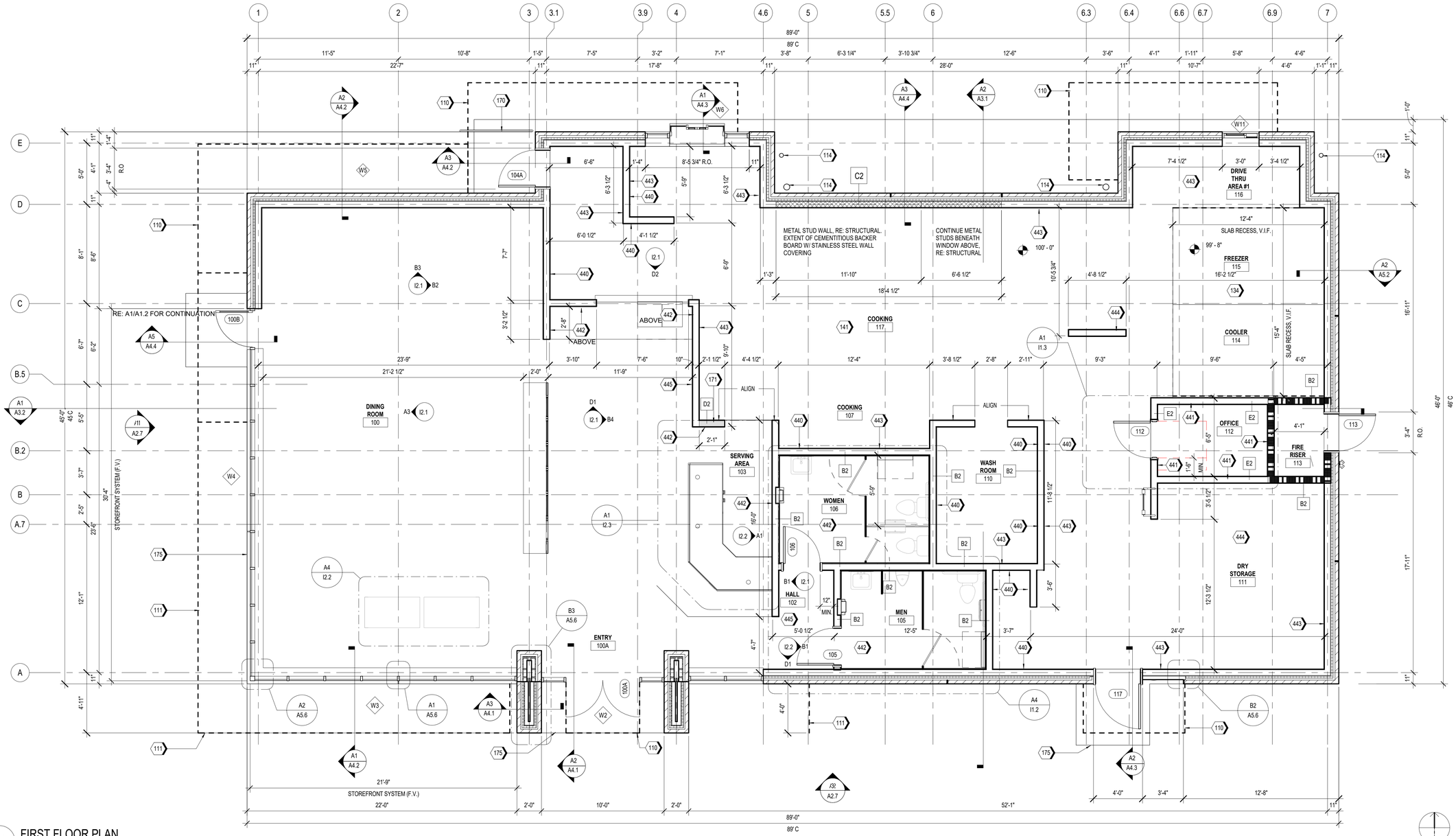
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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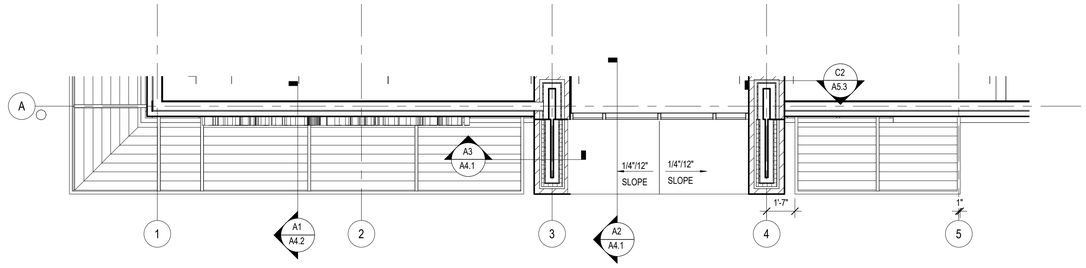
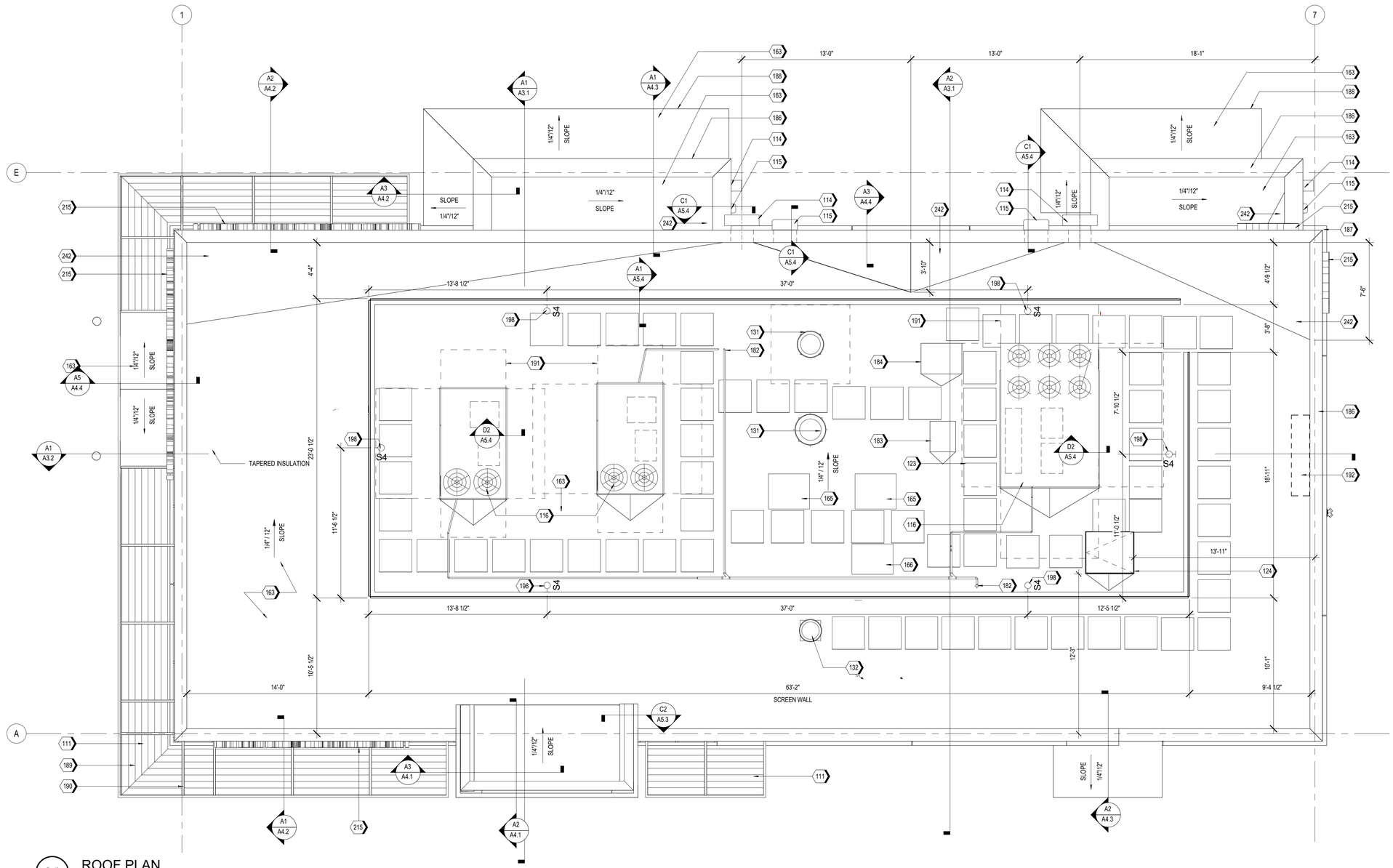


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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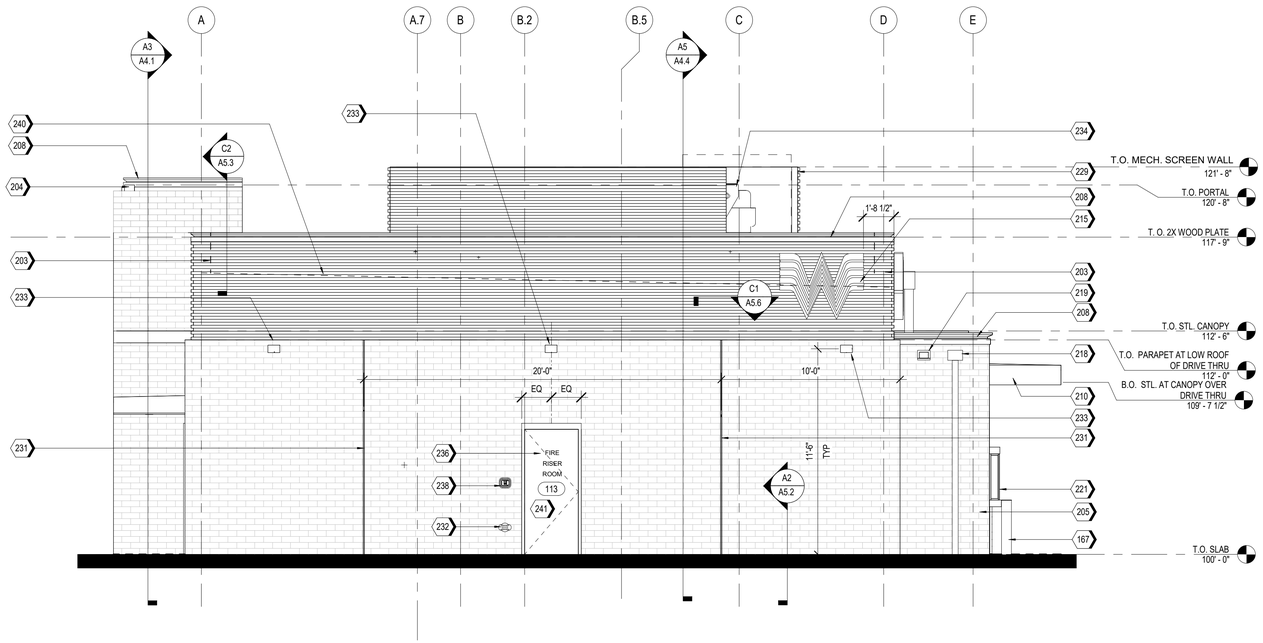
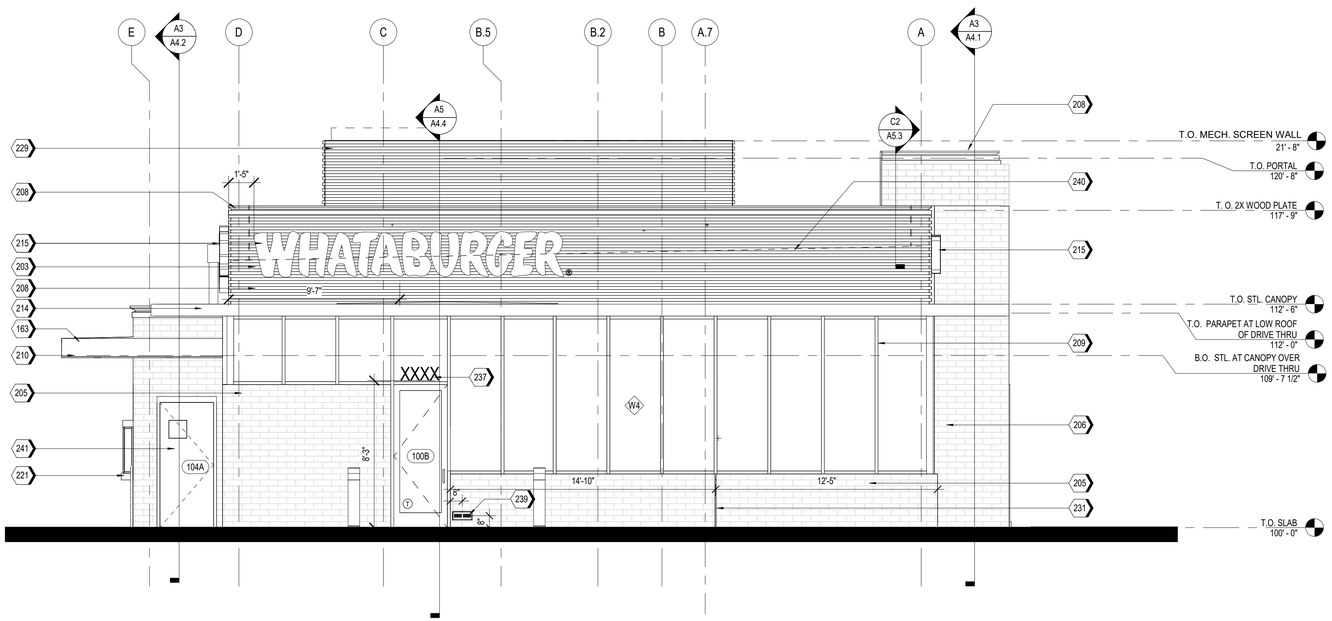


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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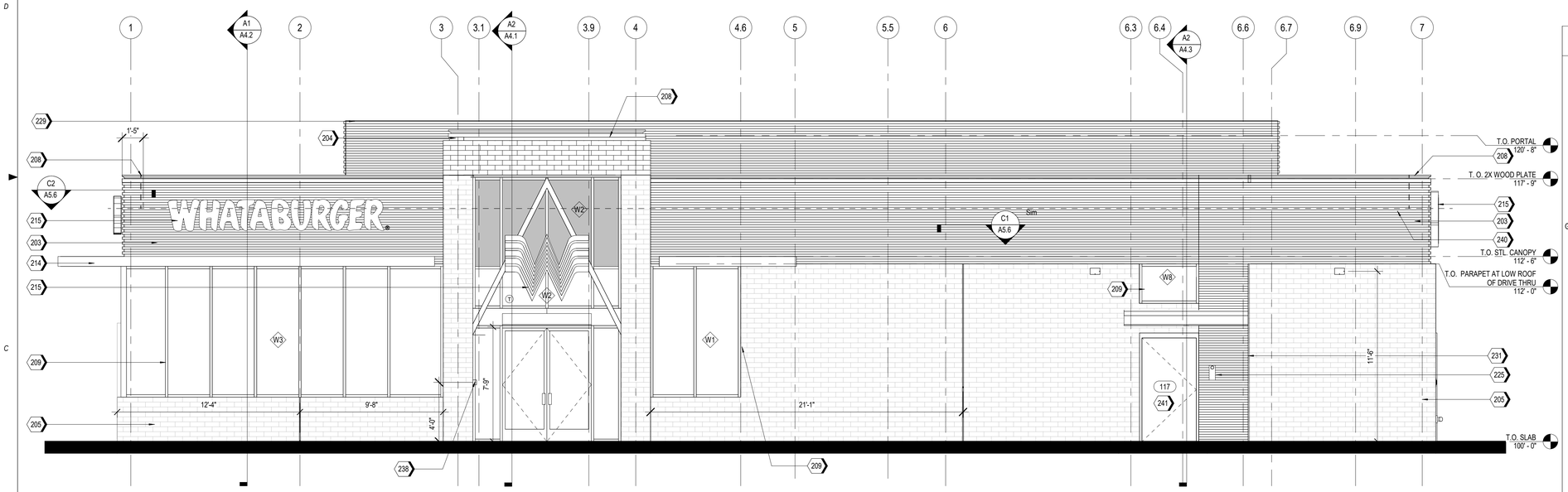
KEYNOTES

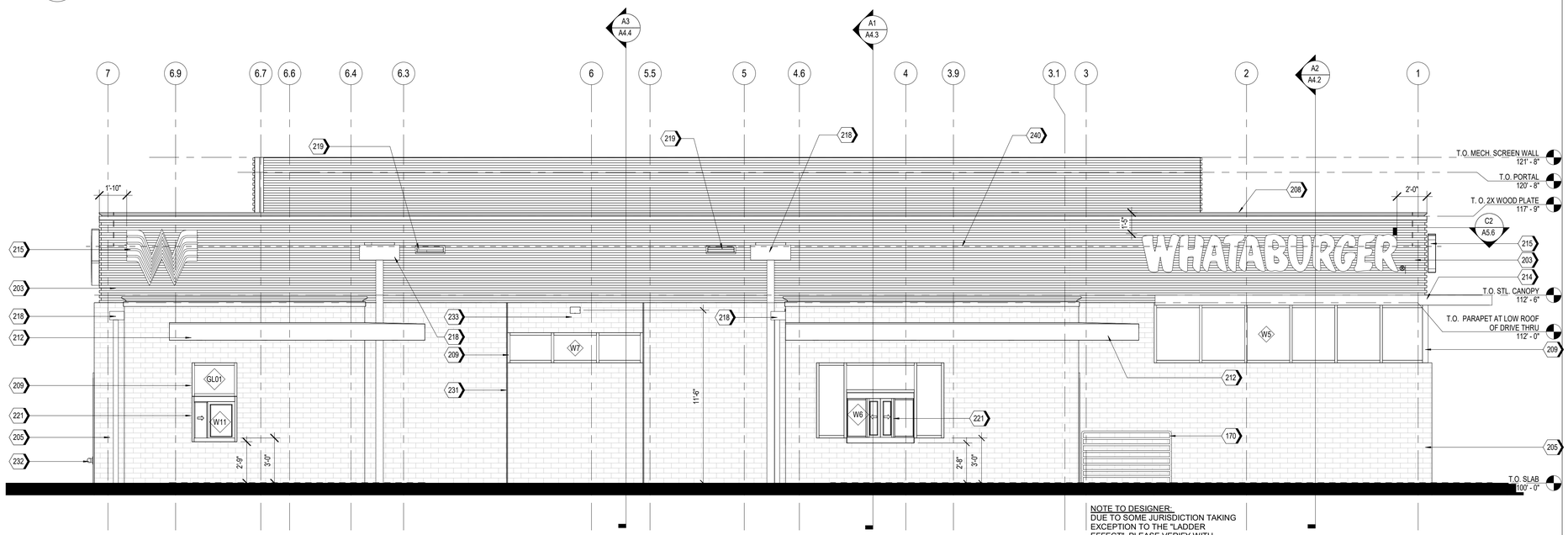
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: CHAVEZ JOSEPH & MARY

Mailing Address*: 5805 CORNELL, LUBBOCK TX 79416

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

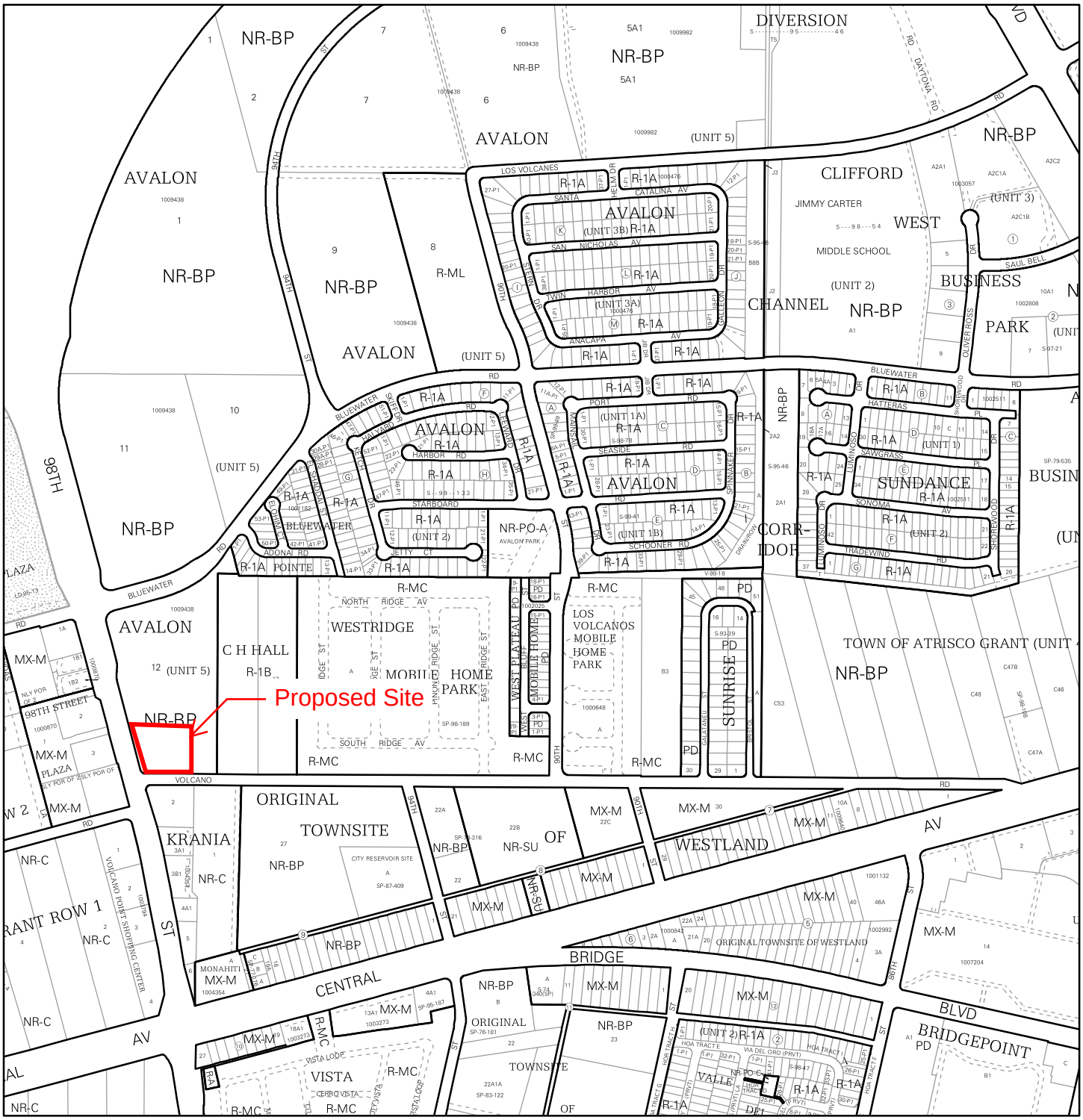
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



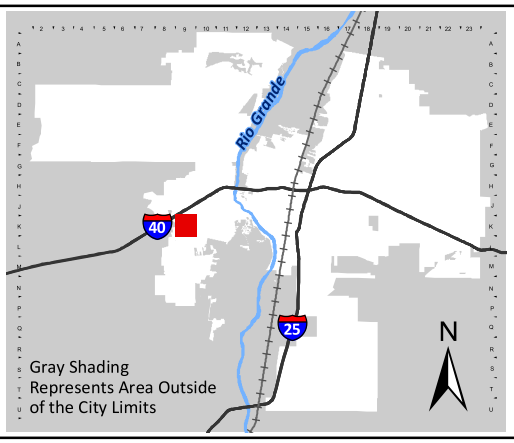
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

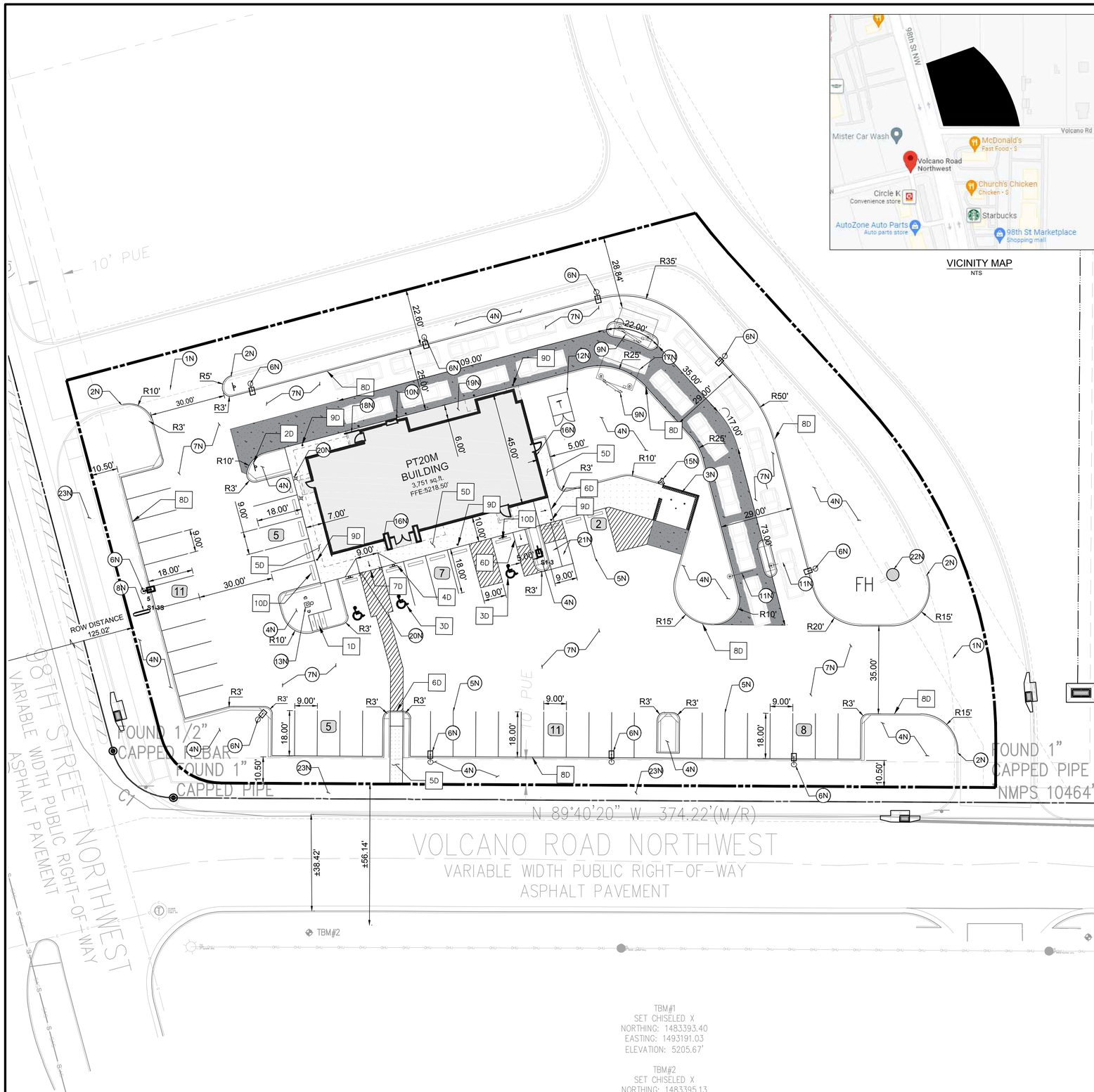


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

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Client Project No.: 2105134

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Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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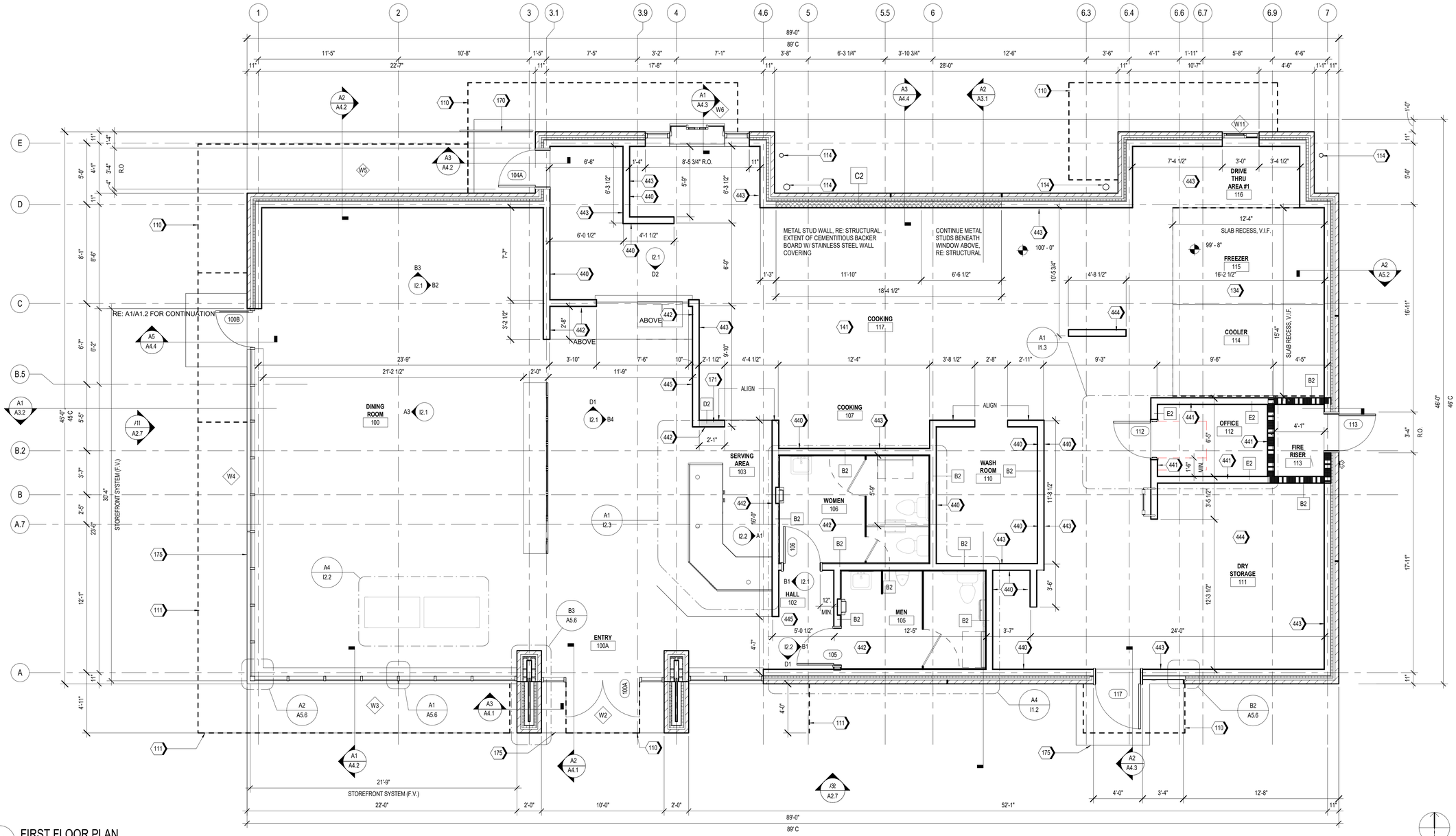
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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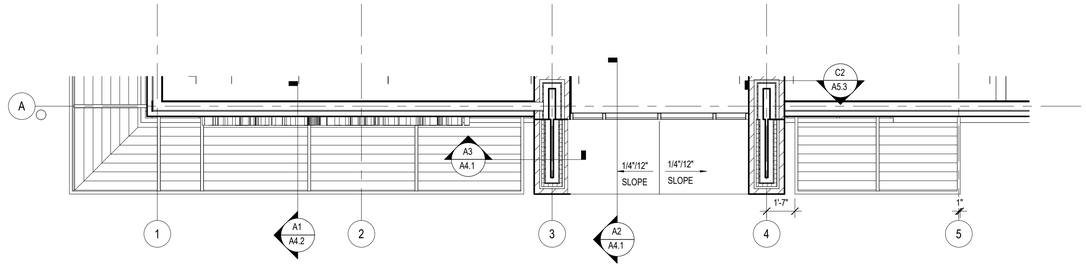
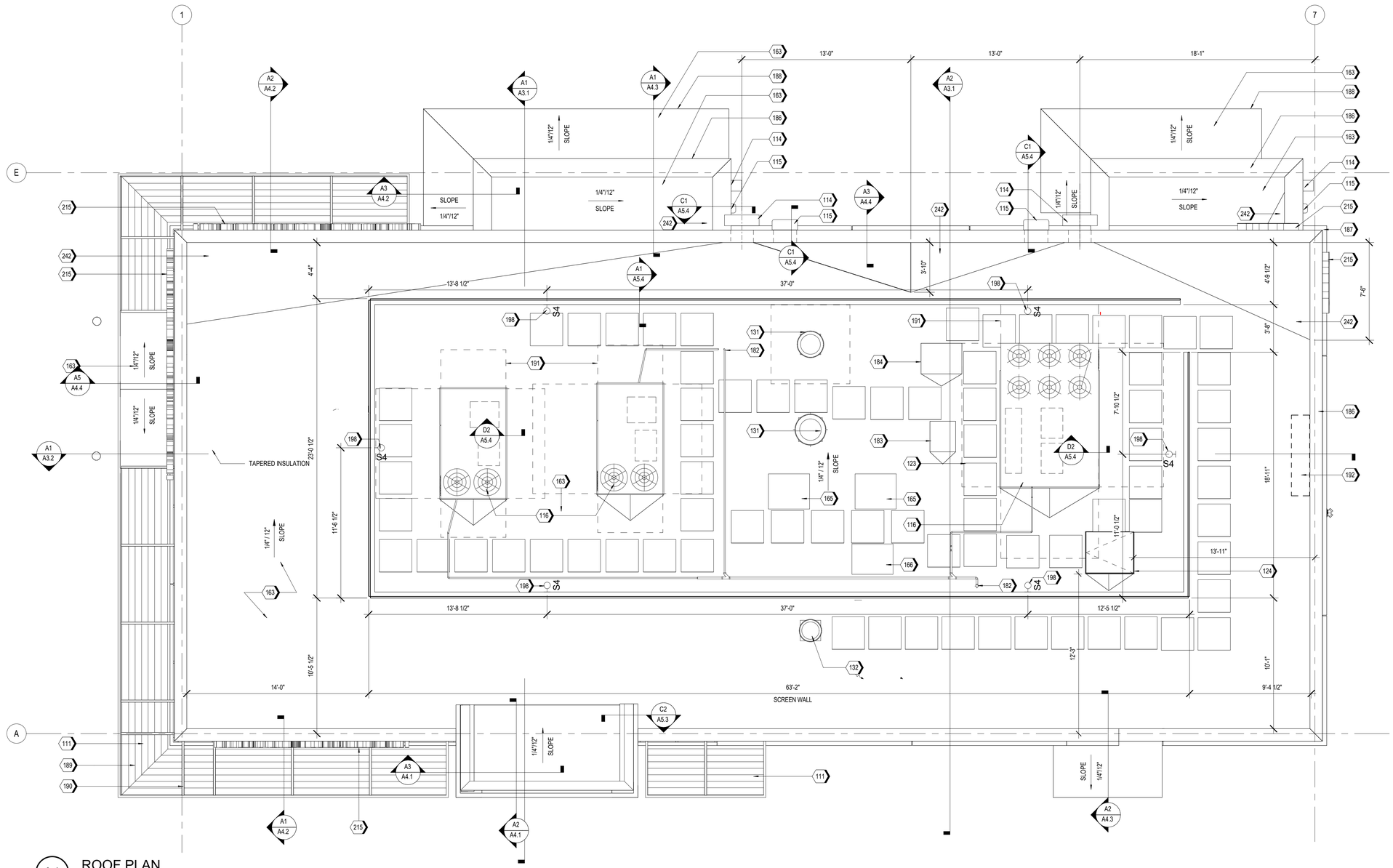


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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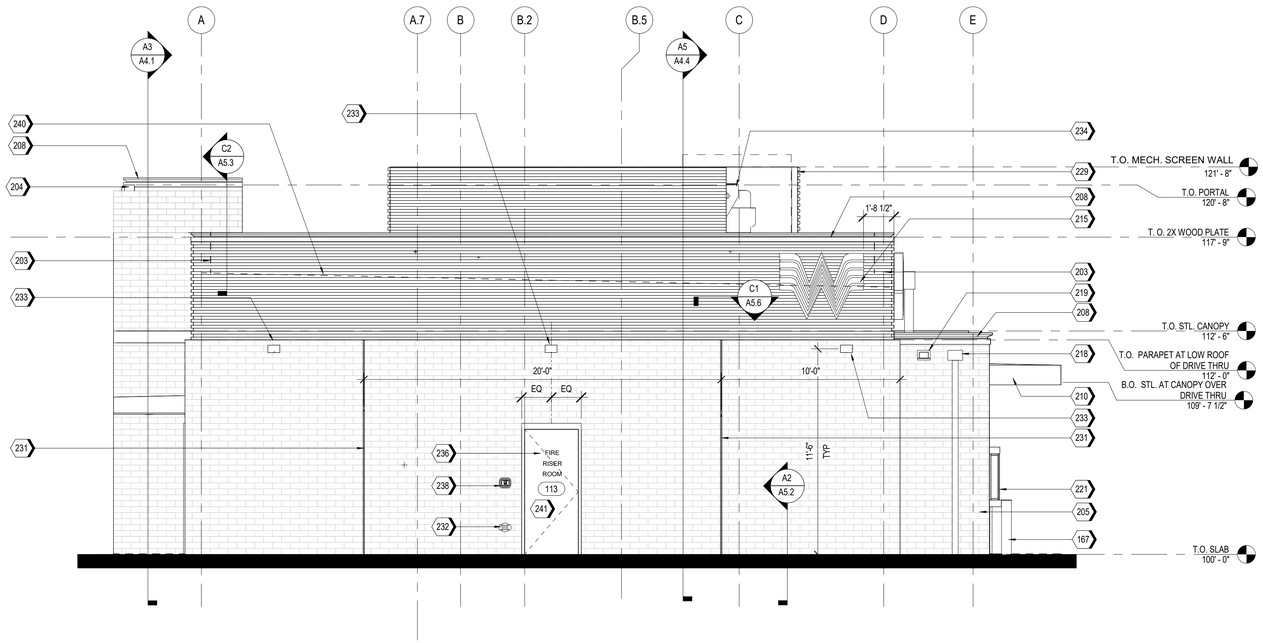
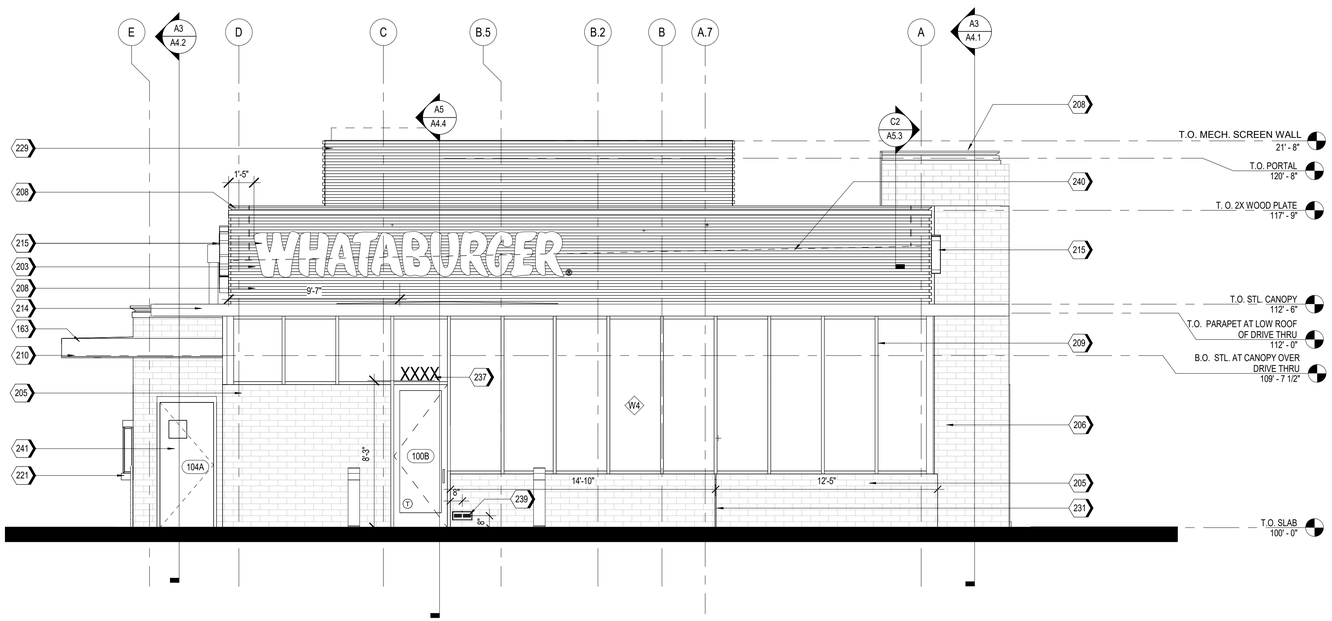


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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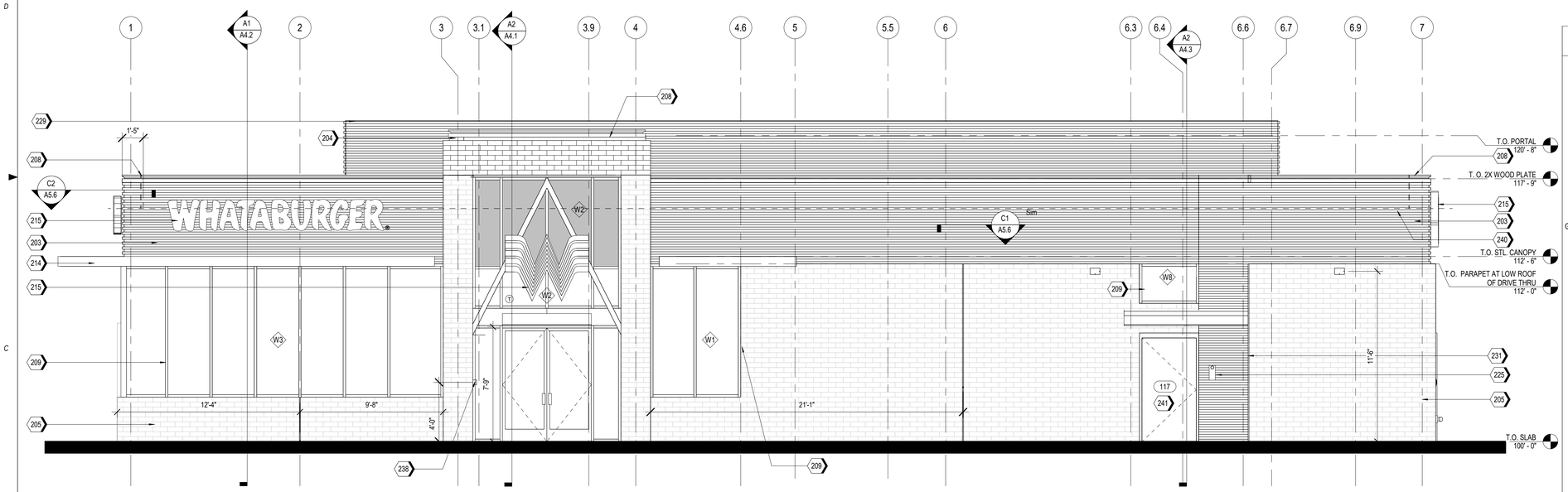
KEYNOTES

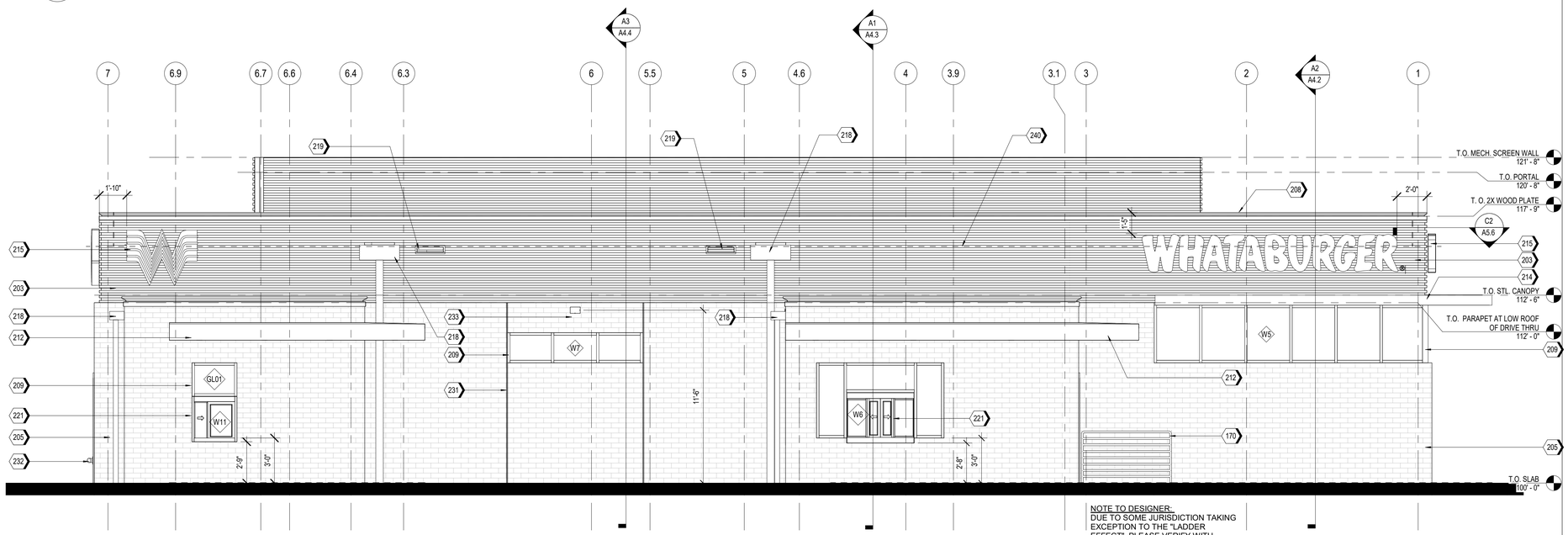
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: CORDOVA CHRISTOPHER S

Mailing Address*: 9604 ADONAI RD NW, ALBUQUERQUE NM 87109

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   ☐ Conditional Use Approval
   ☐ Permit _____ (Carport or Wall/Fence – Major)
   ☒ Site Plan
   ☐ Subdivision _____ (Minor or Major)
   ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through

5. This application will be decided at a public meeting or hearing by*:

   ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

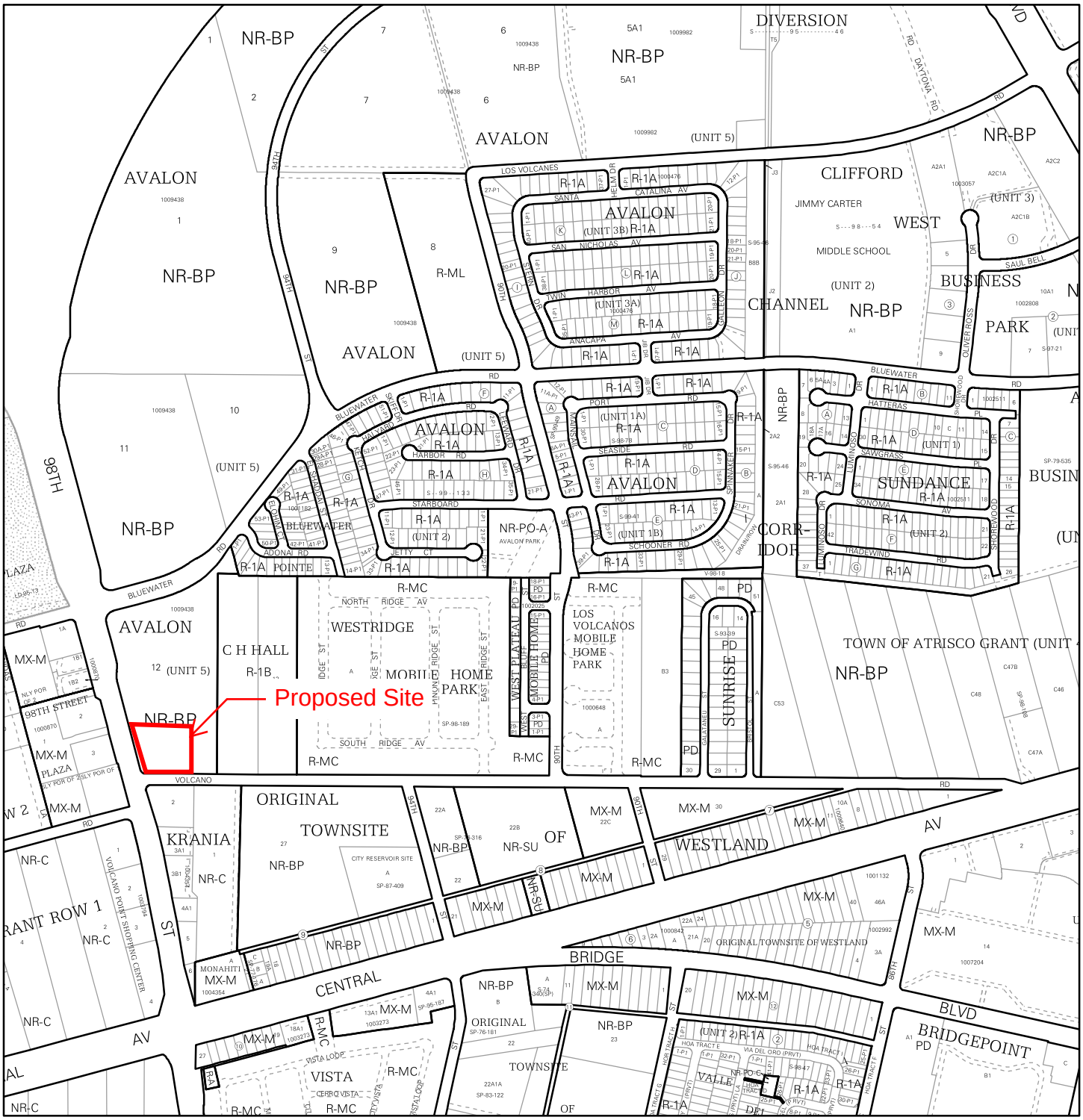
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



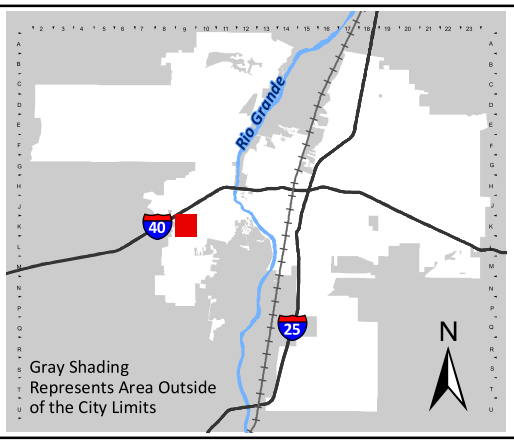
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

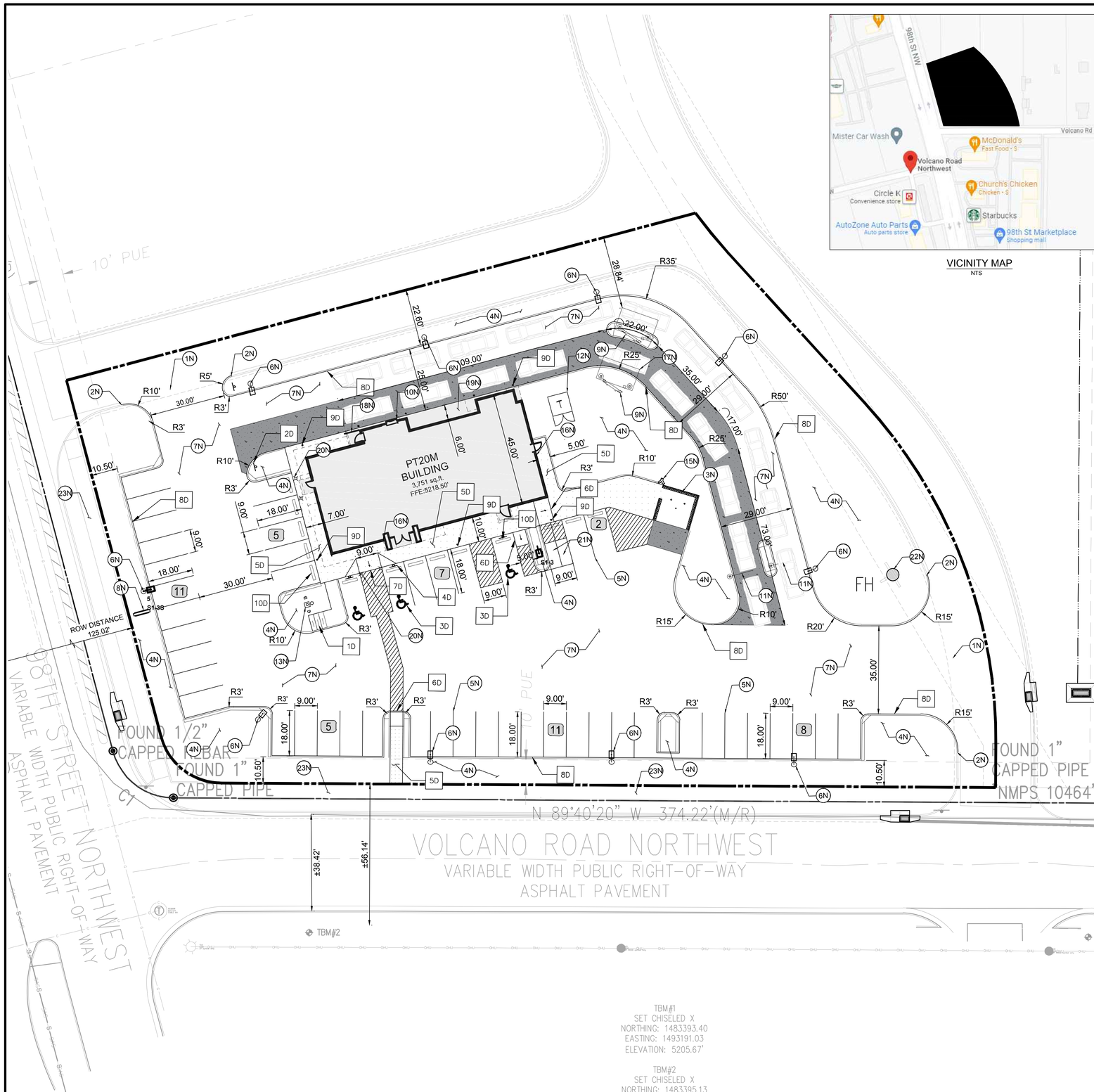


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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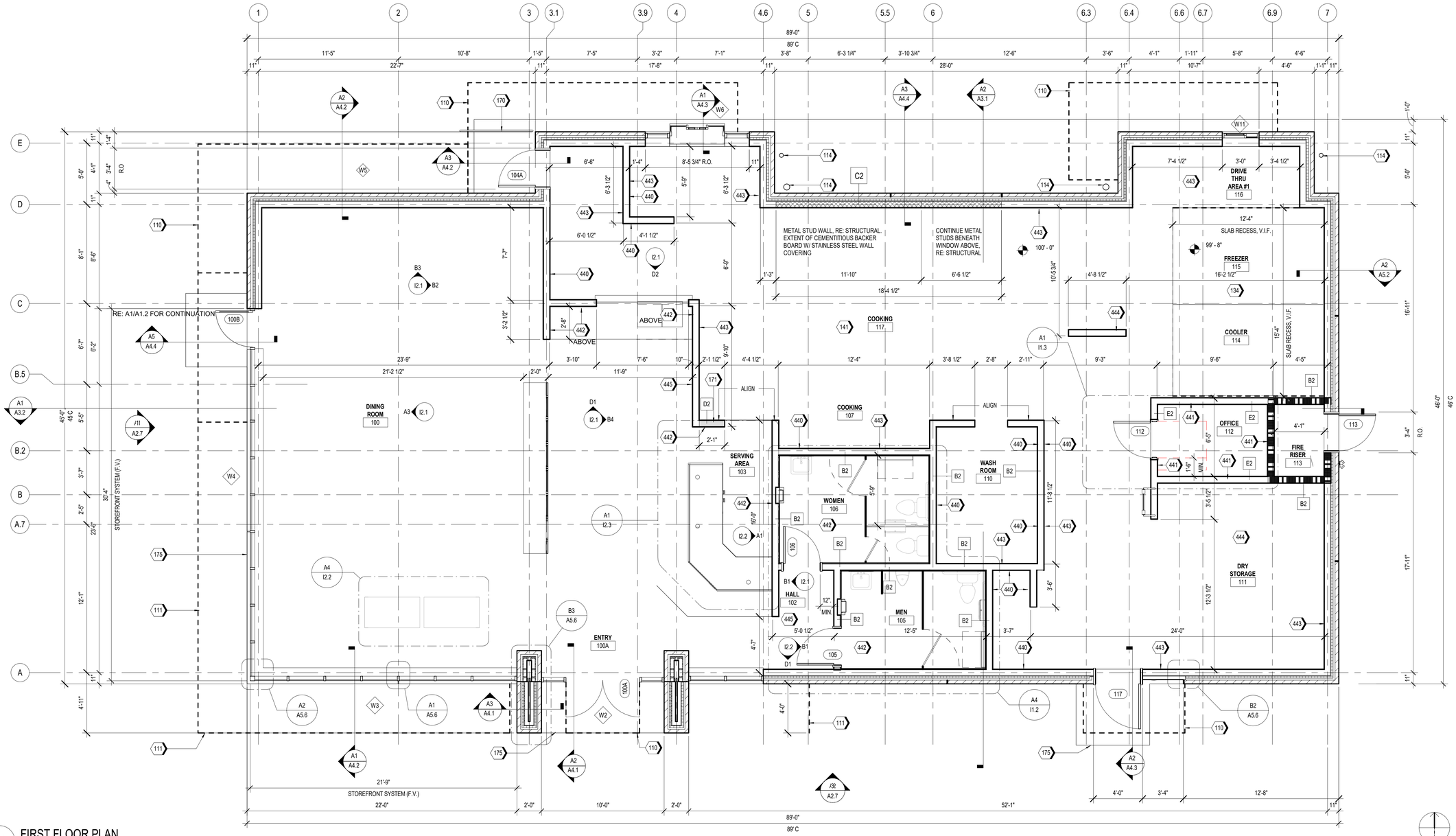
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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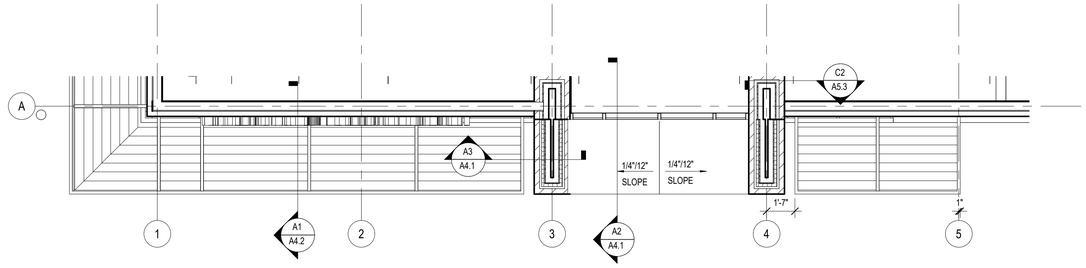
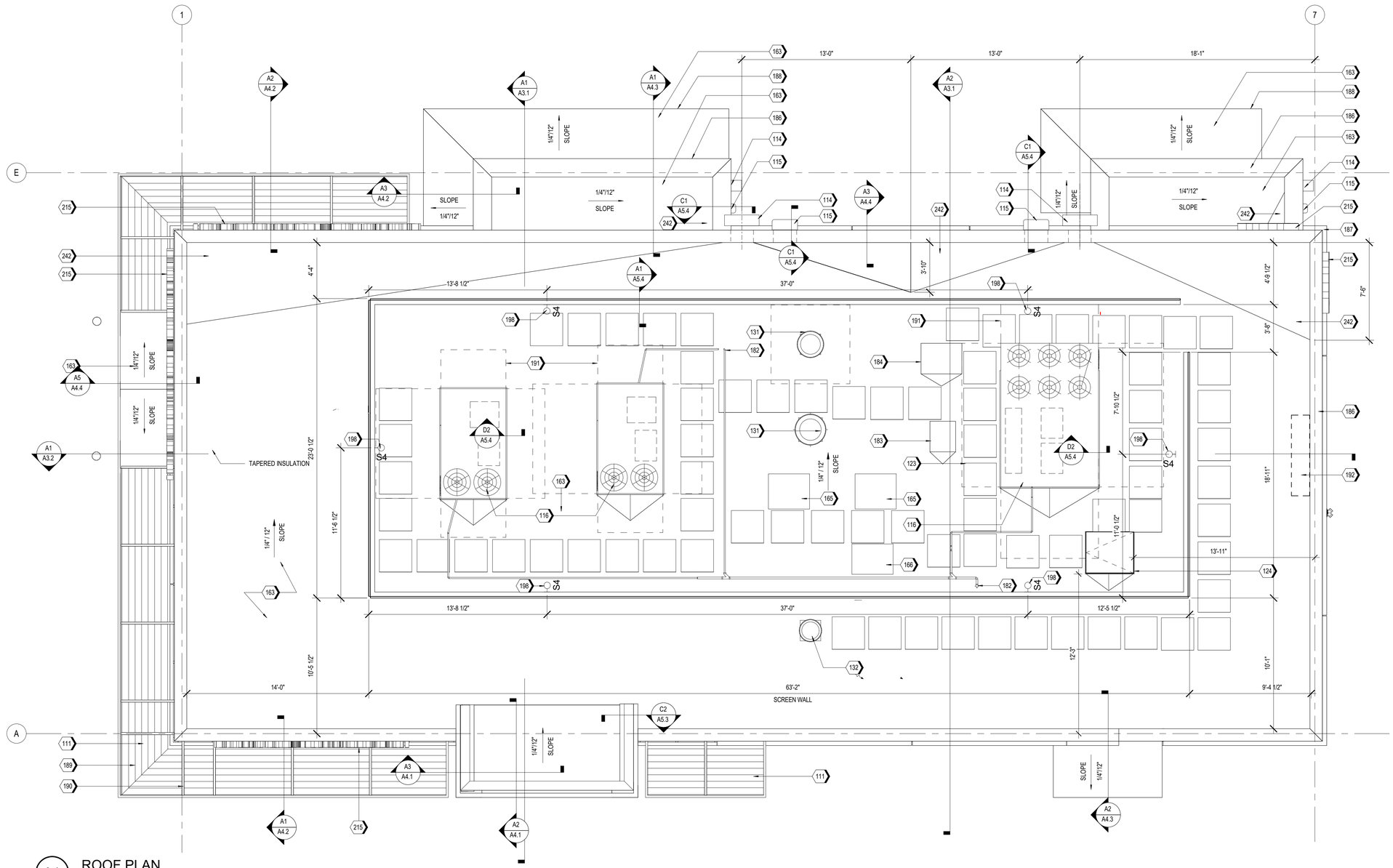


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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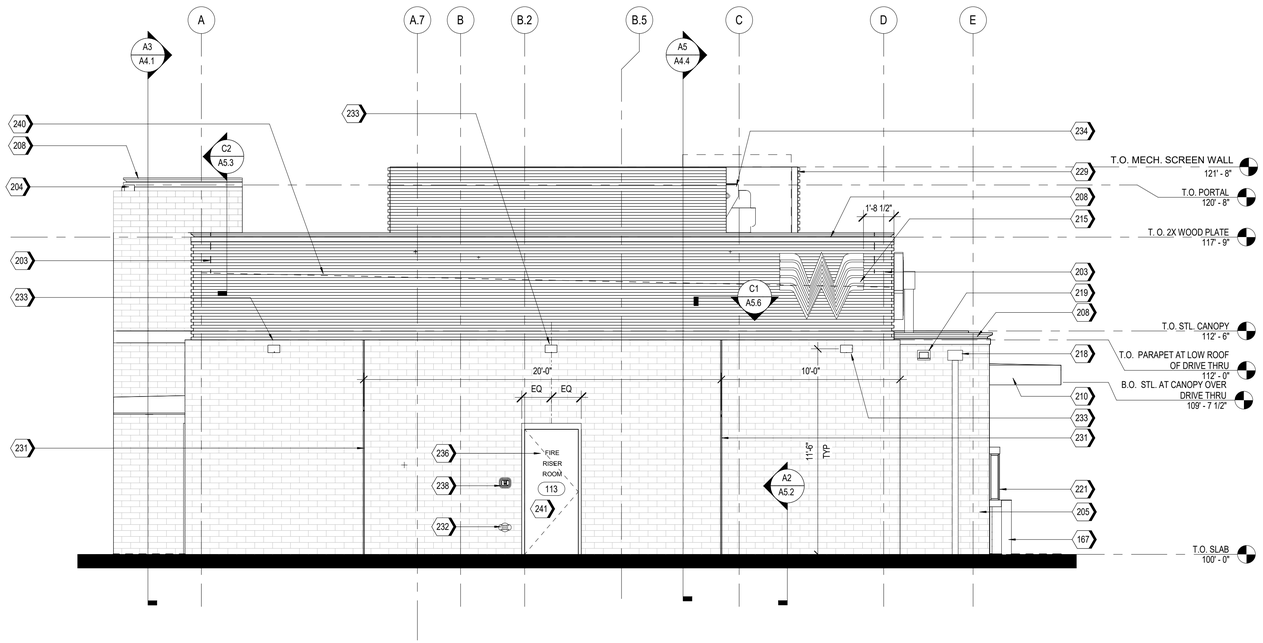
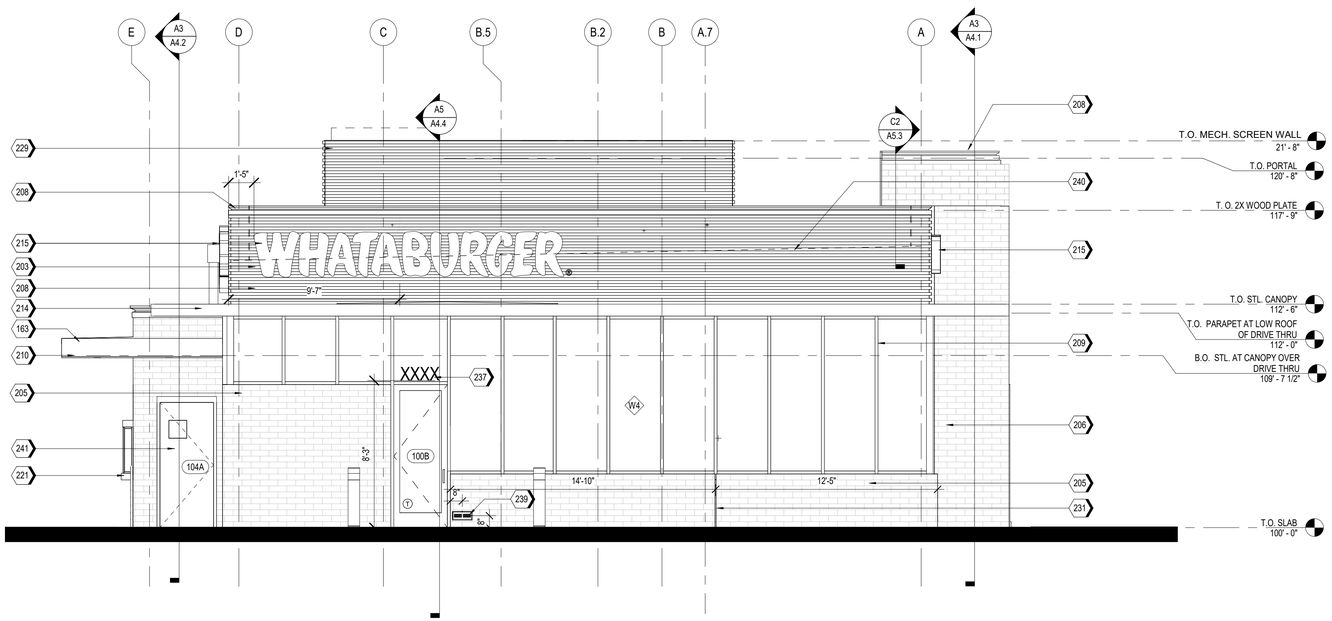


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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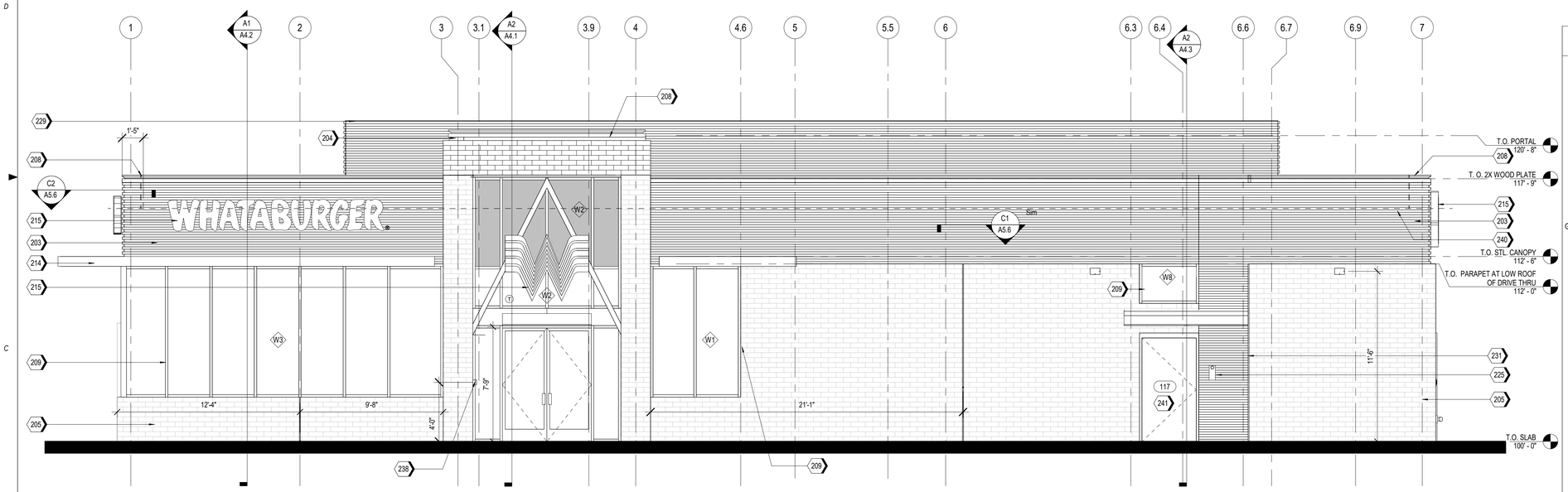
KEYNOTES

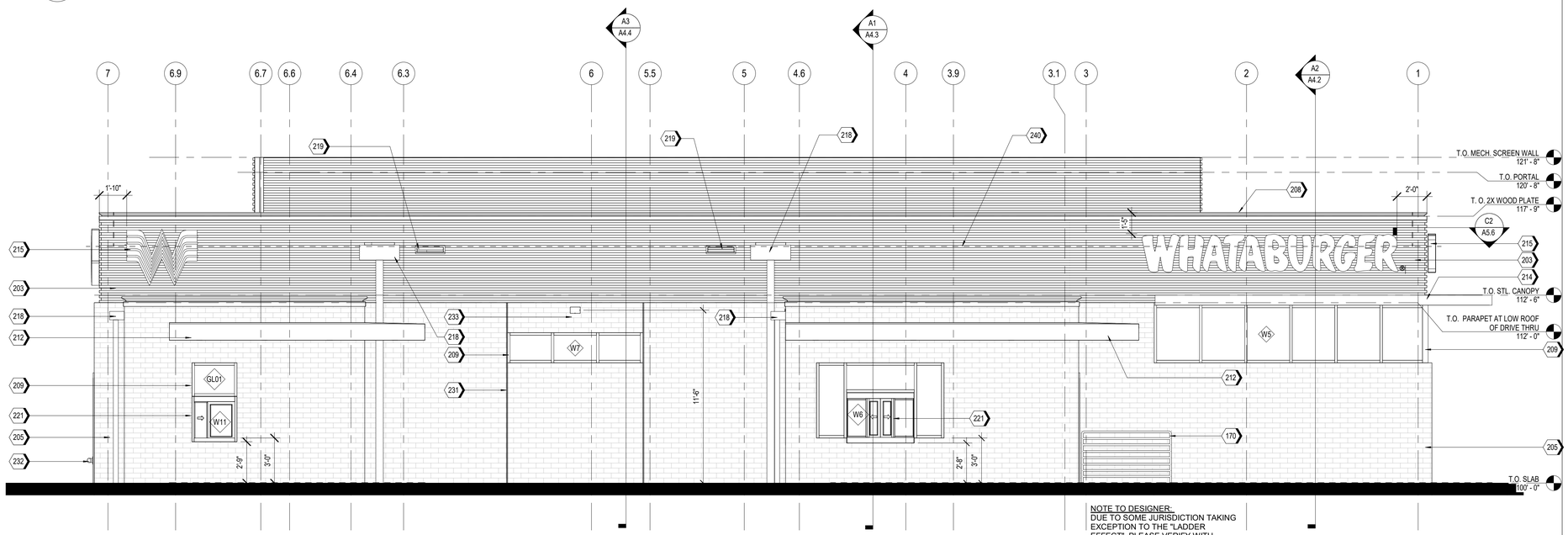
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: CWPS CORP

Mailing Address*: 222 E 5TH ST, TUCSON AZ 85705-8412

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

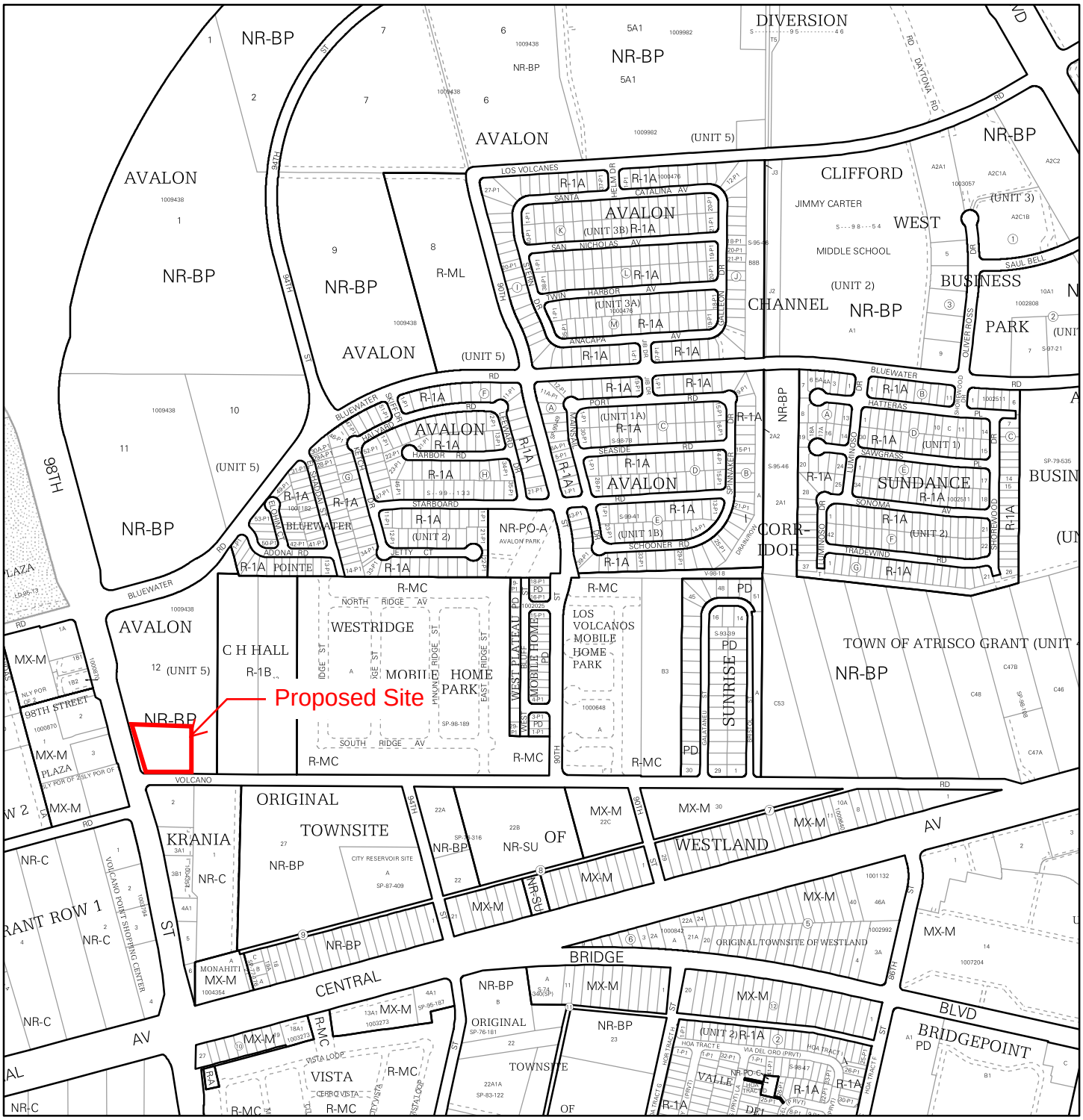
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



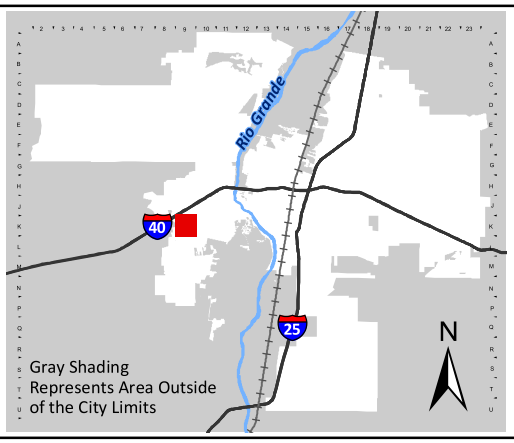
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

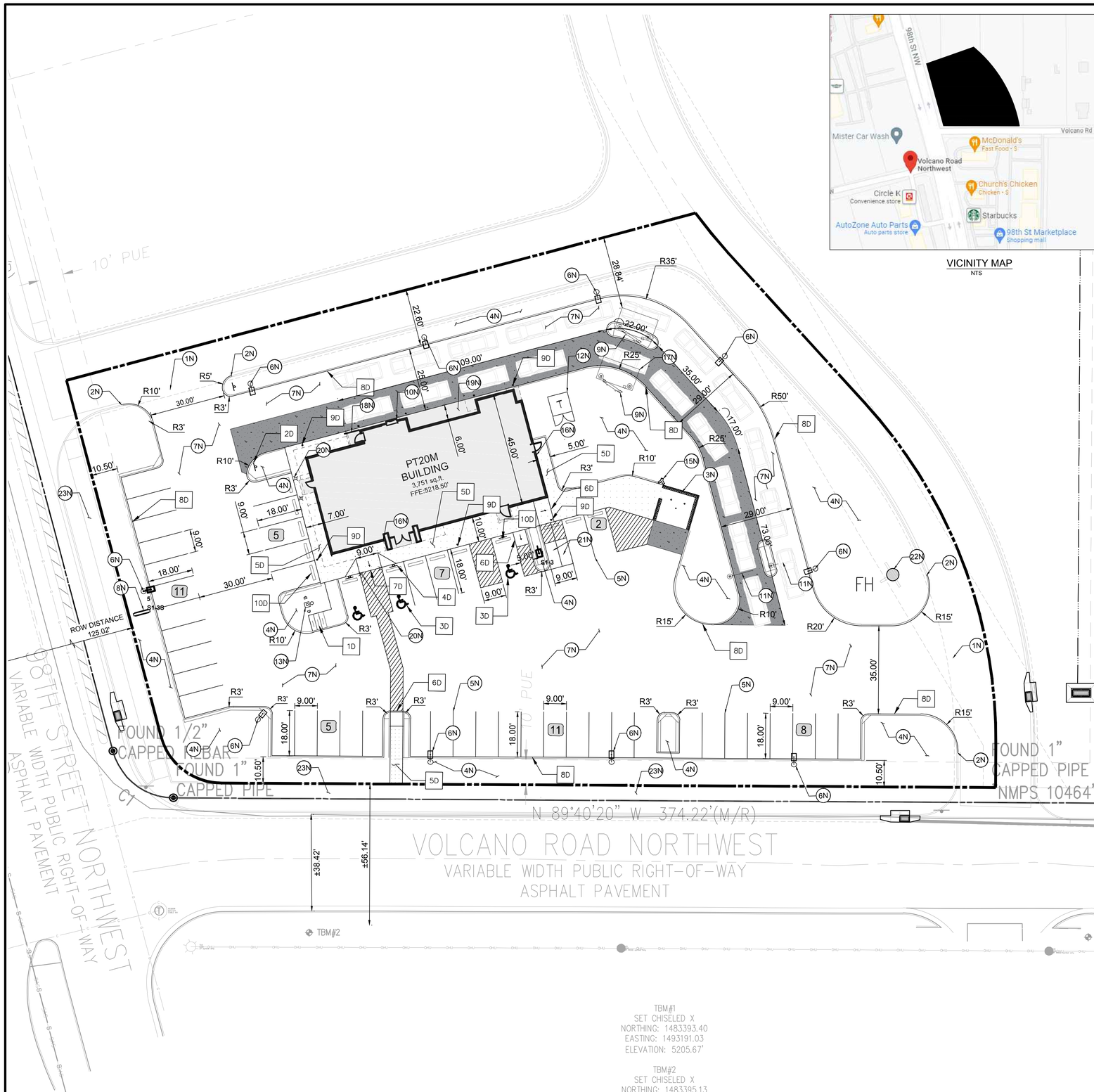


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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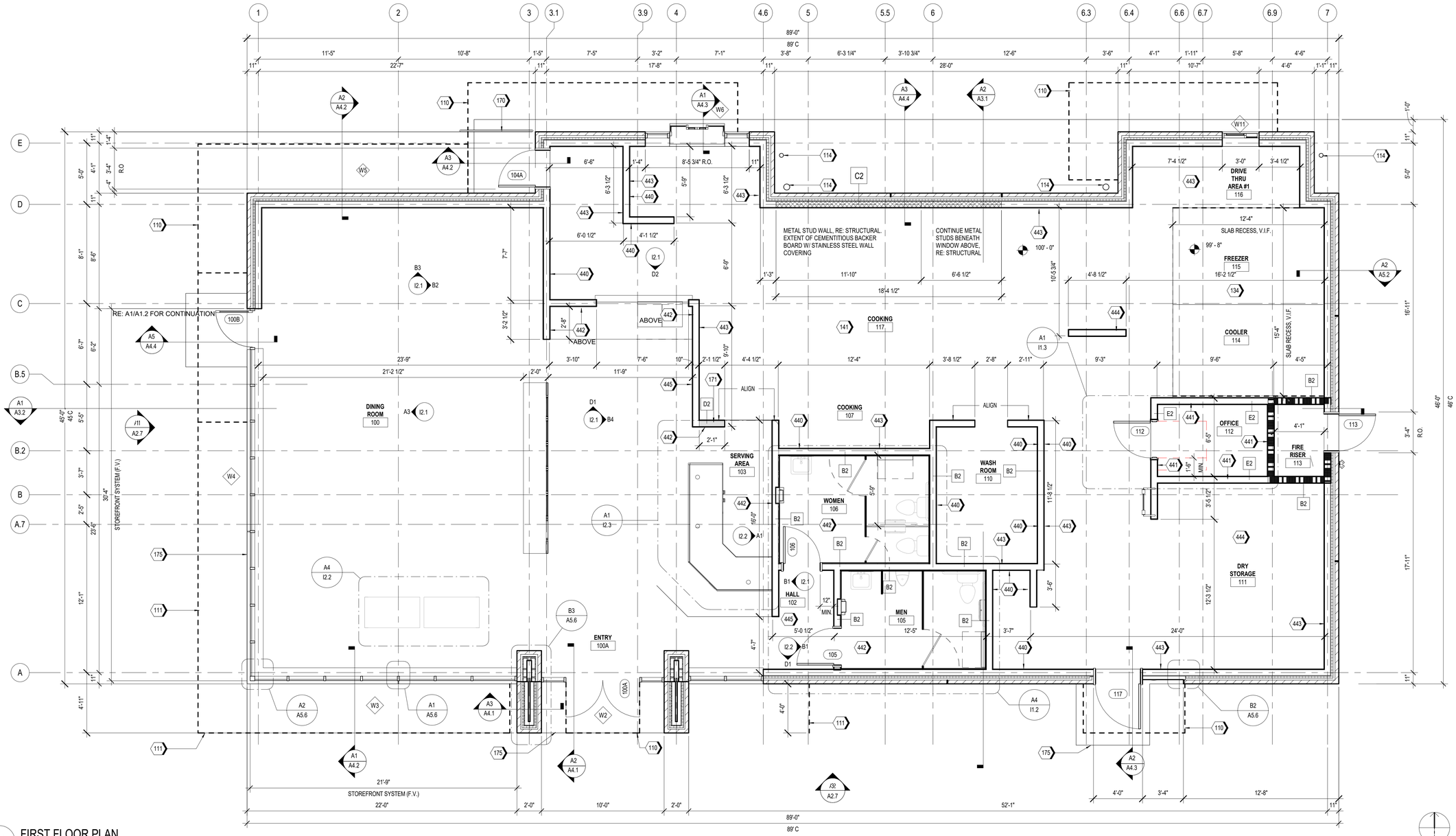
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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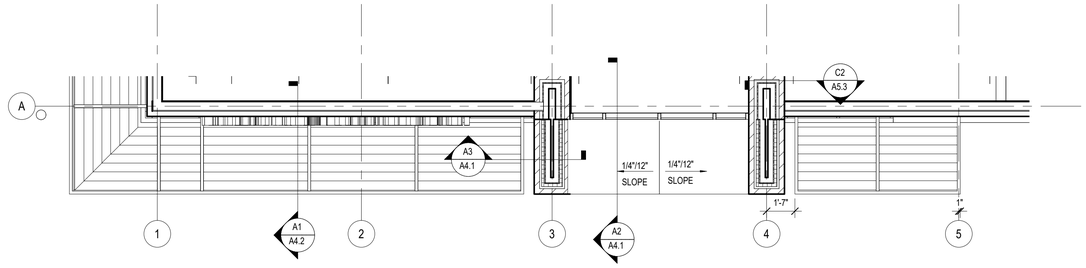
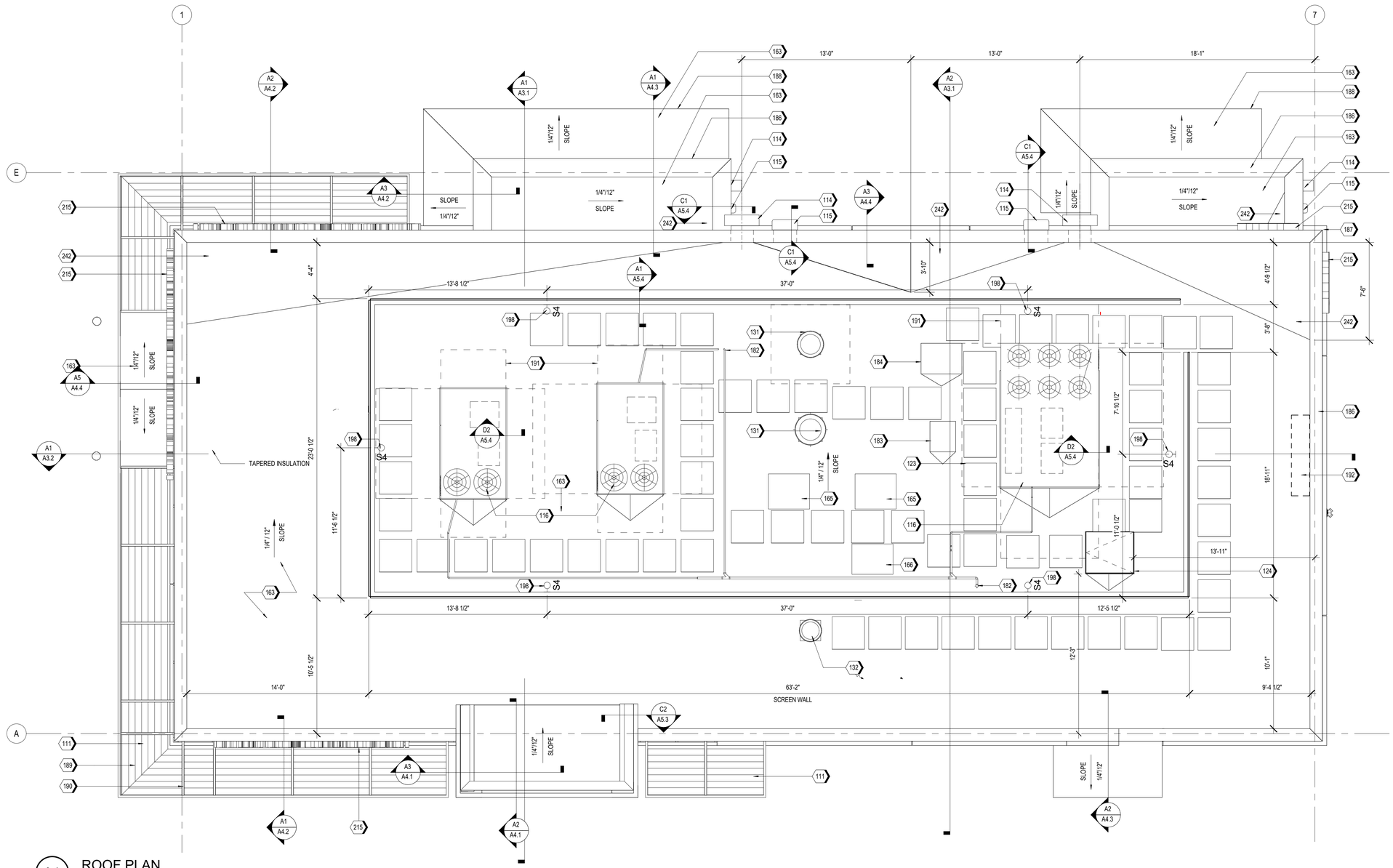


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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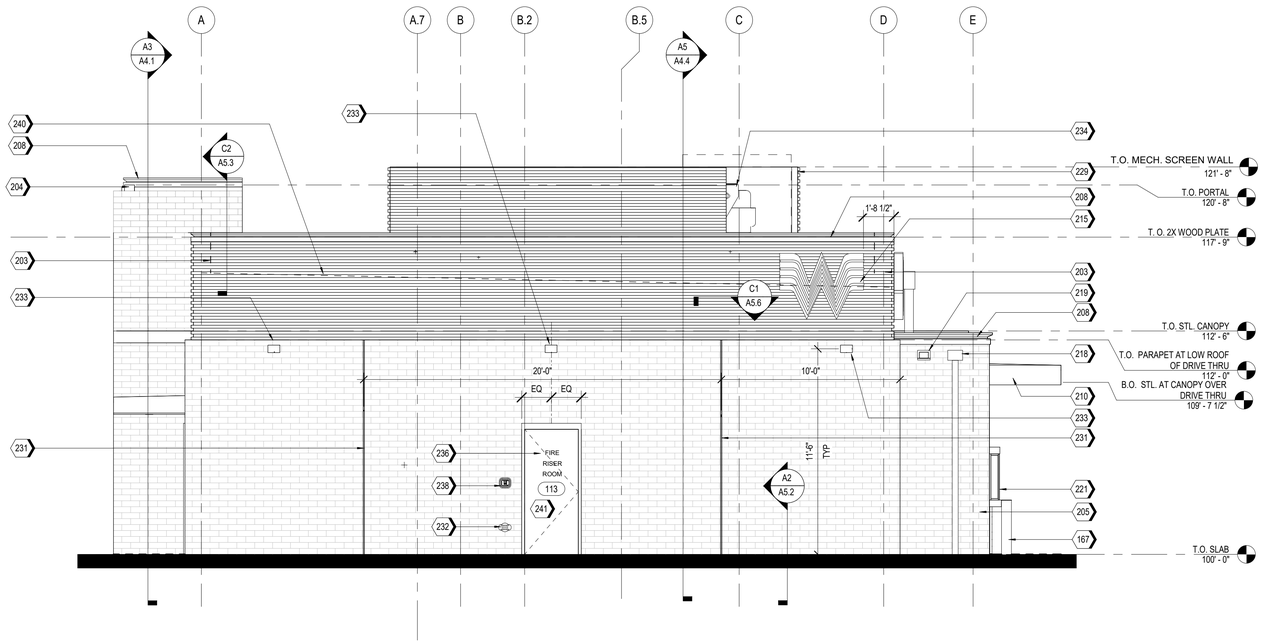
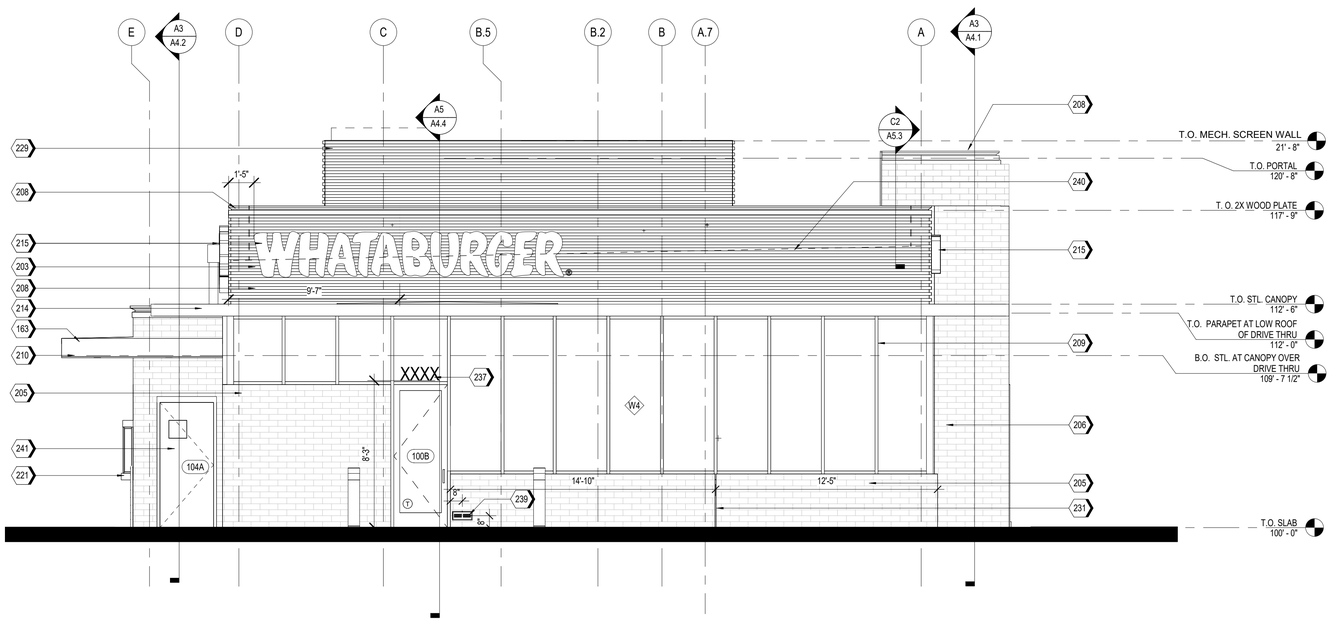


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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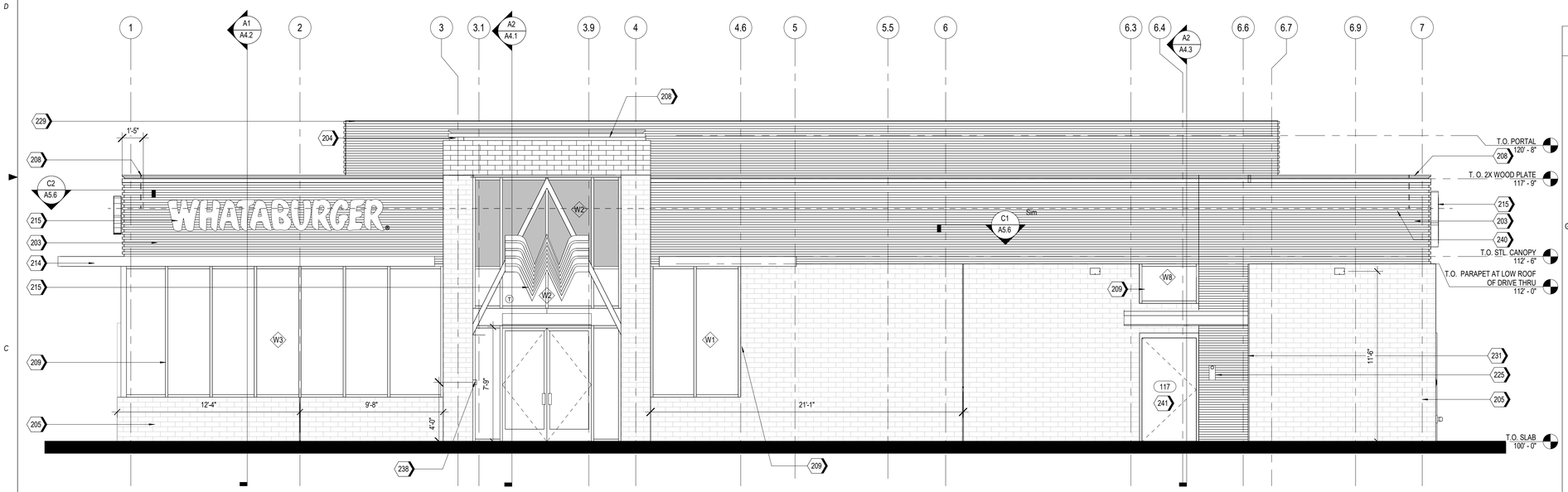
KEYNOTES

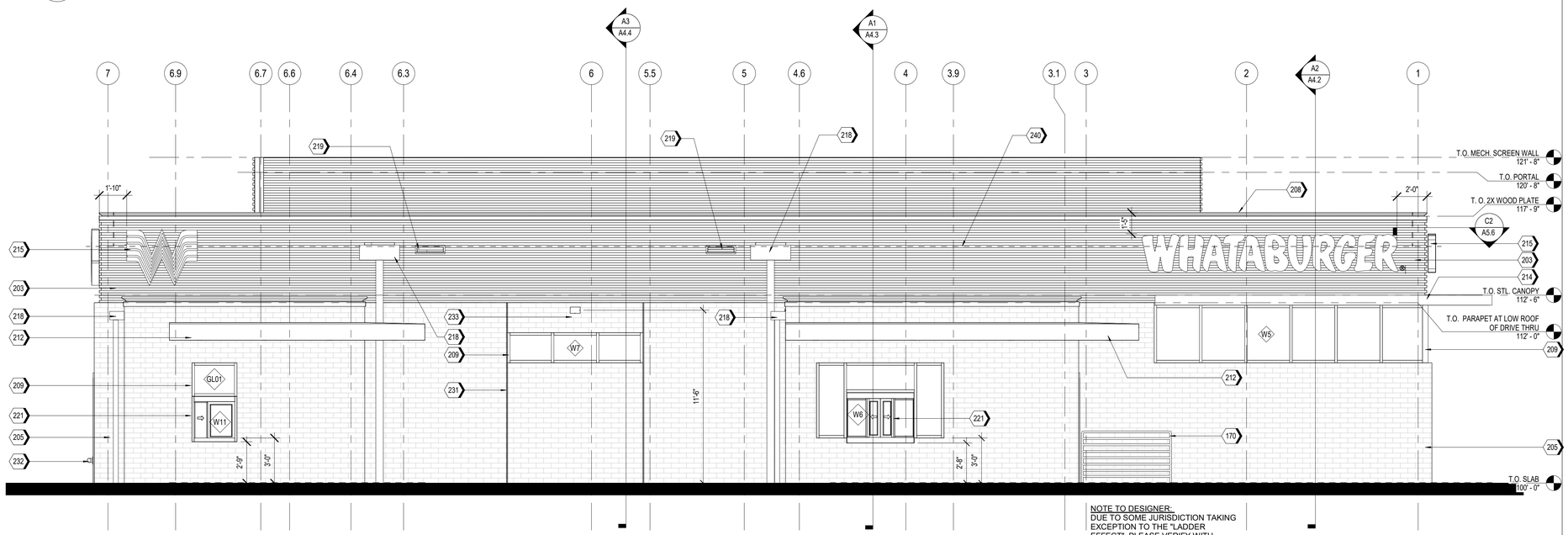
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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3801 Kirby Dr., Suite 600
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: DELGADO JUANA

Mailing Address*: 9620 ADONAI RD NW, ALBUQUERQUE NM 87121-2576

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

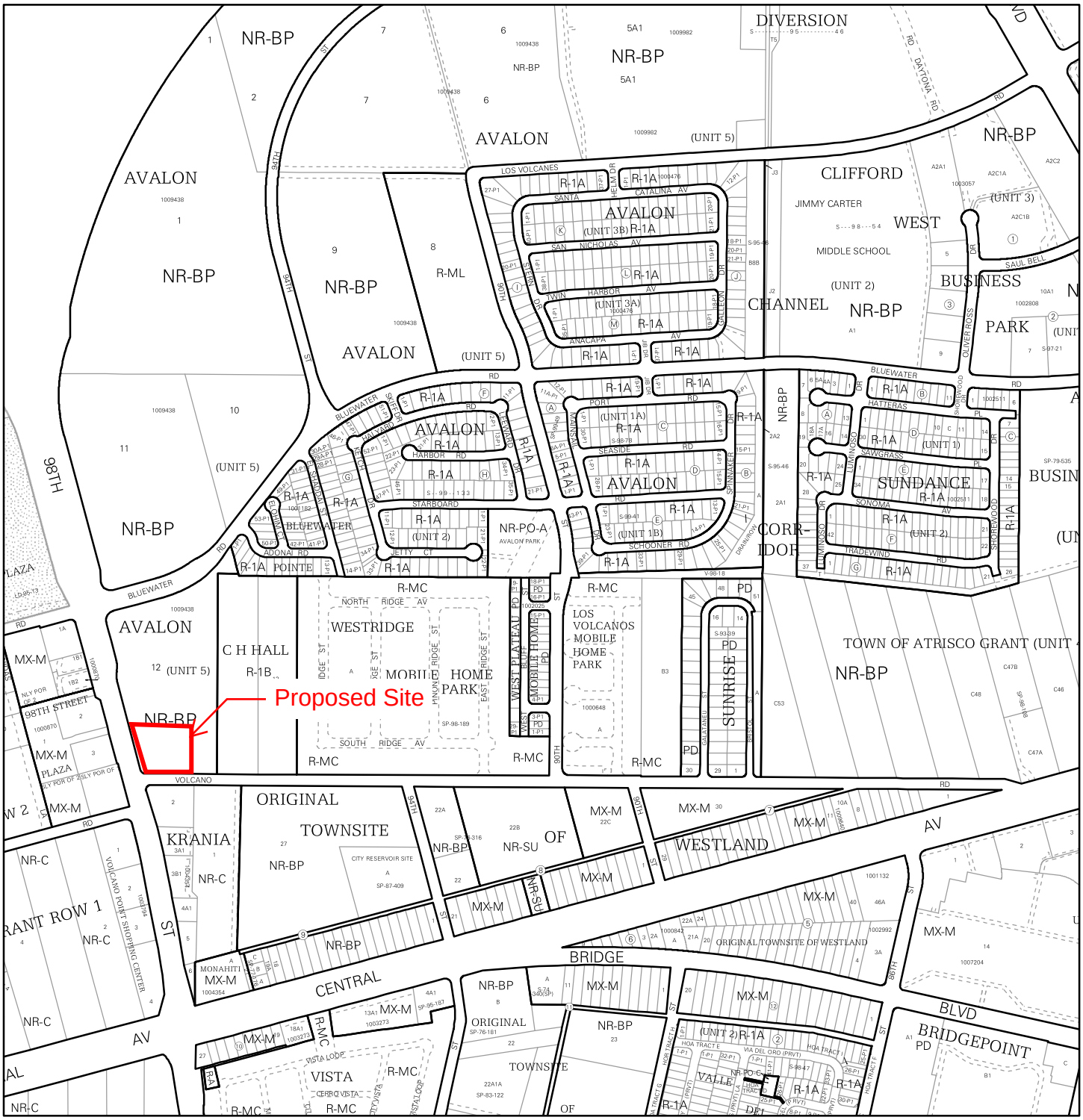
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



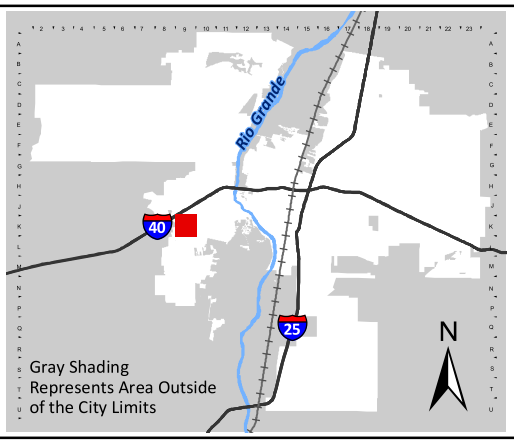
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

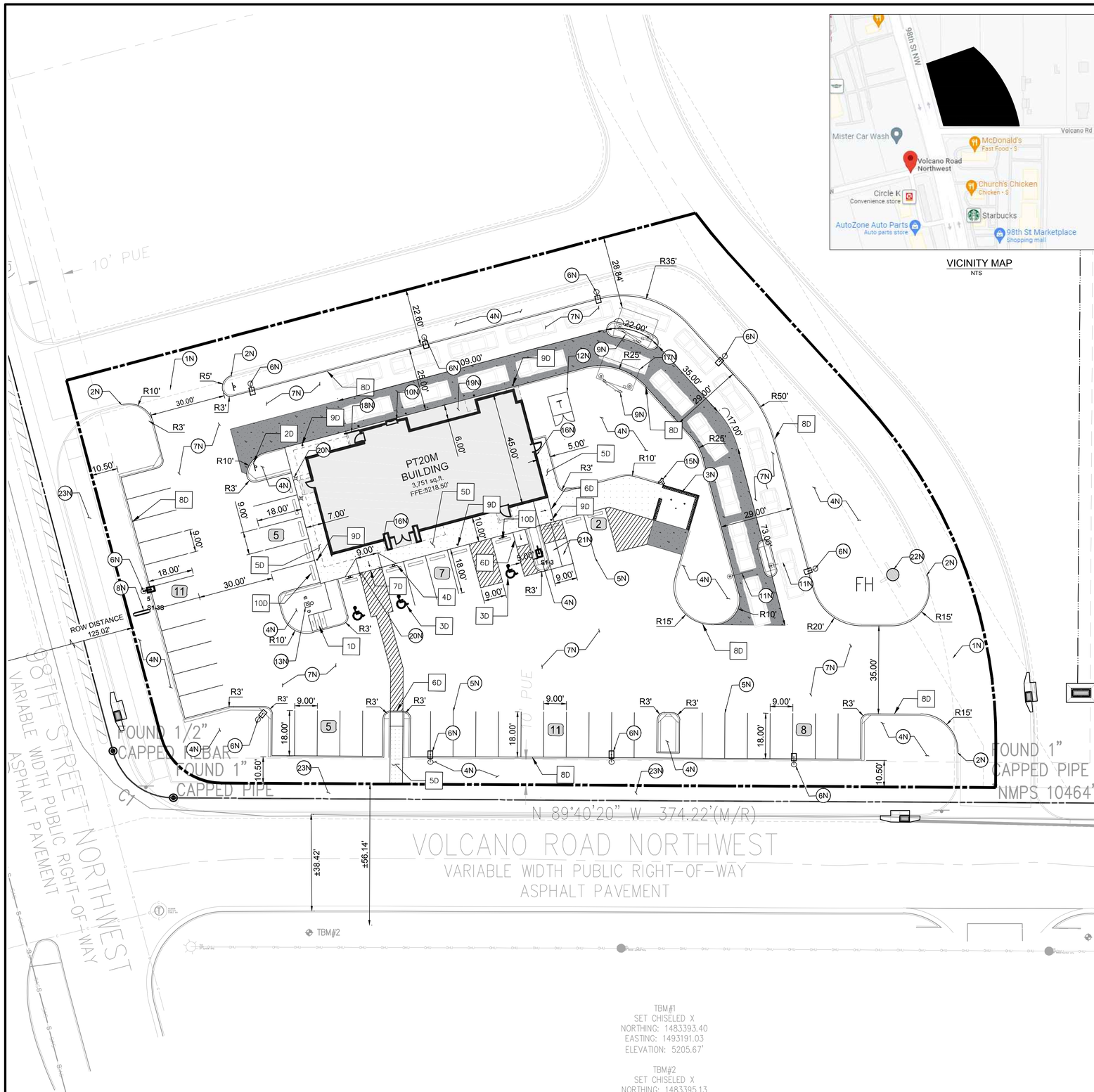


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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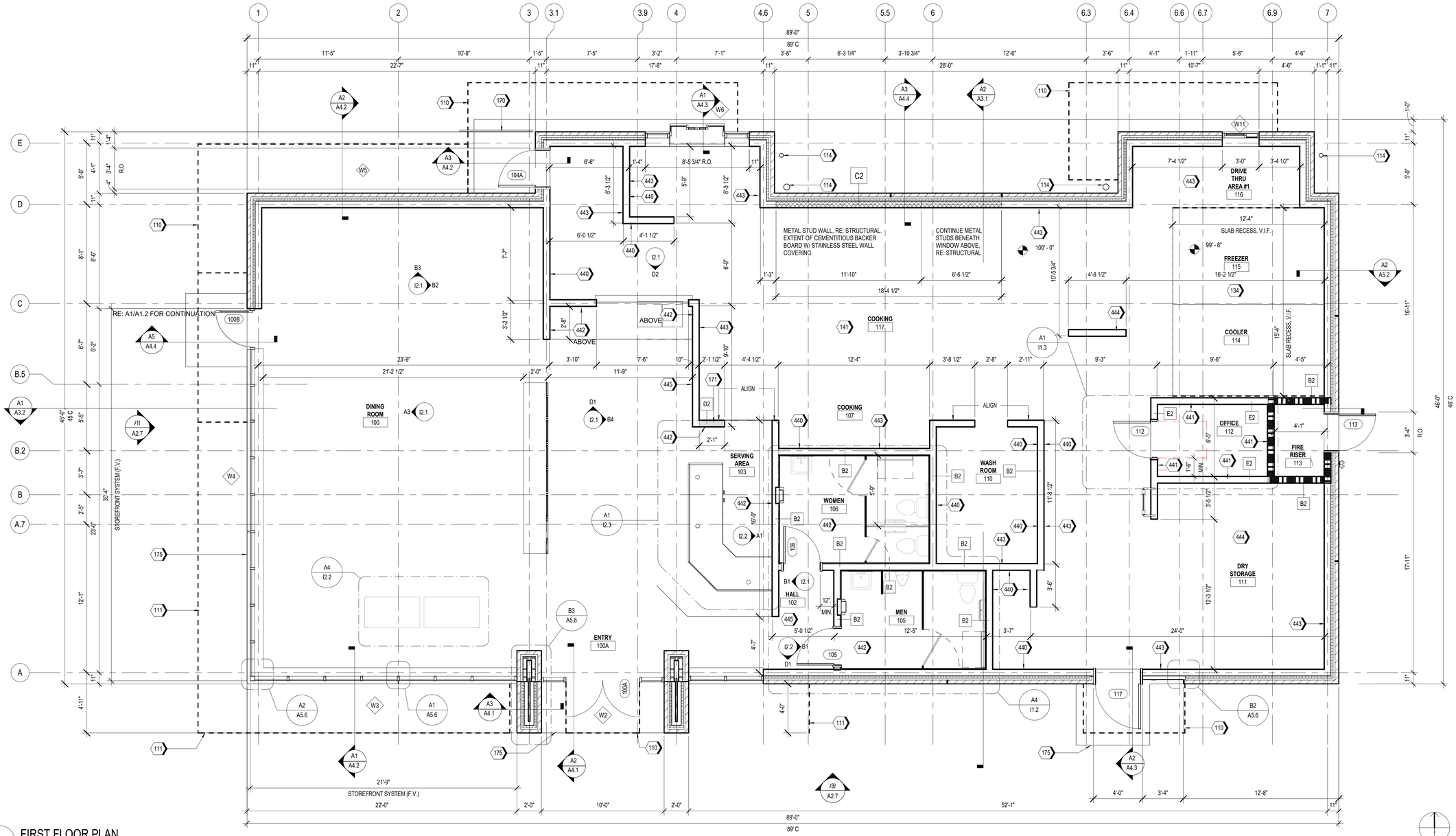
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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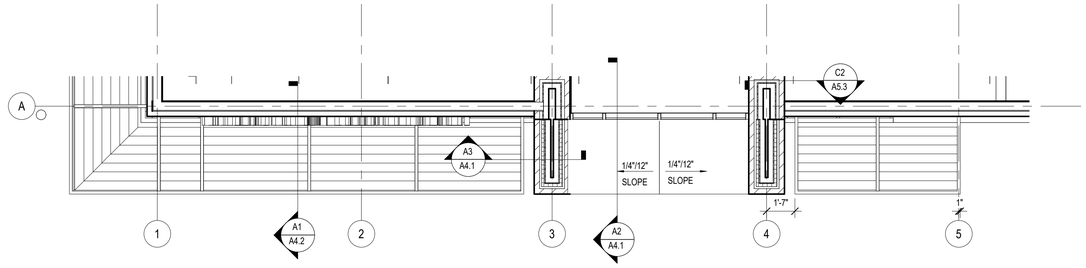
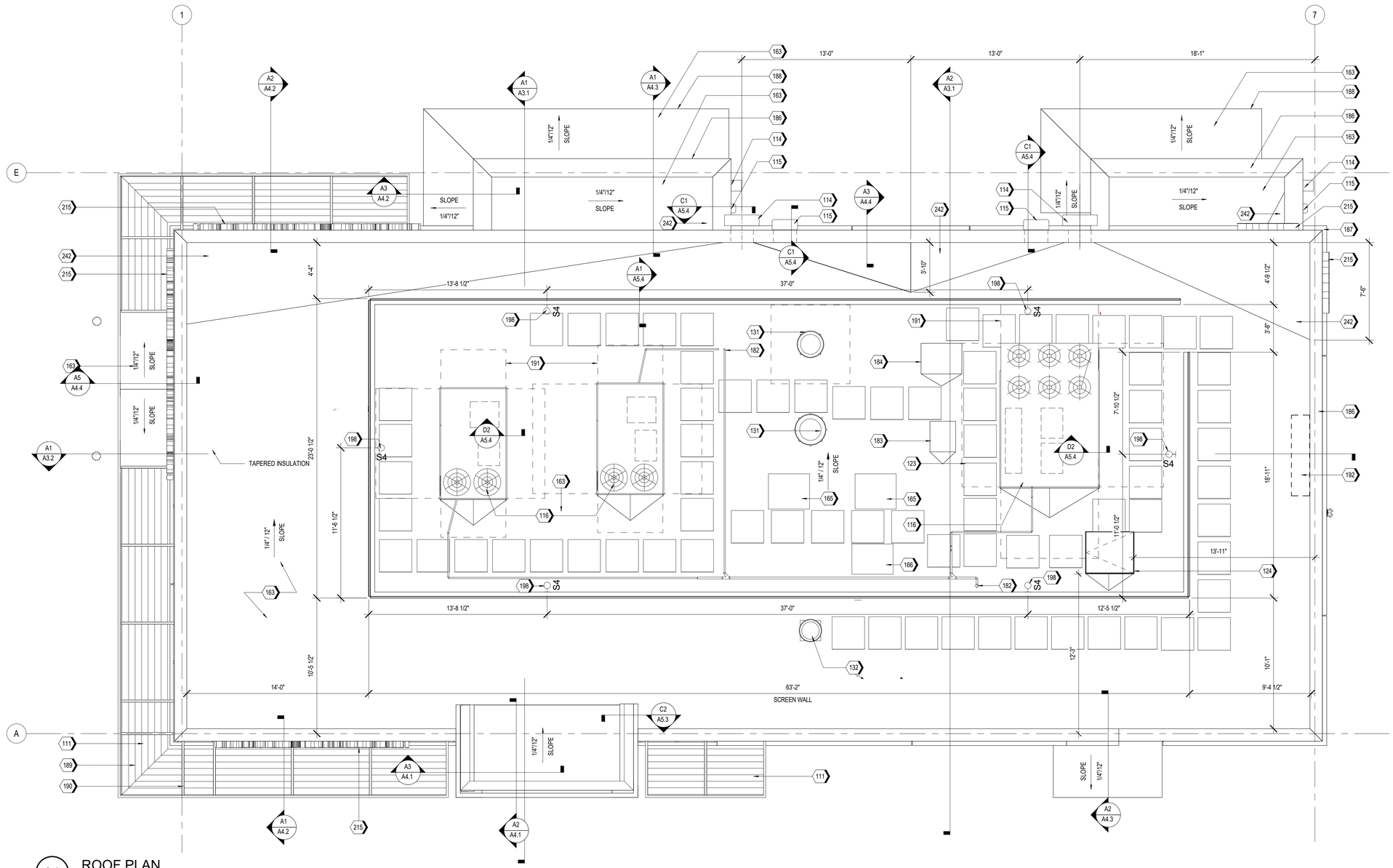


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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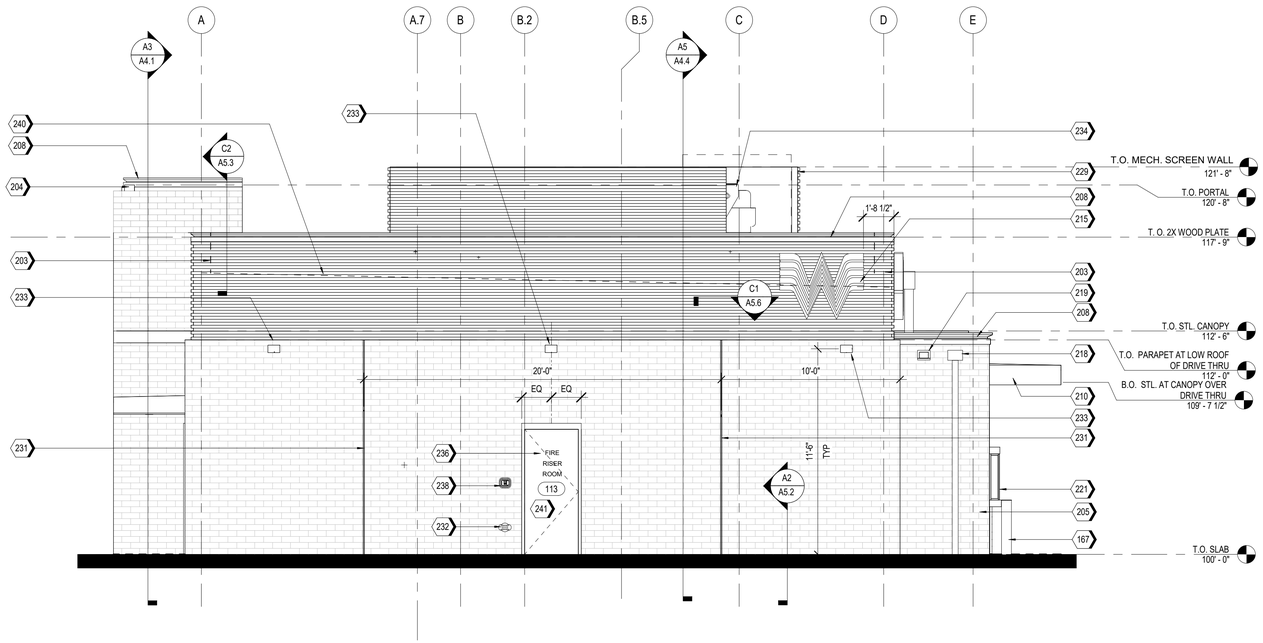
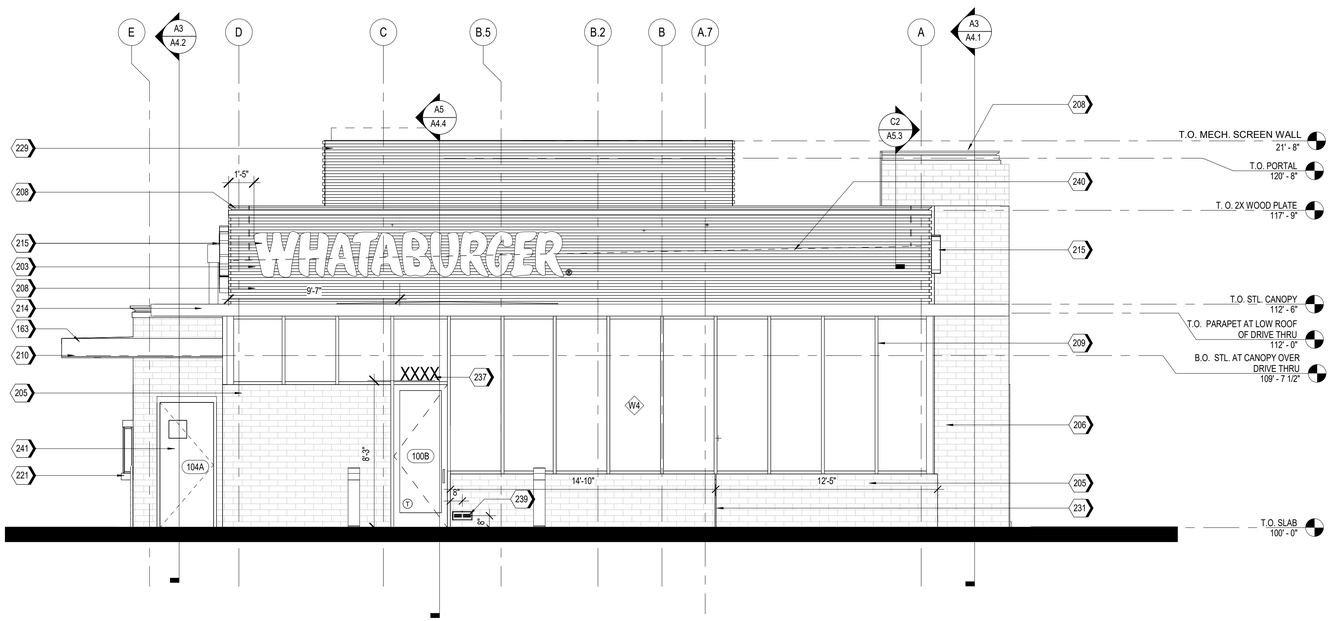


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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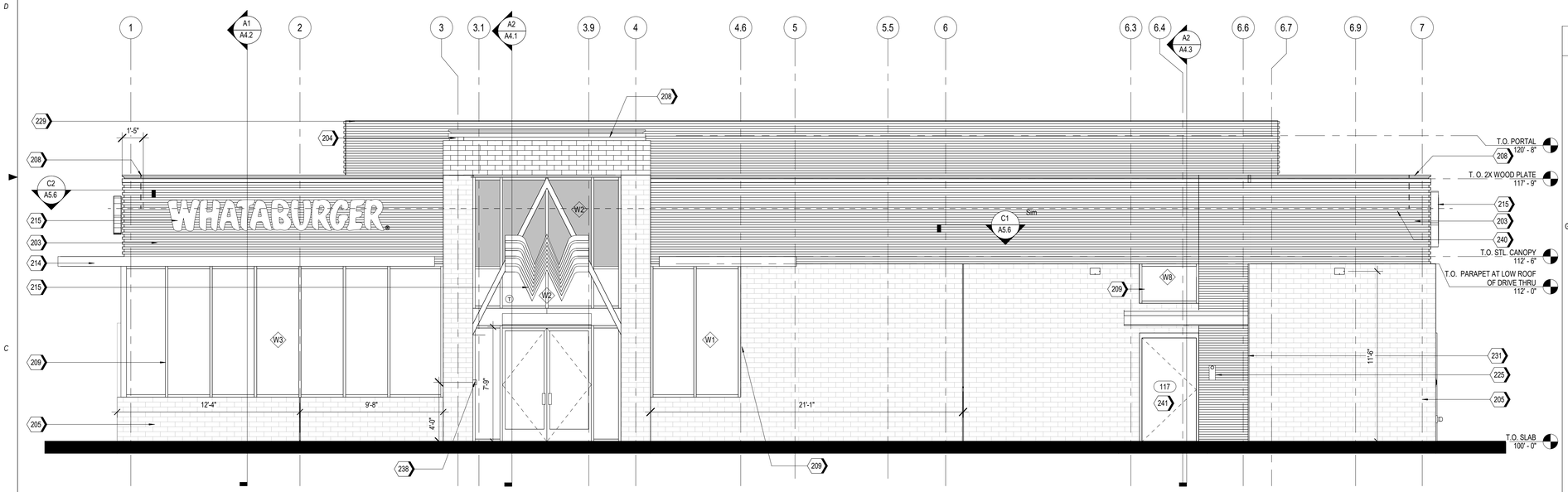
KEYNOTES

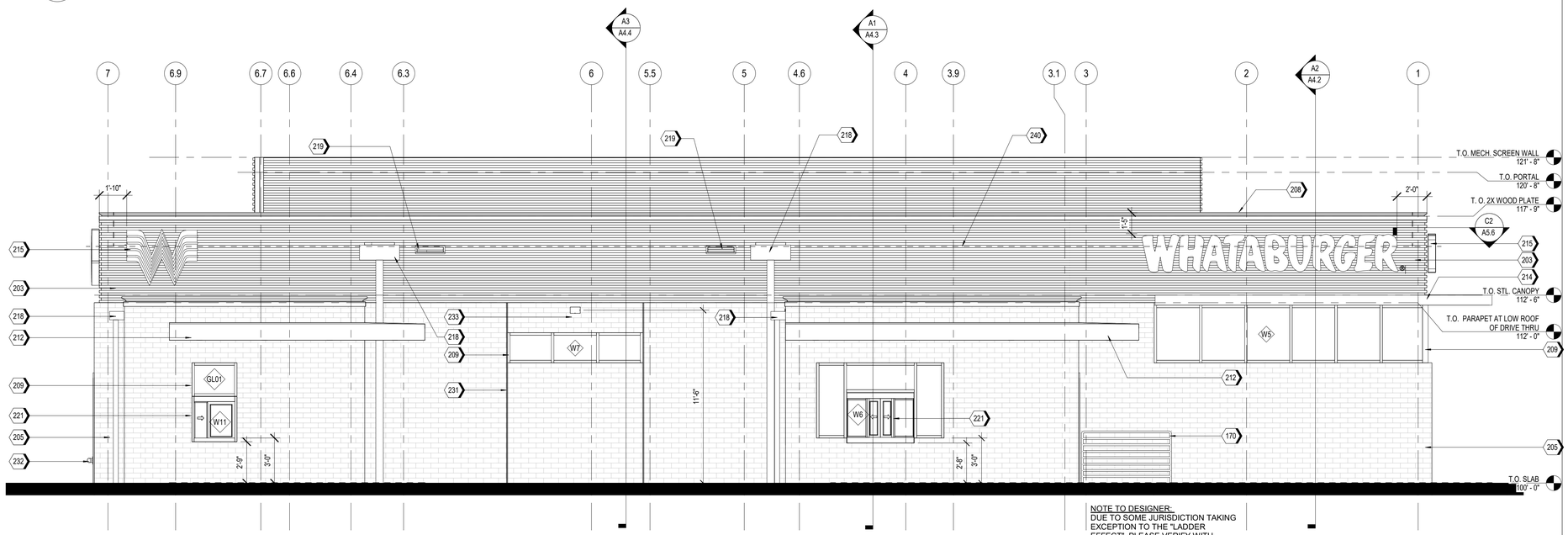
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: HOLGUIN ANAHI

Mailing Address*: 9600 ADONAI RD NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

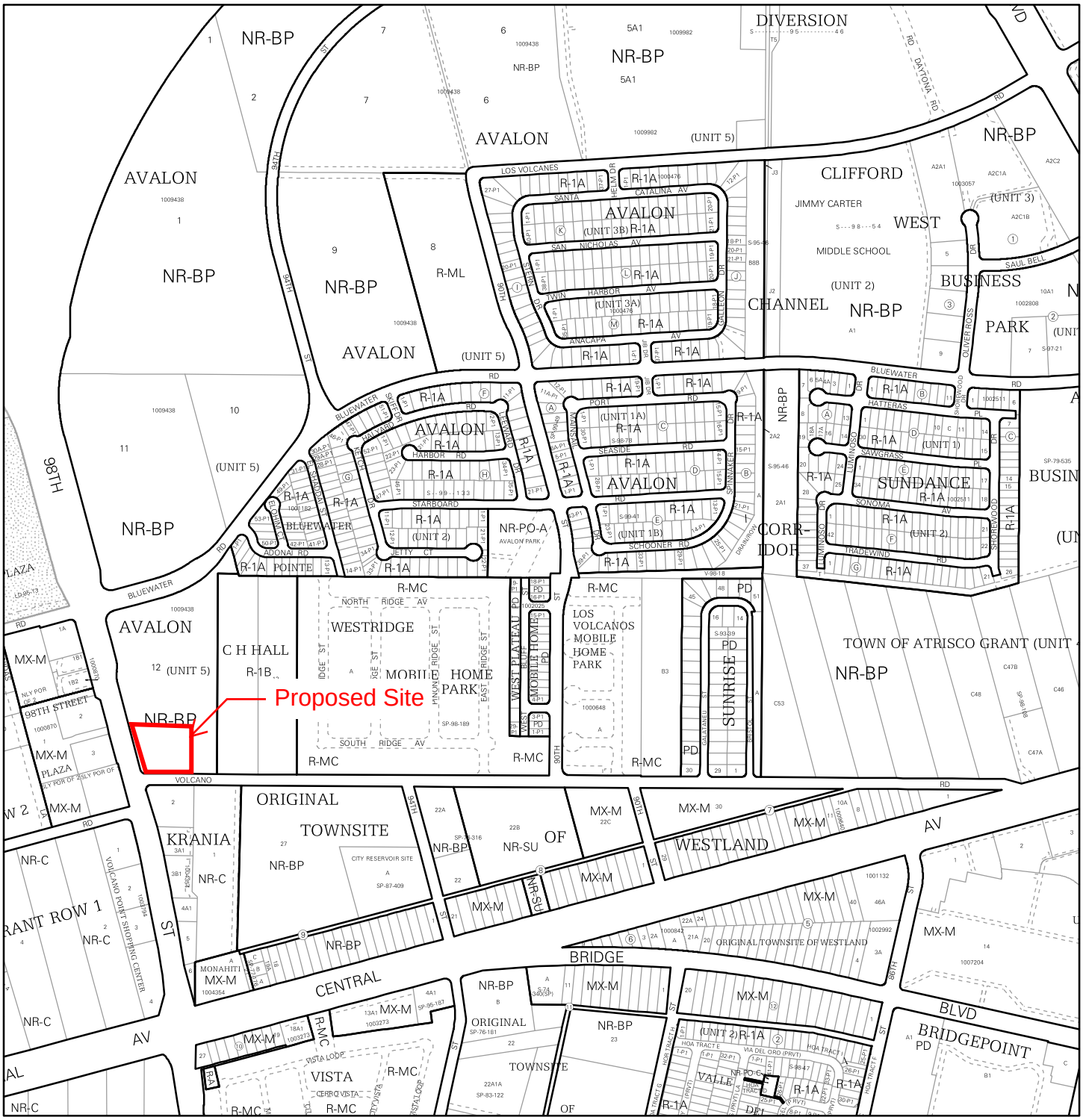
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



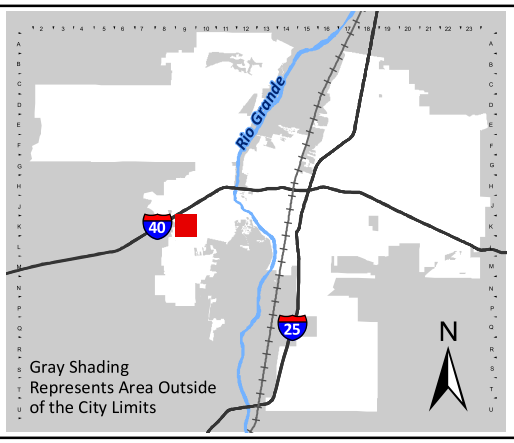
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

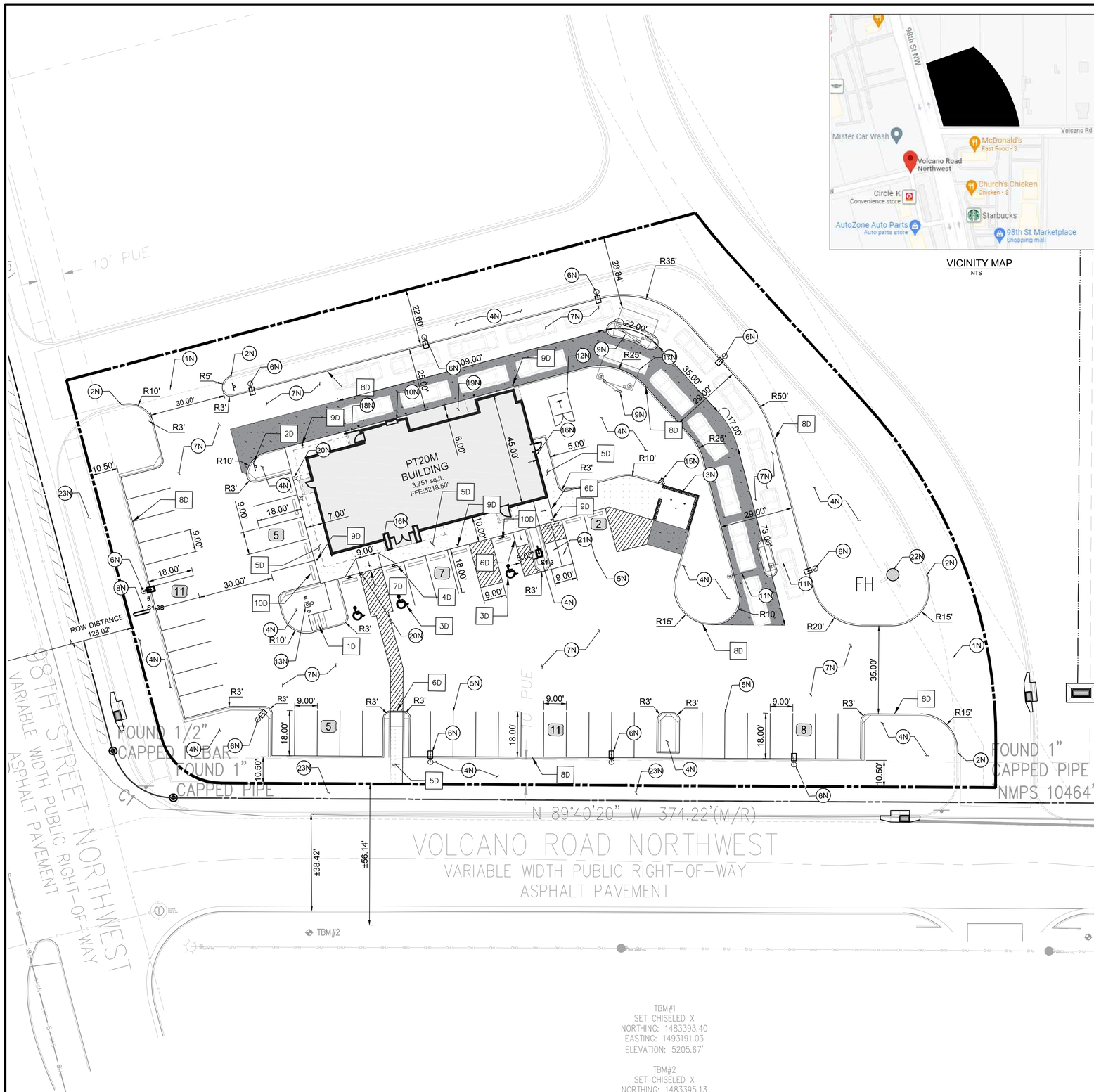


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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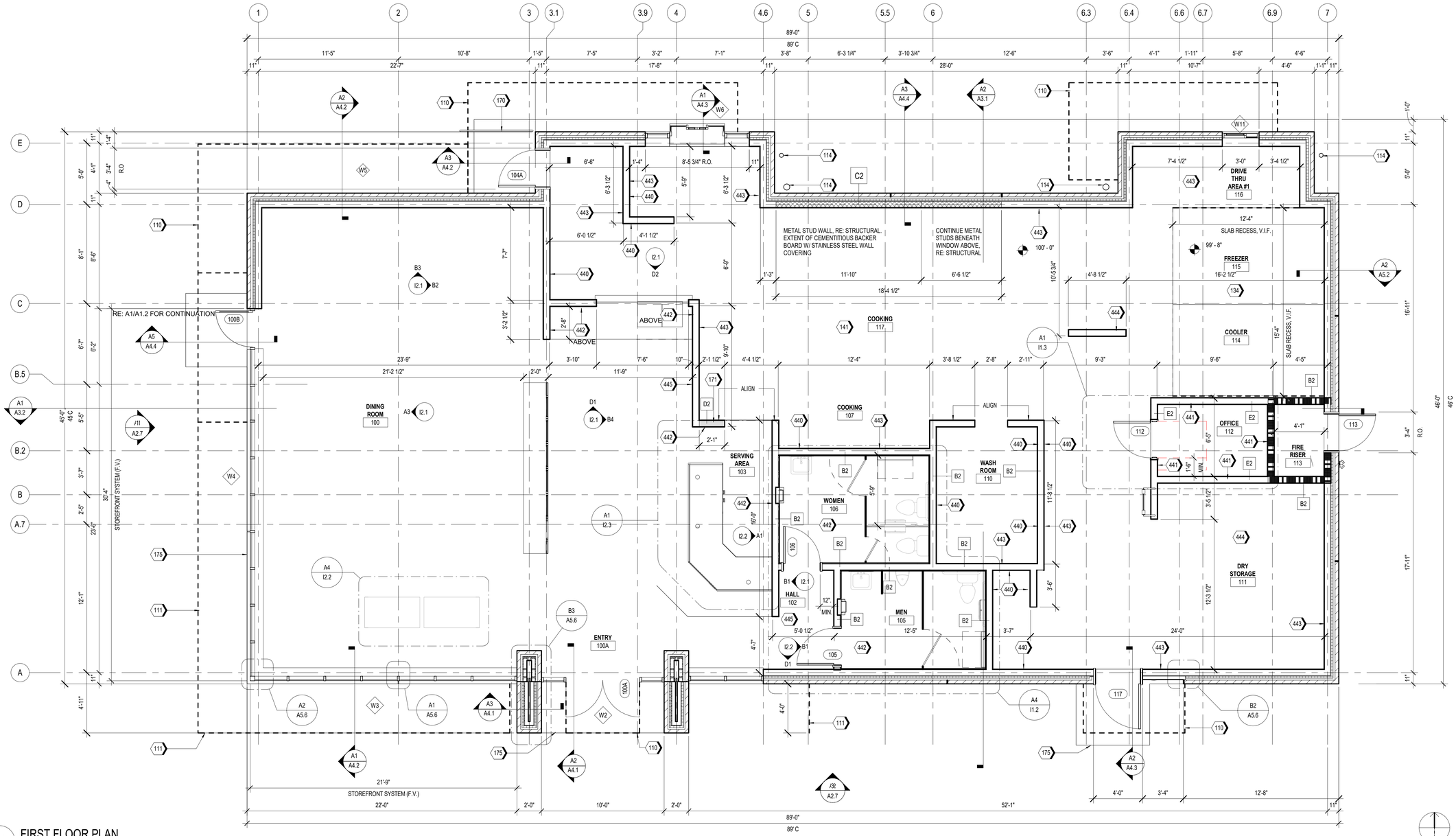
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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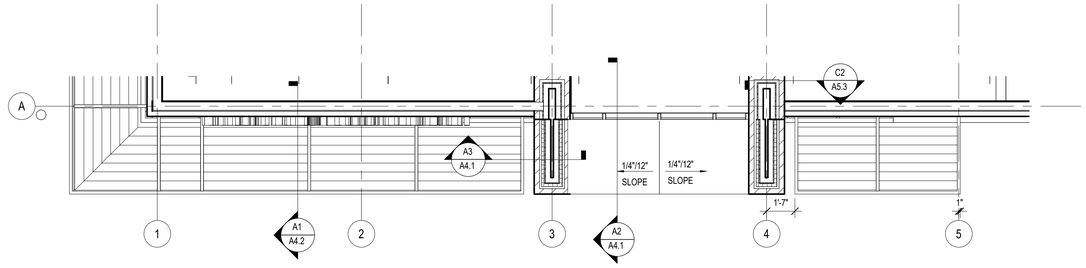
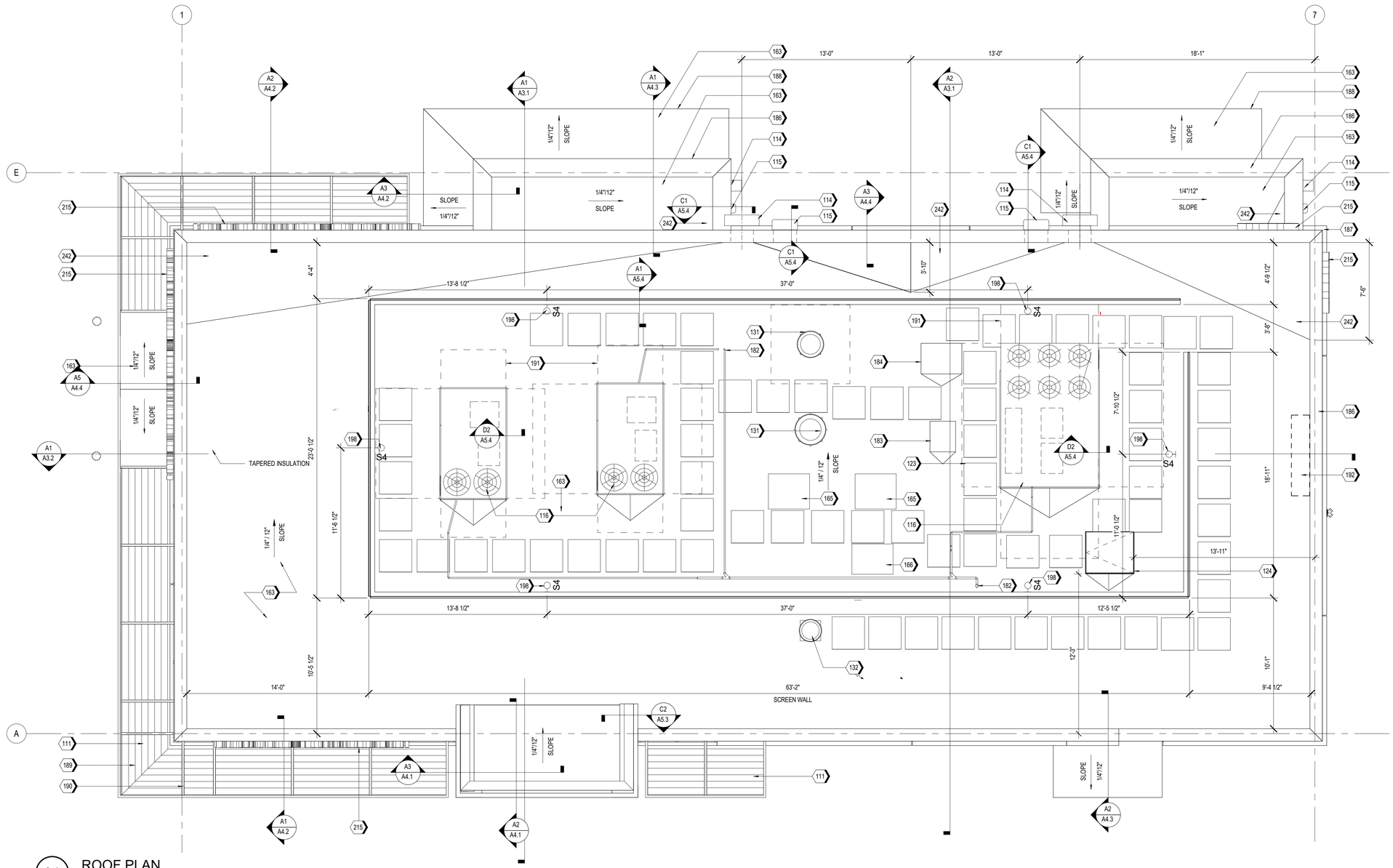


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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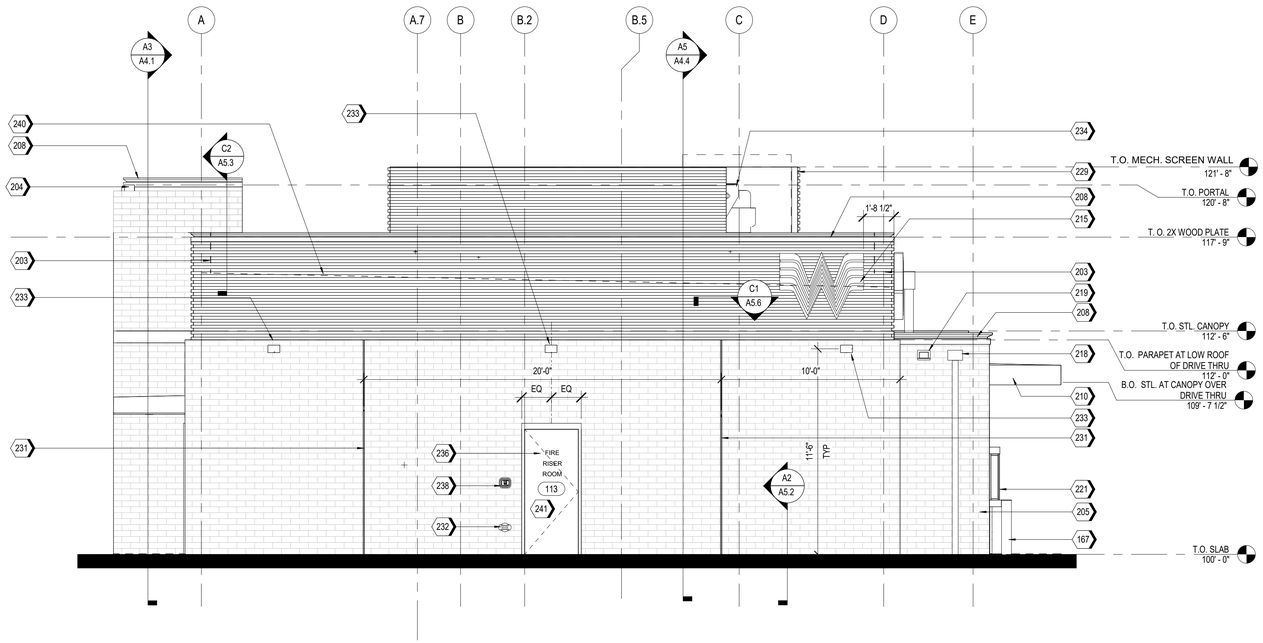
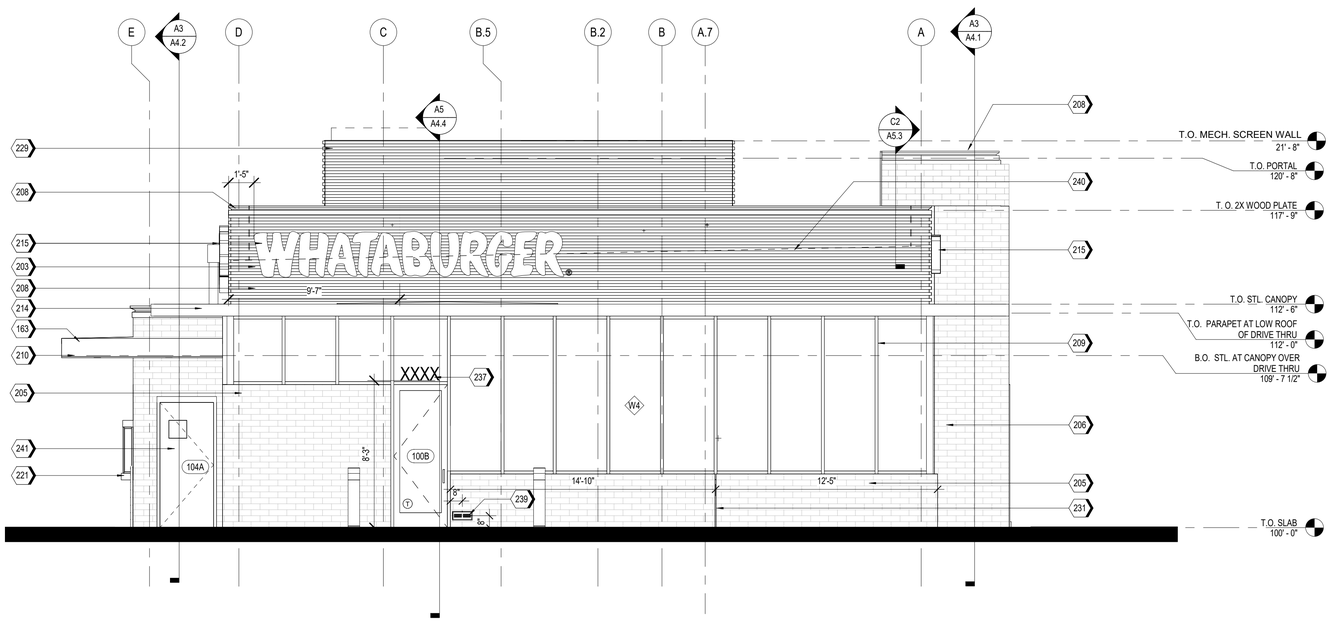


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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KEYNOTES

170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
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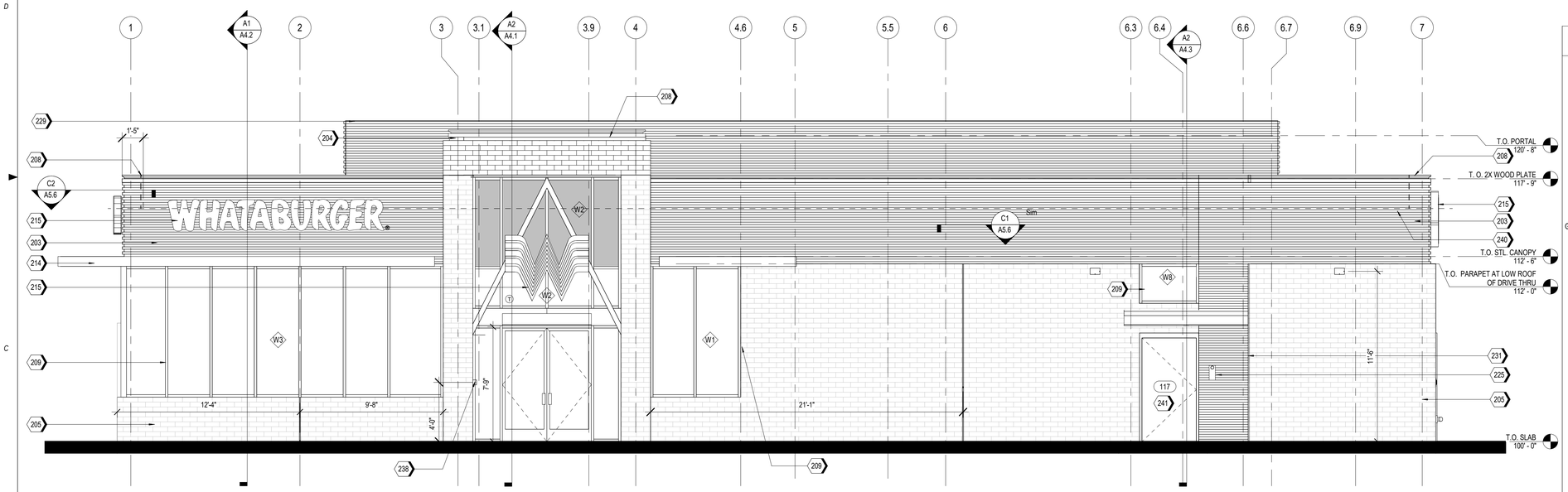
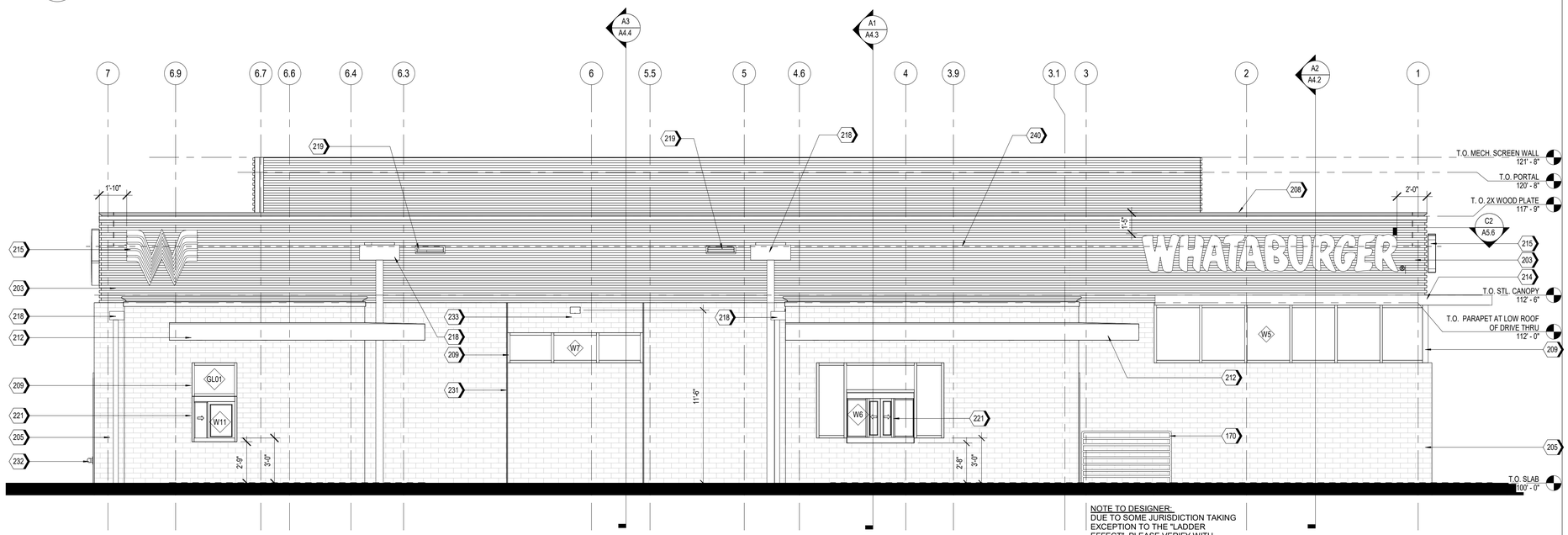


A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: HUANOSTA ISMAEL

Mailing Address*: 9612 ADONAI RD NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

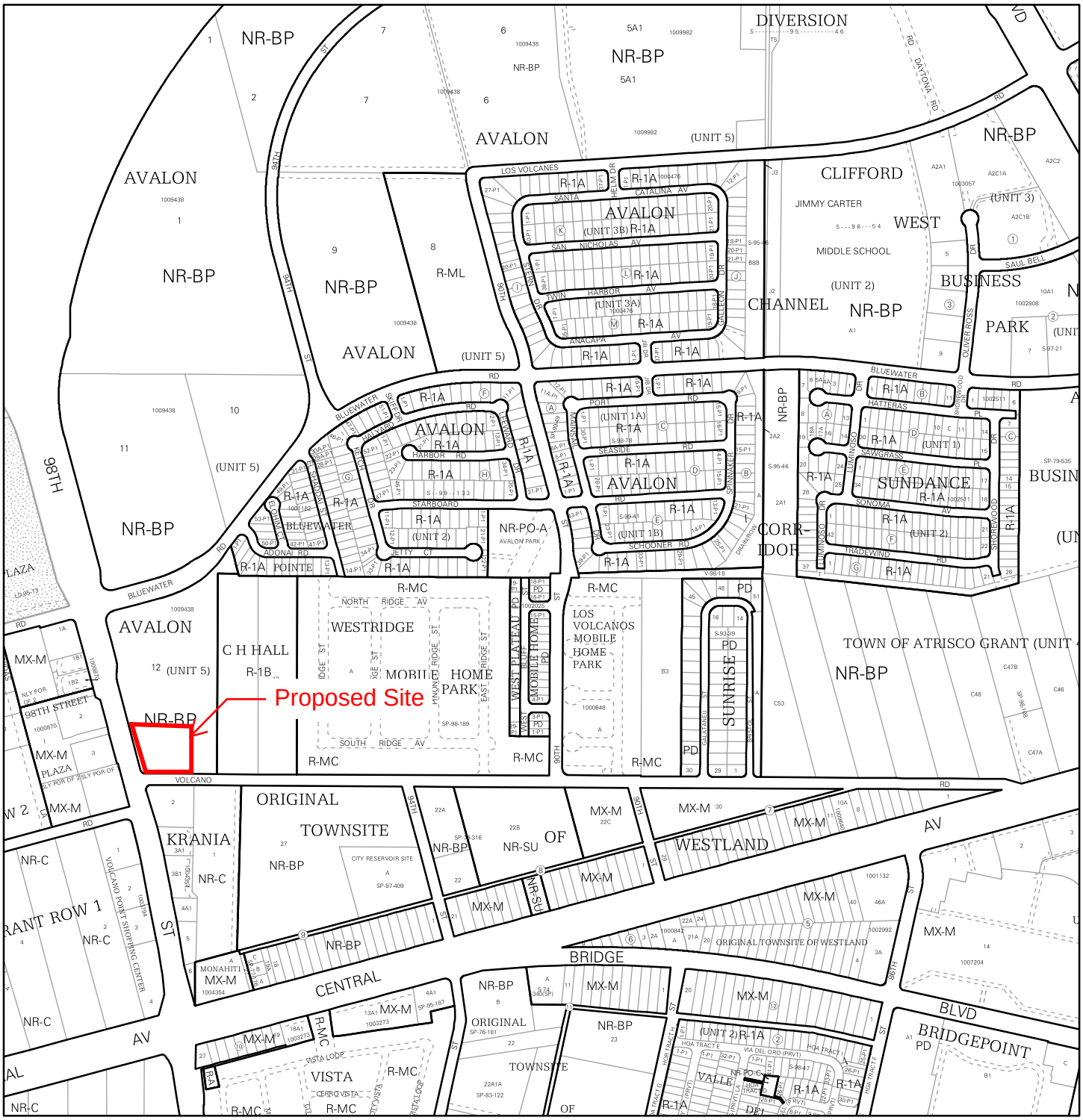
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



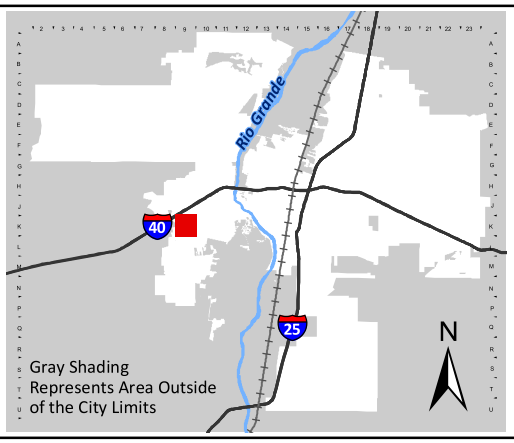
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

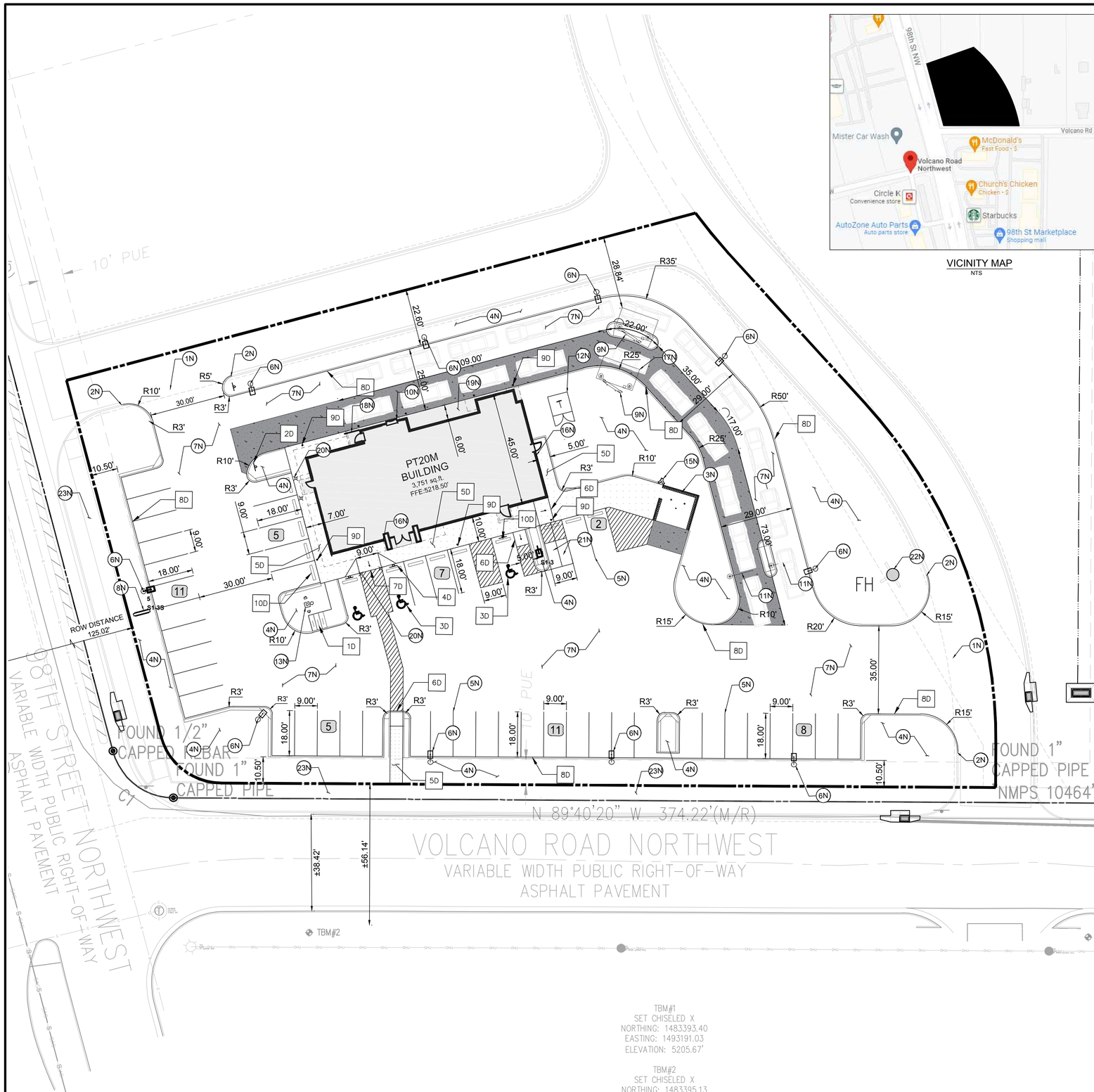


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

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Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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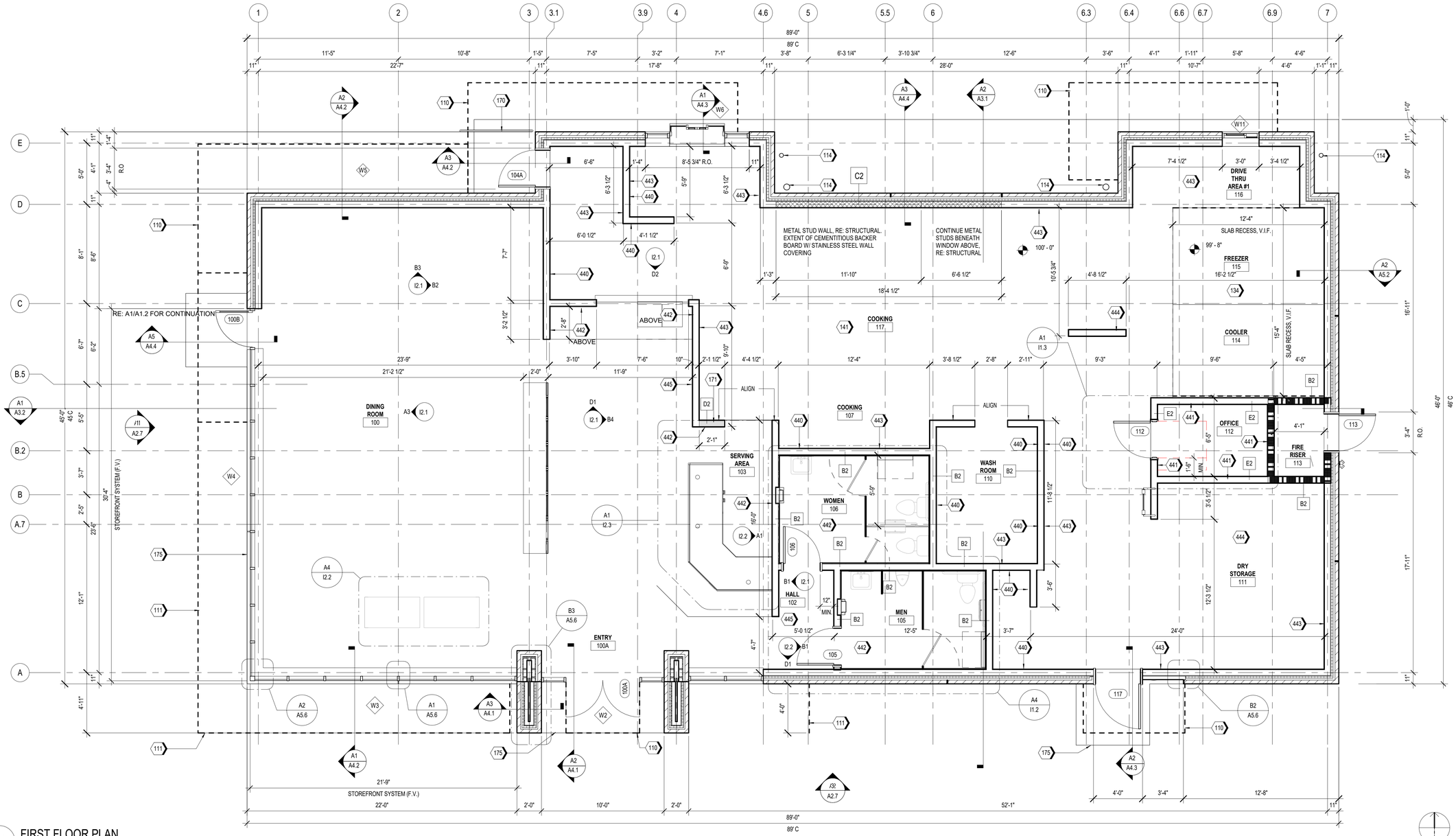
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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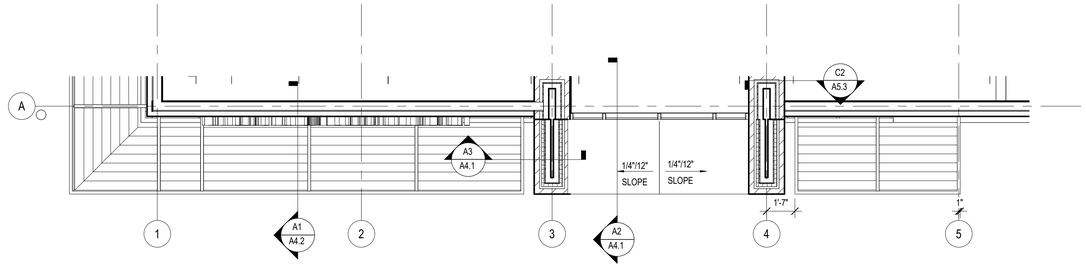
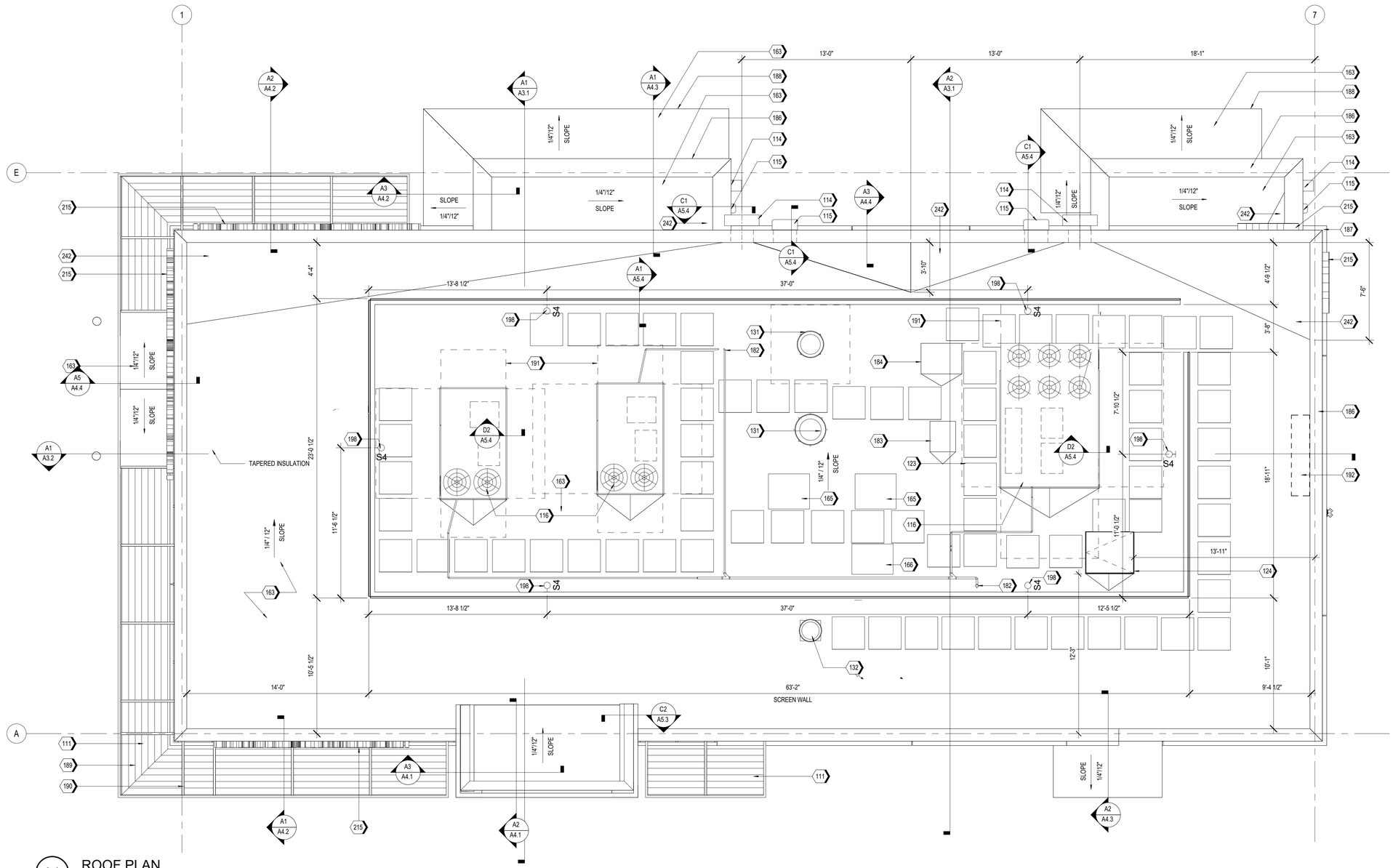


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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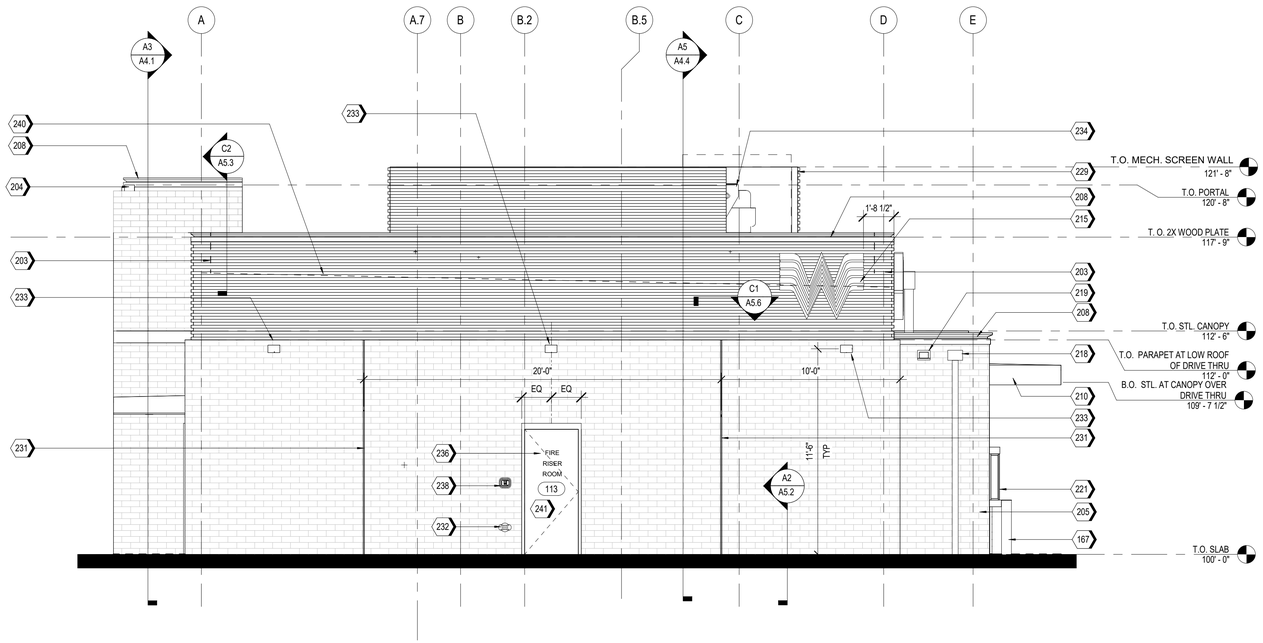
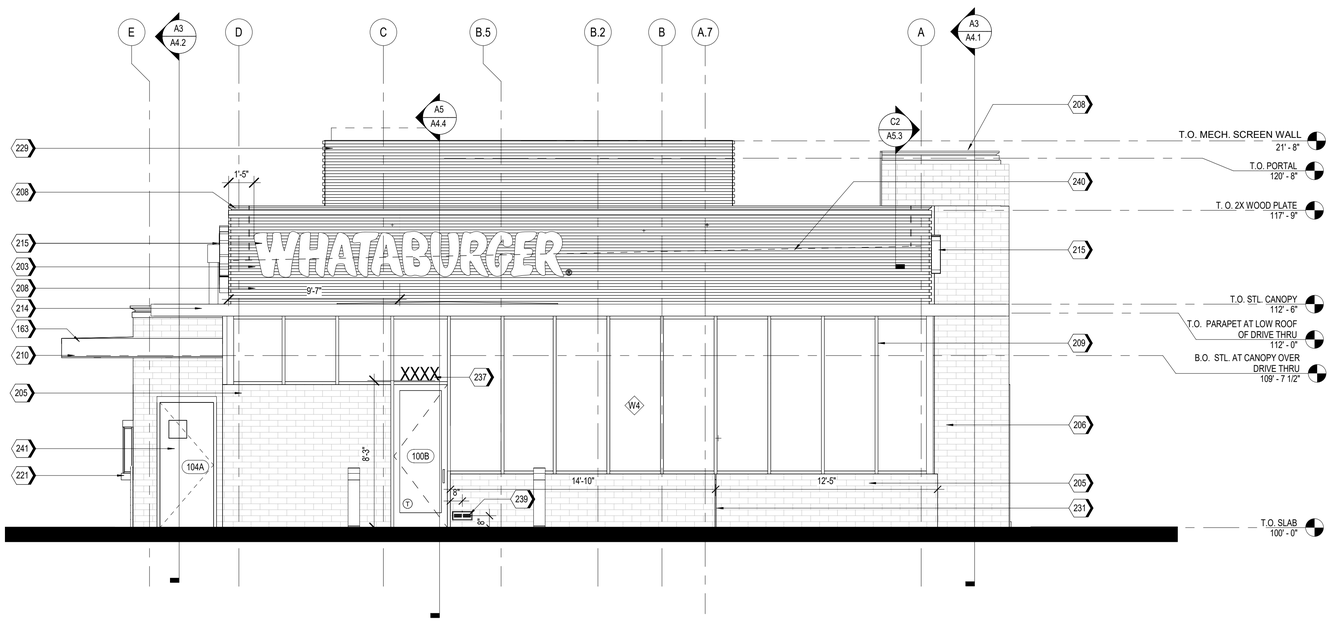


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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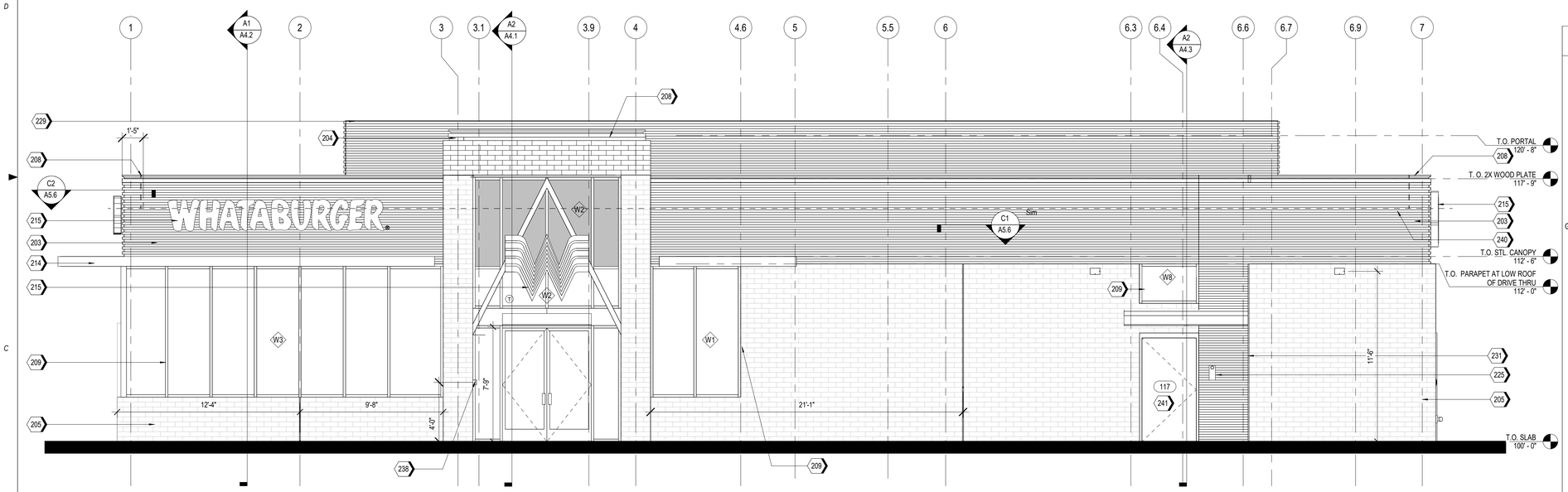
KEYNOTES

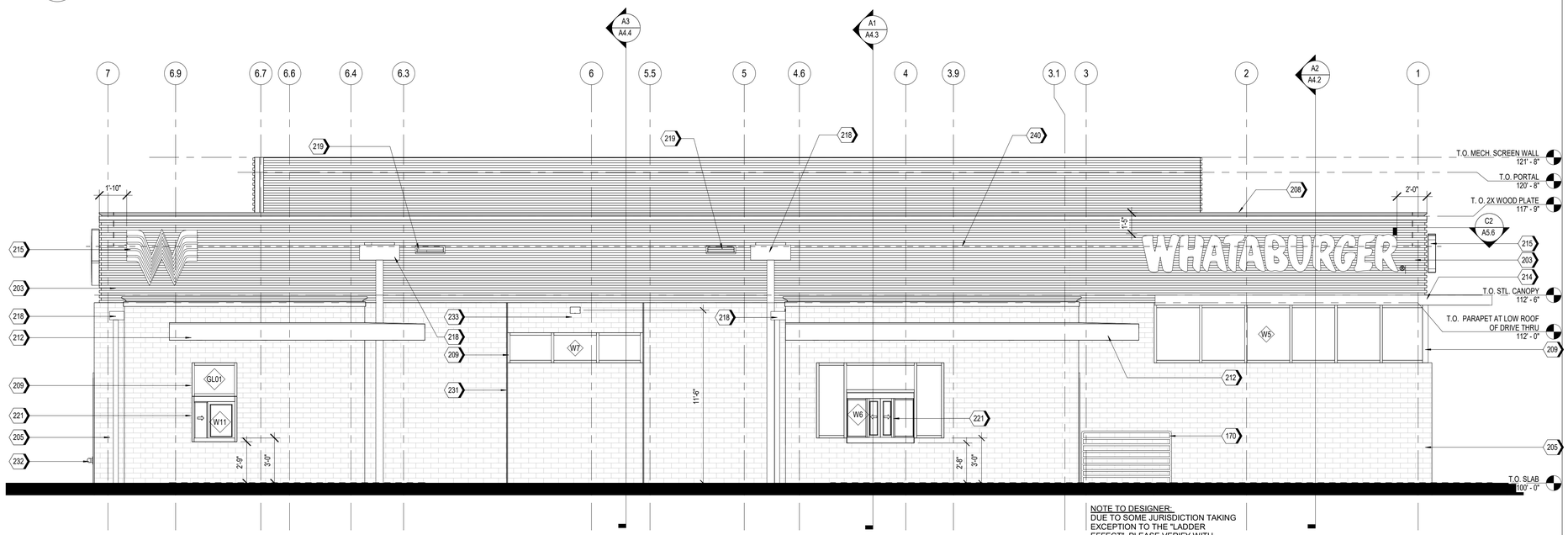
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: KRANIA LLC

Mailing Address*: 5321 MENAUL BLVD NE, ALBUQUERQUE NM 87110-3113

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

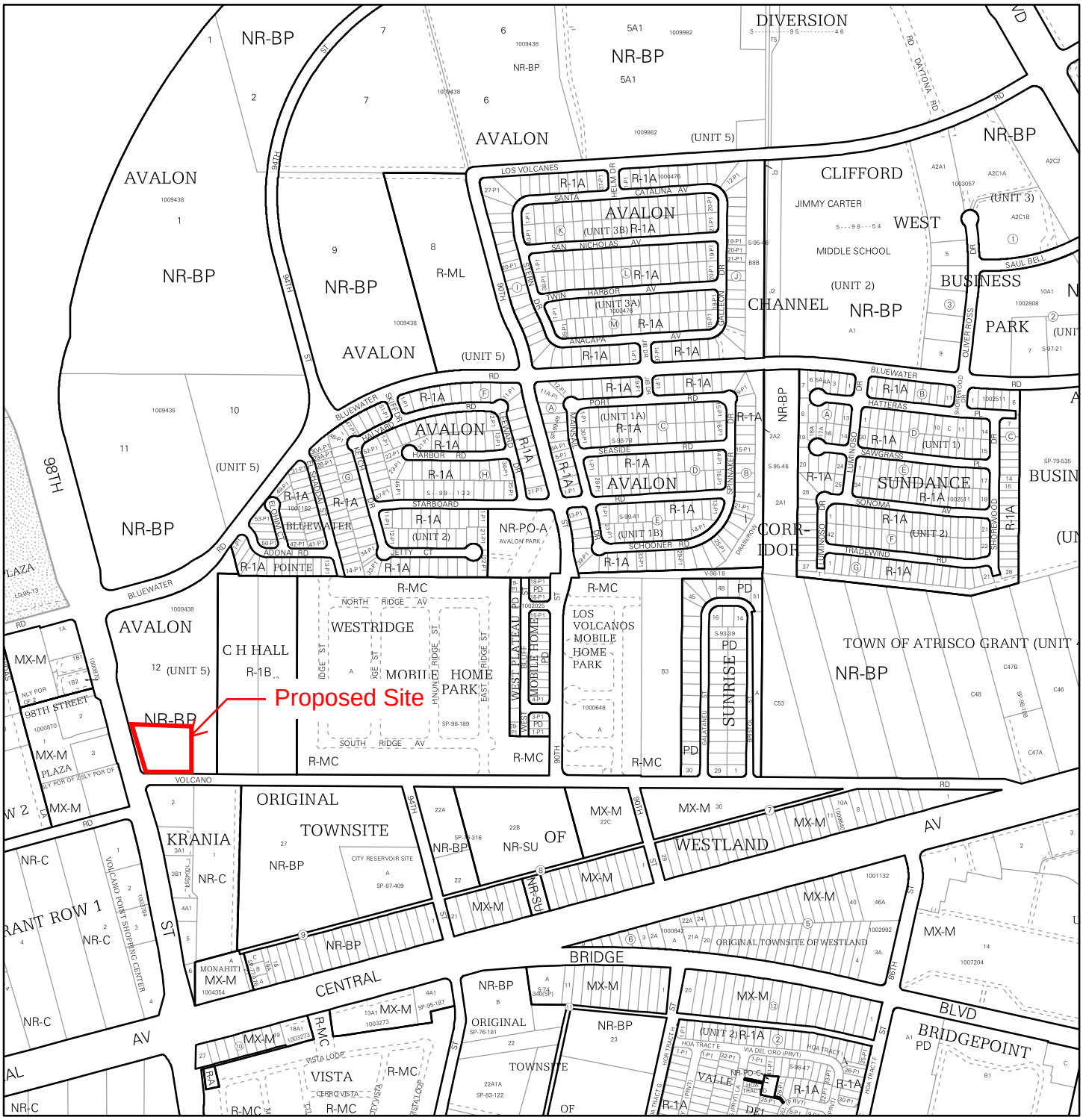
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



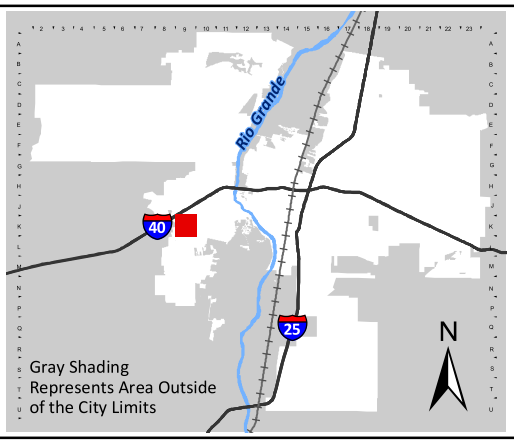
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

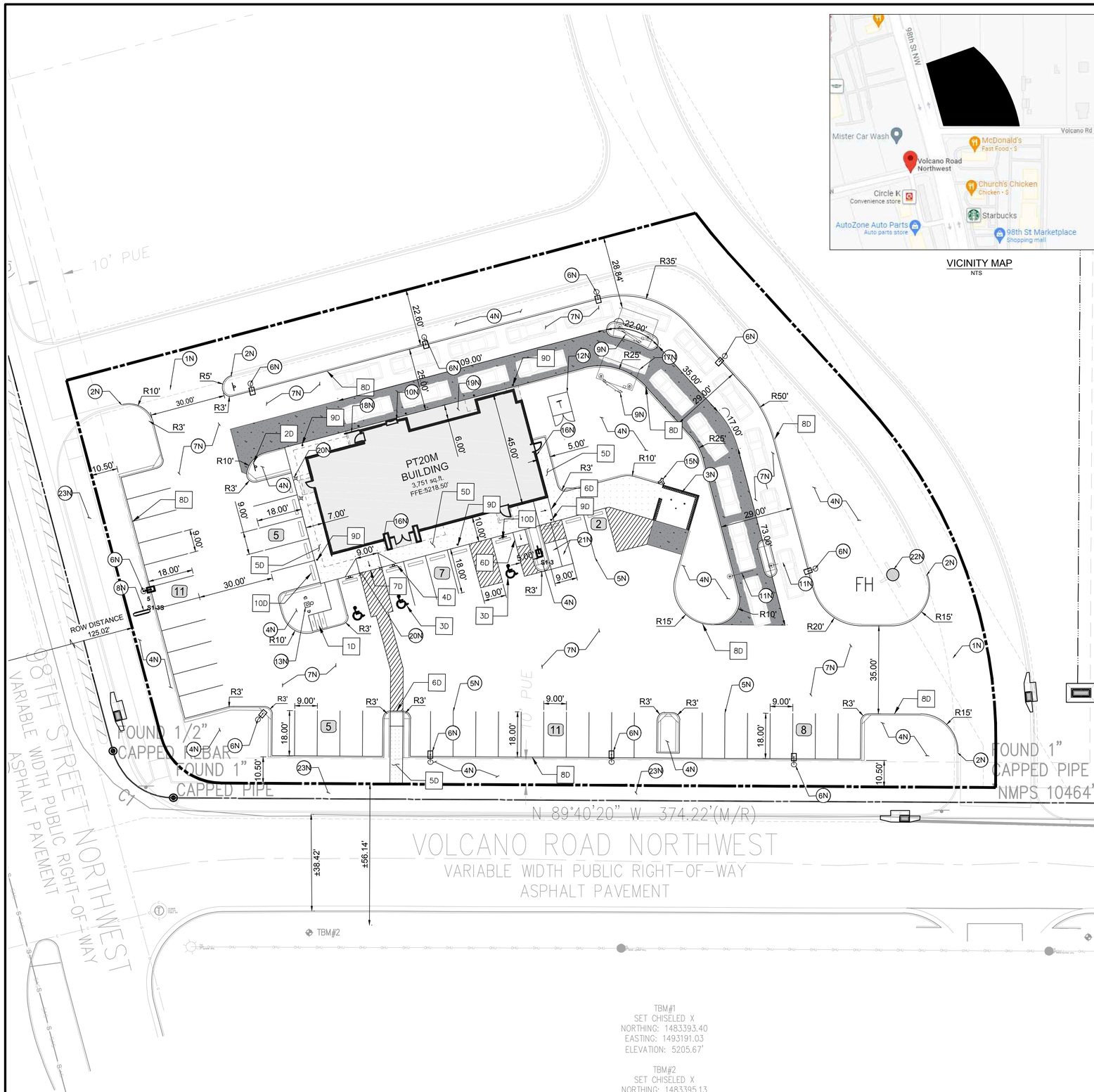


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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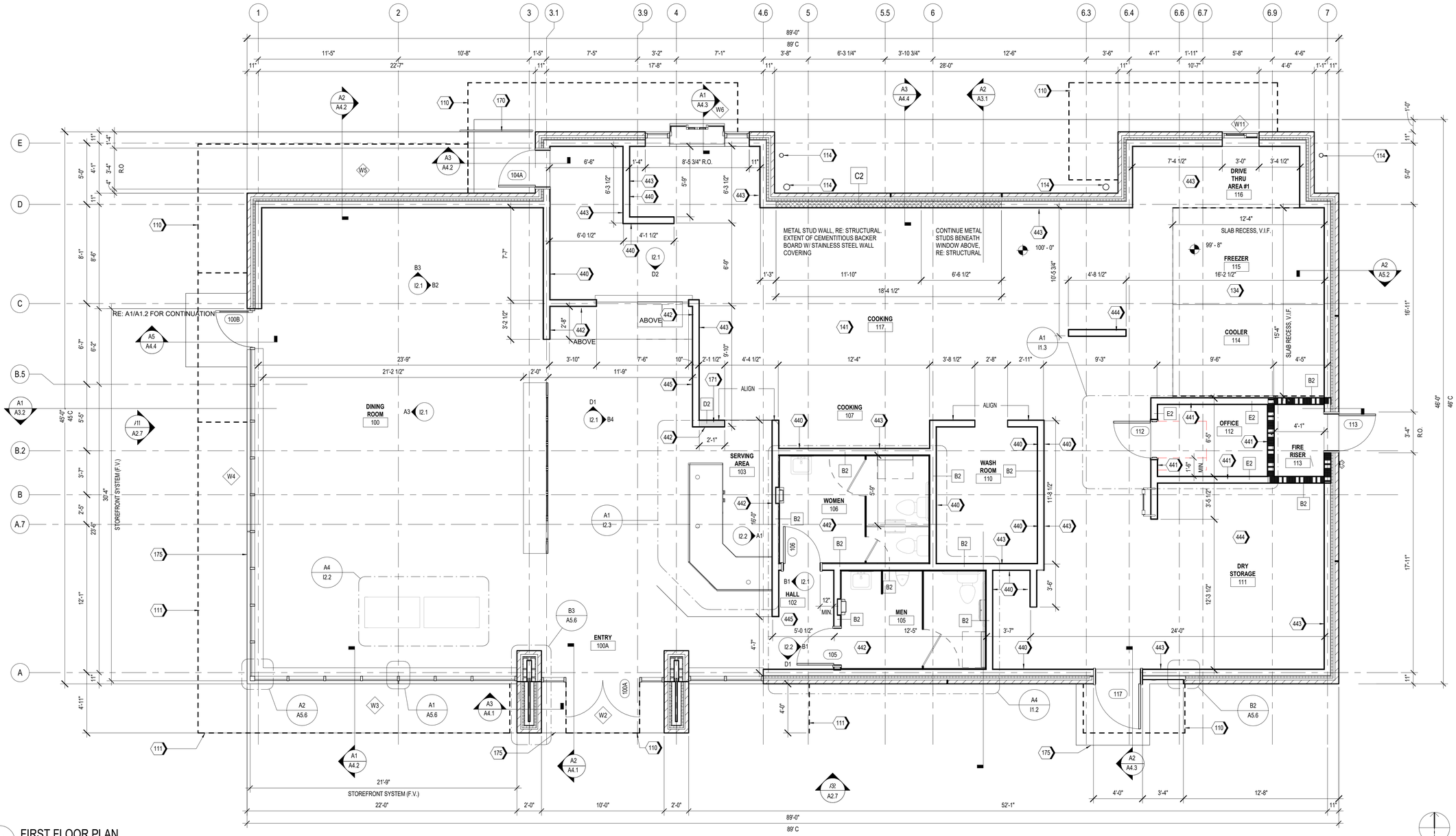
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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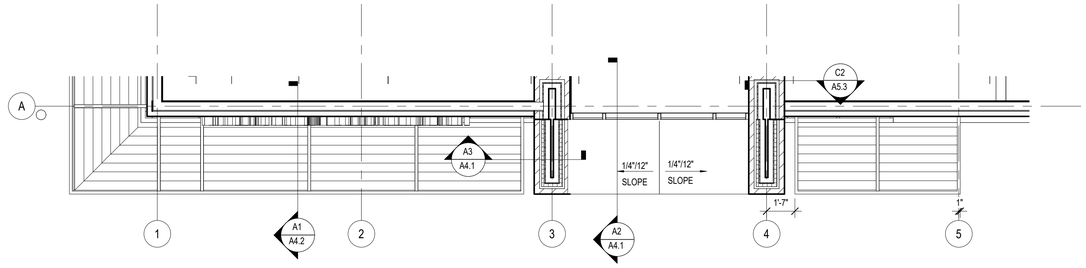
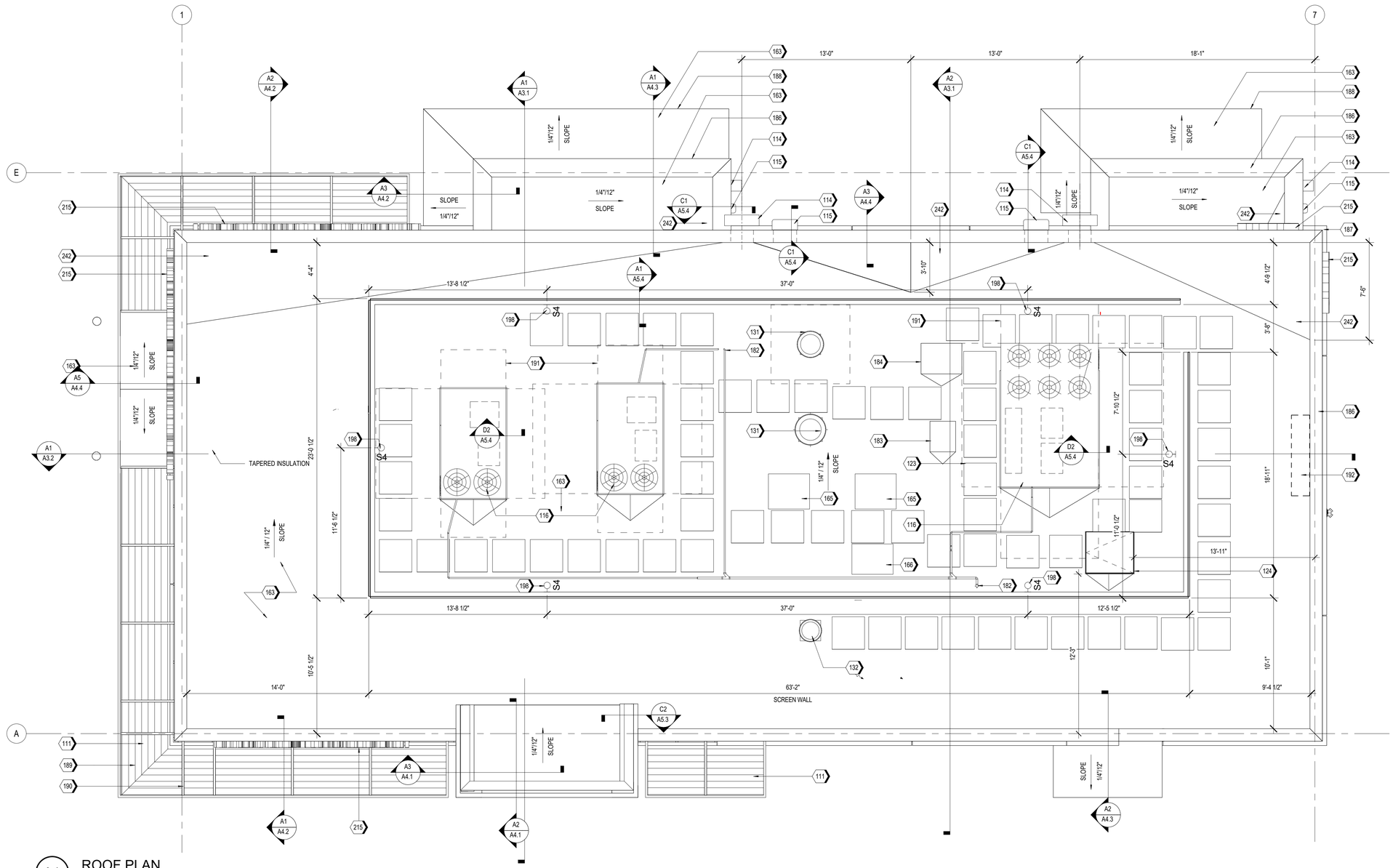


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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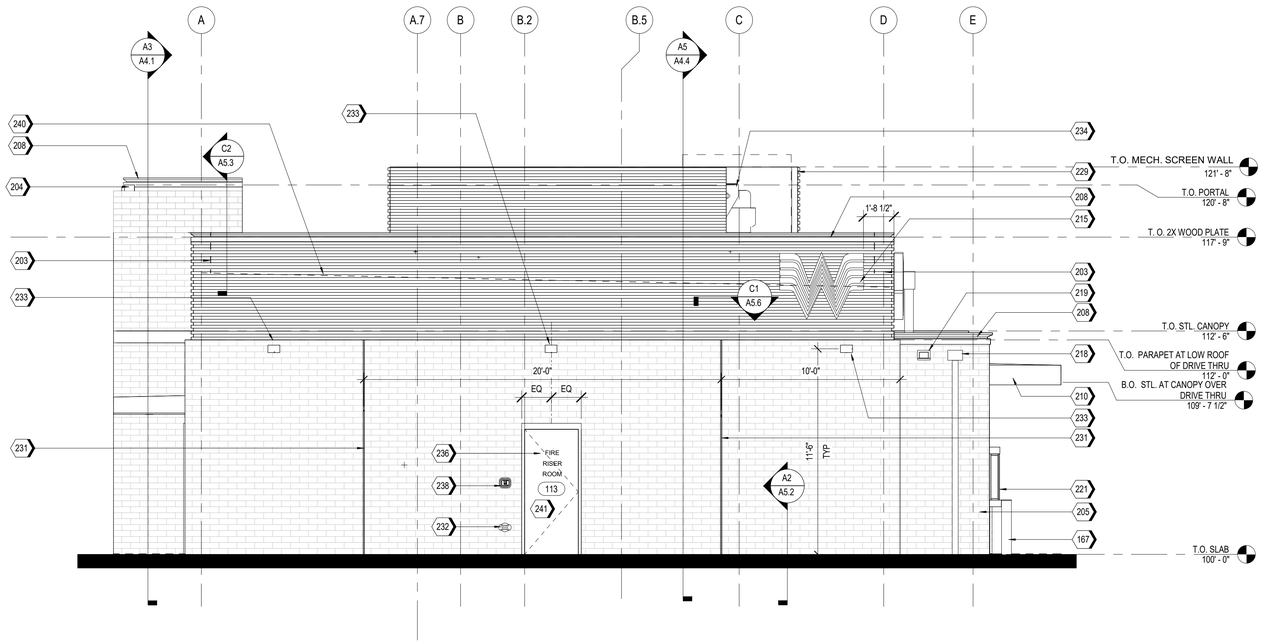
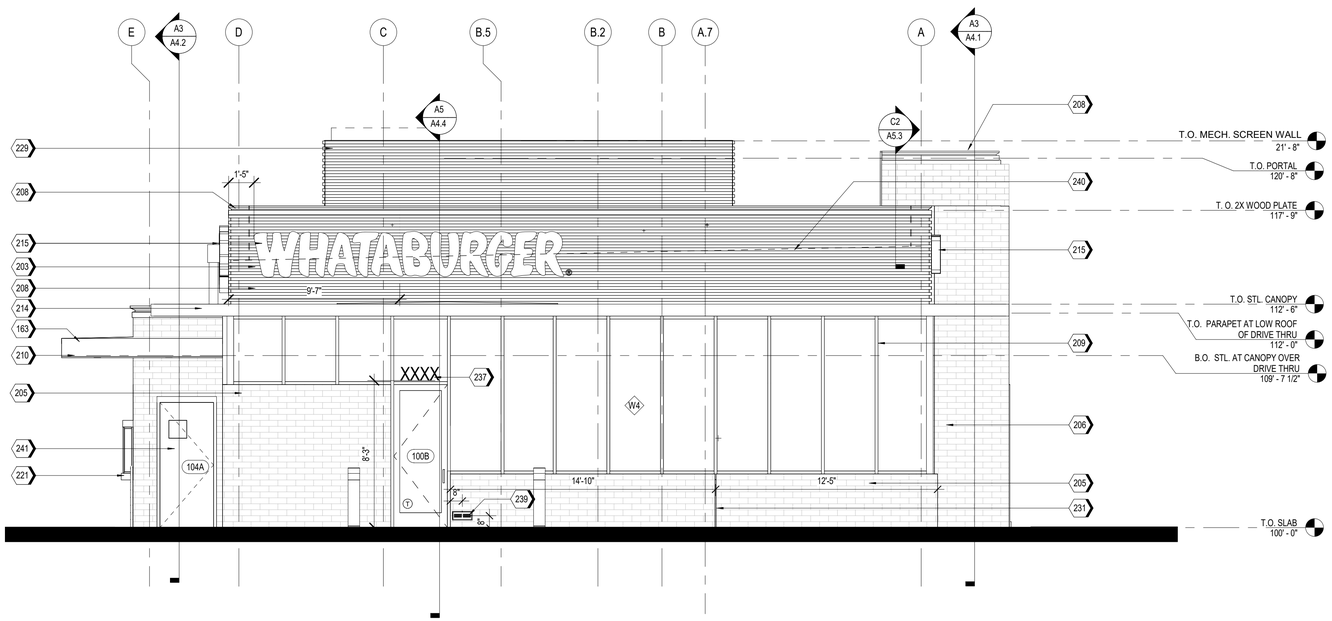


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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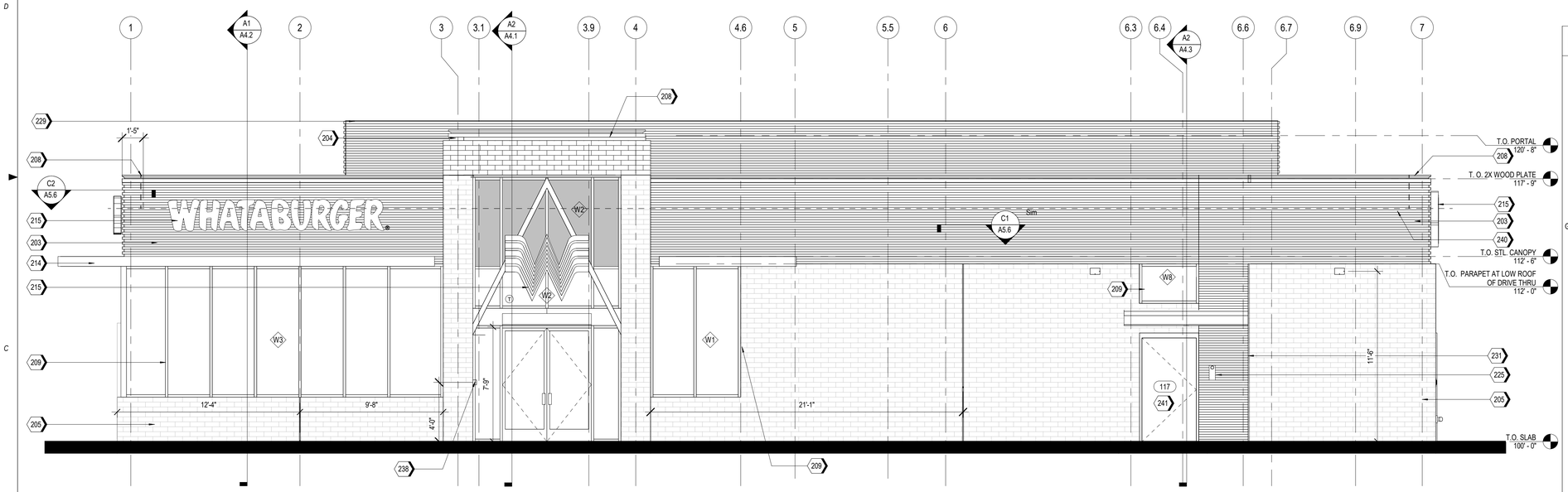
KEYNOTES

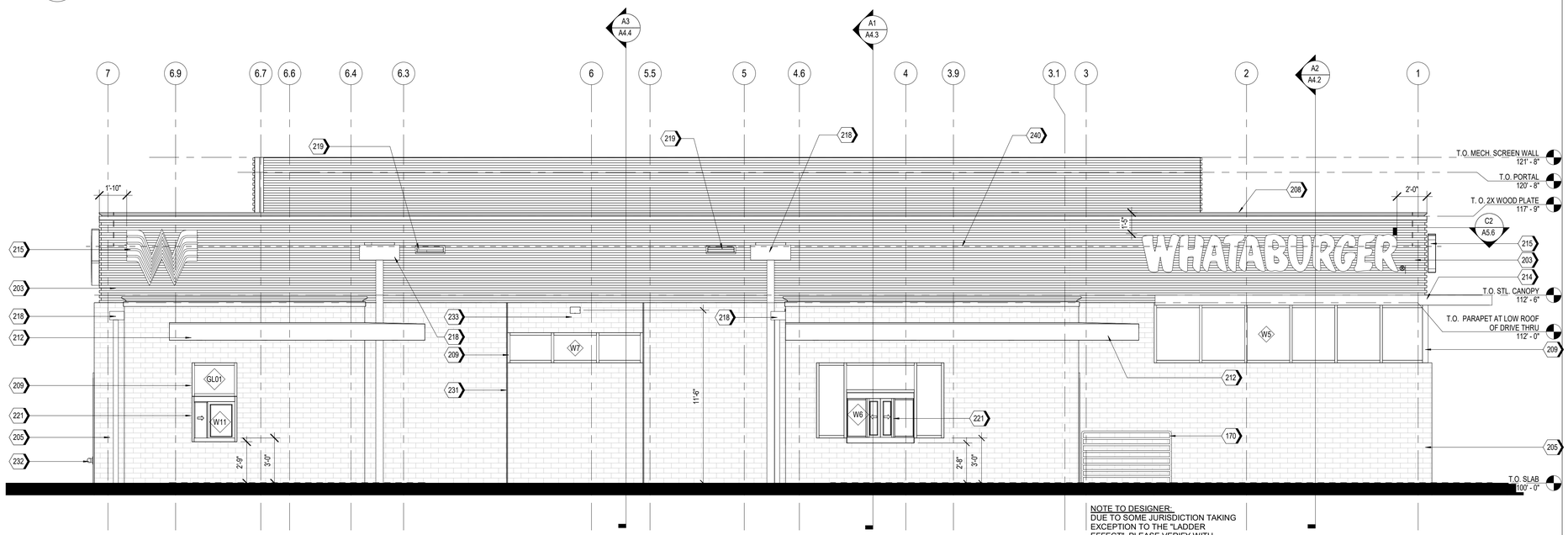
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: KRANIA LLC

Mailing Address*: 5321 MENAUL BLVD NE, ALBUQUERQUE NM 87110-3113

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

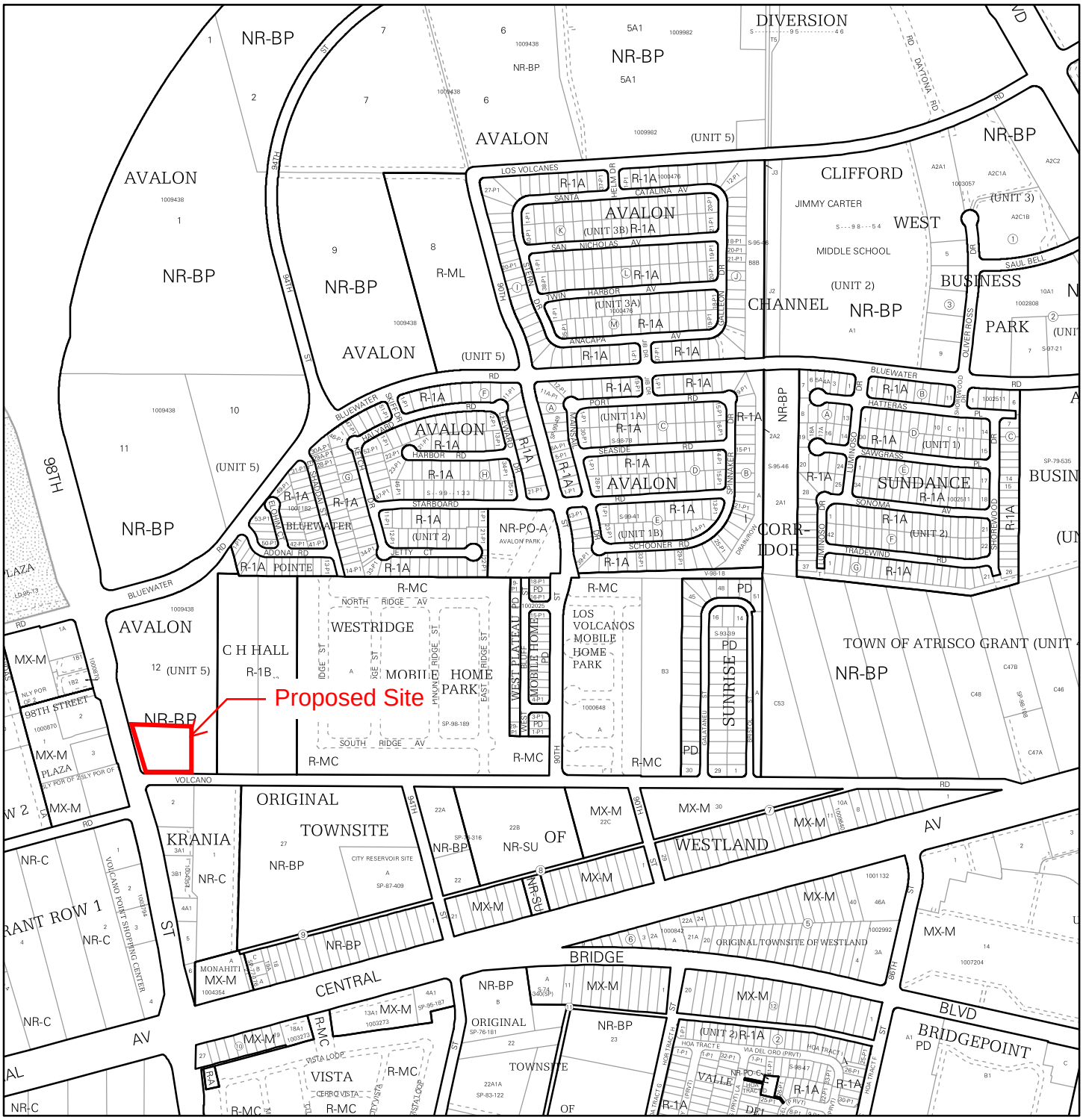
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



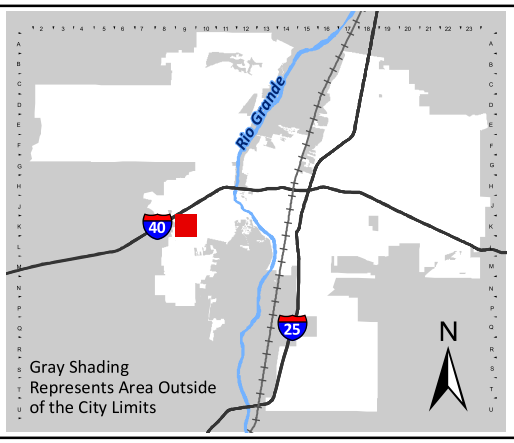
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

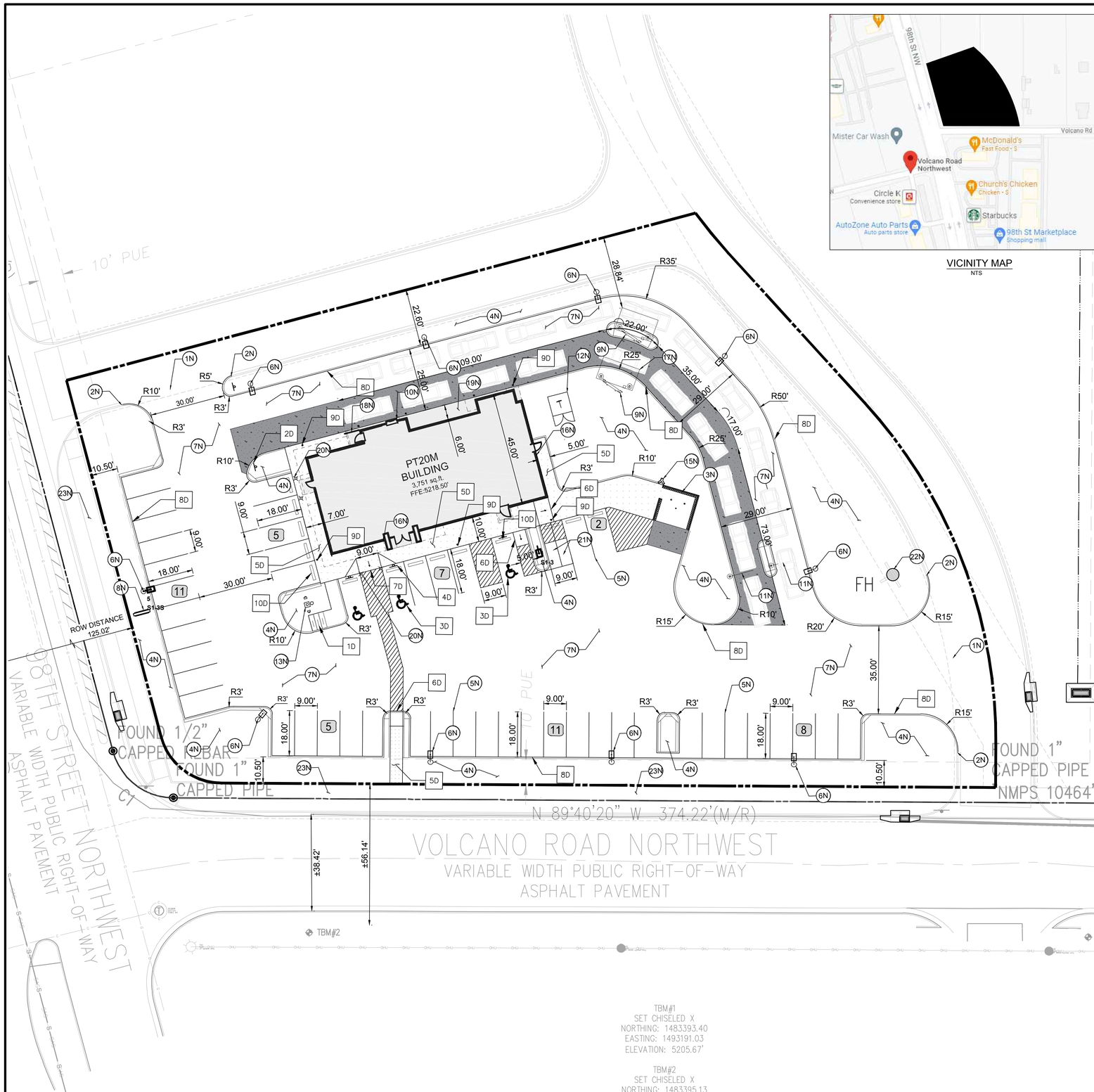


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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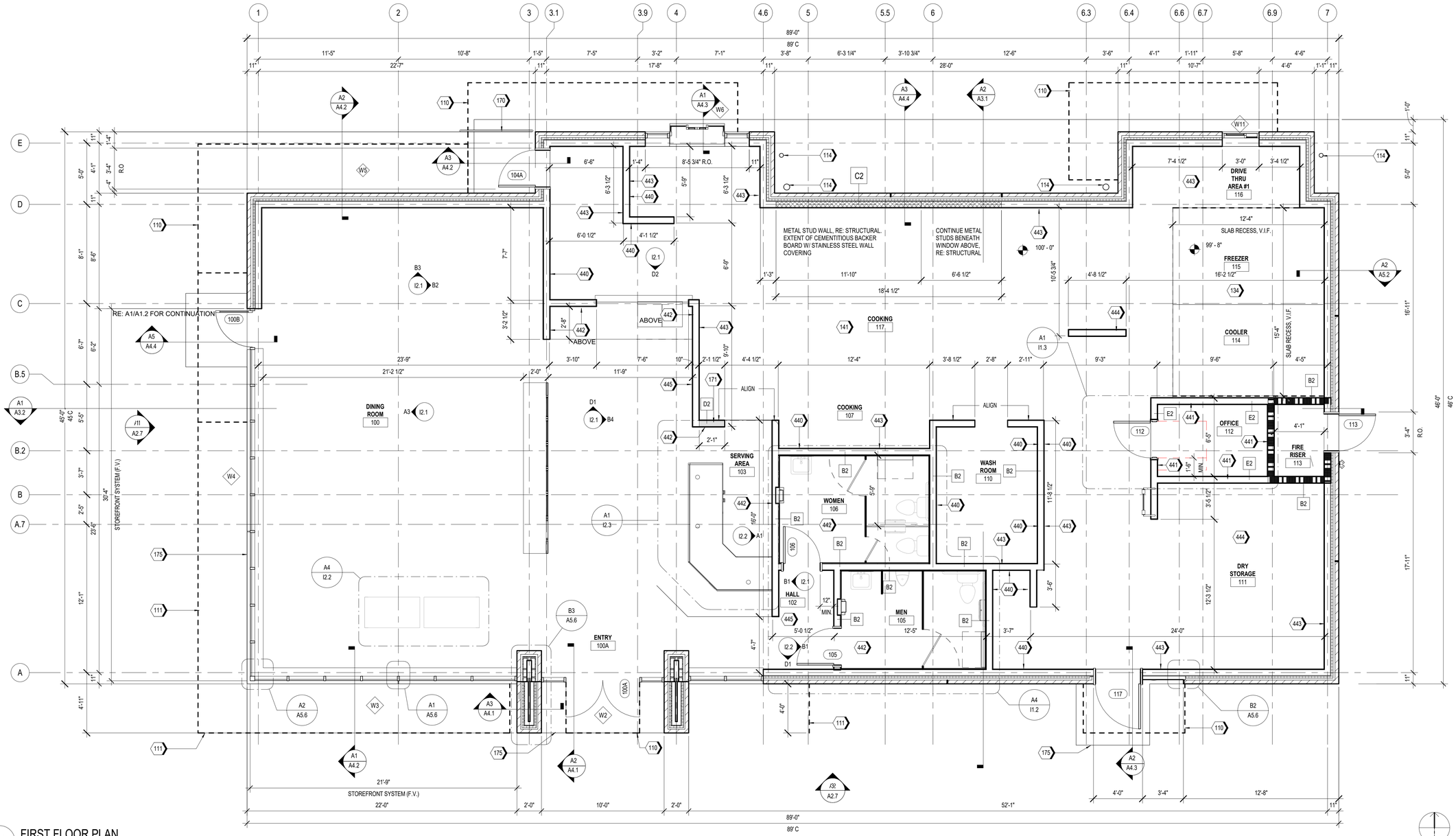
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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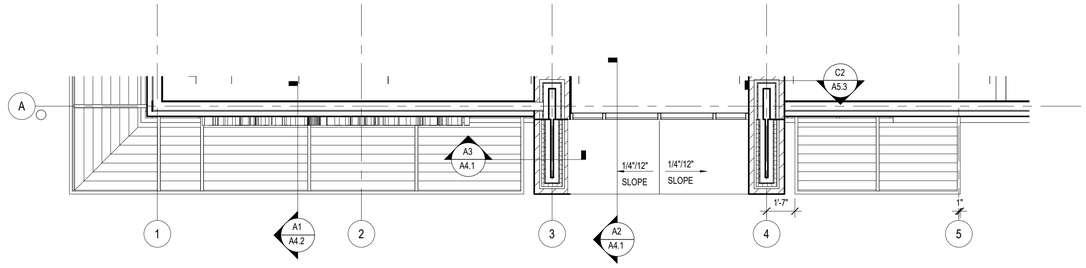
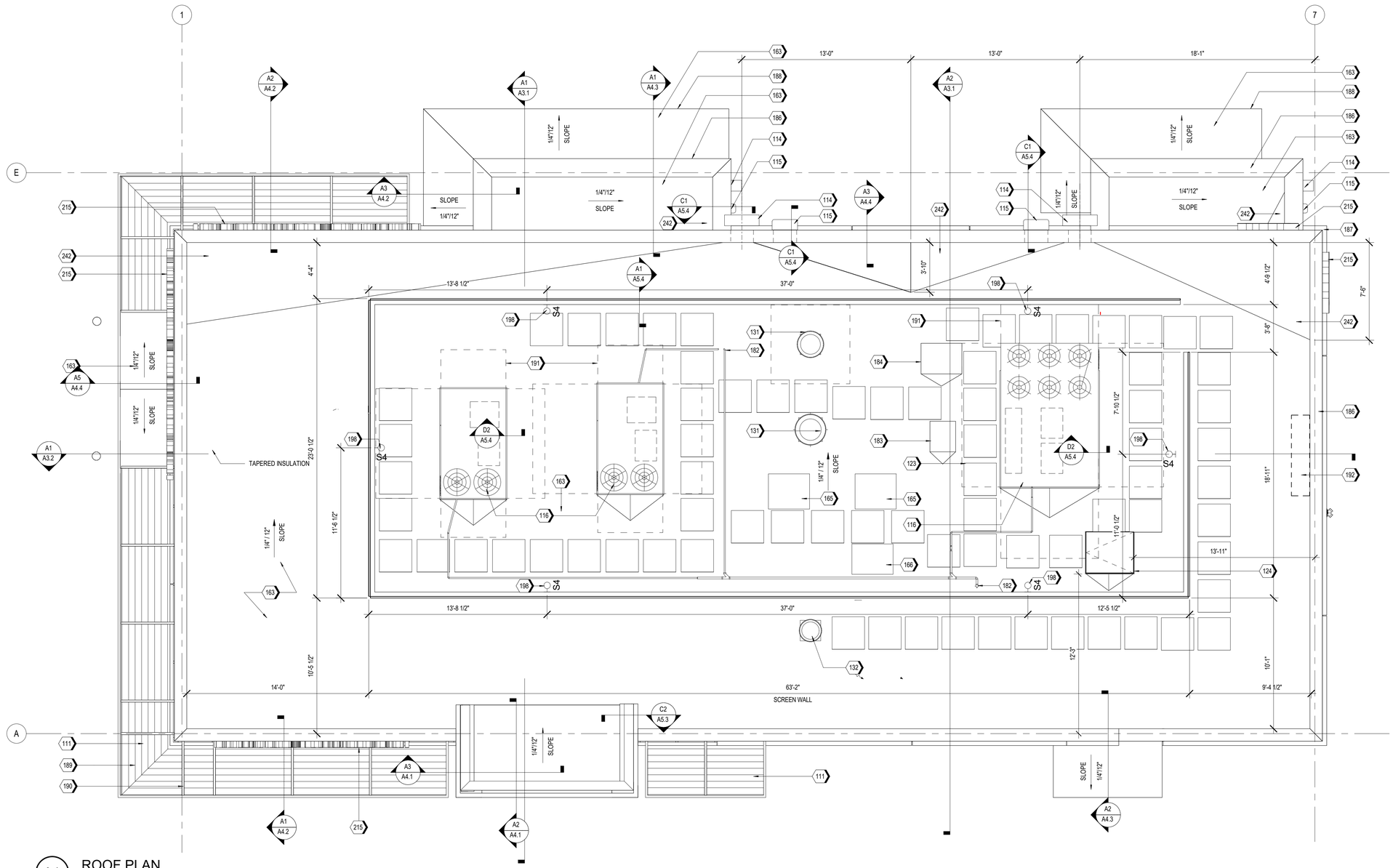


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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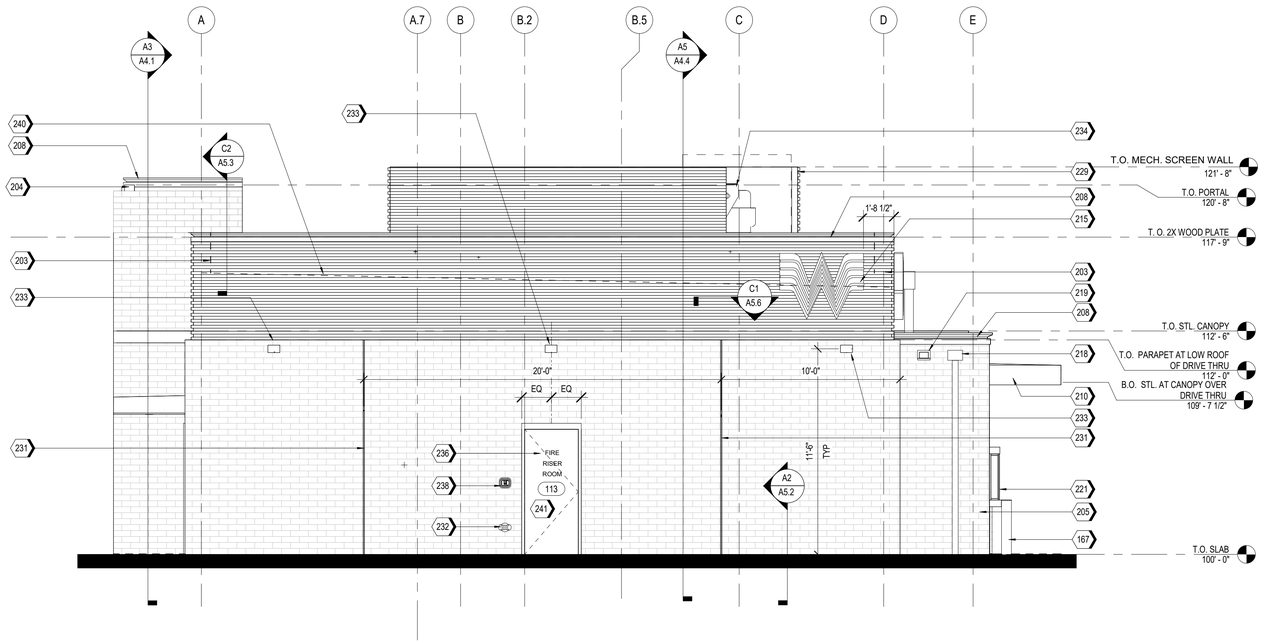
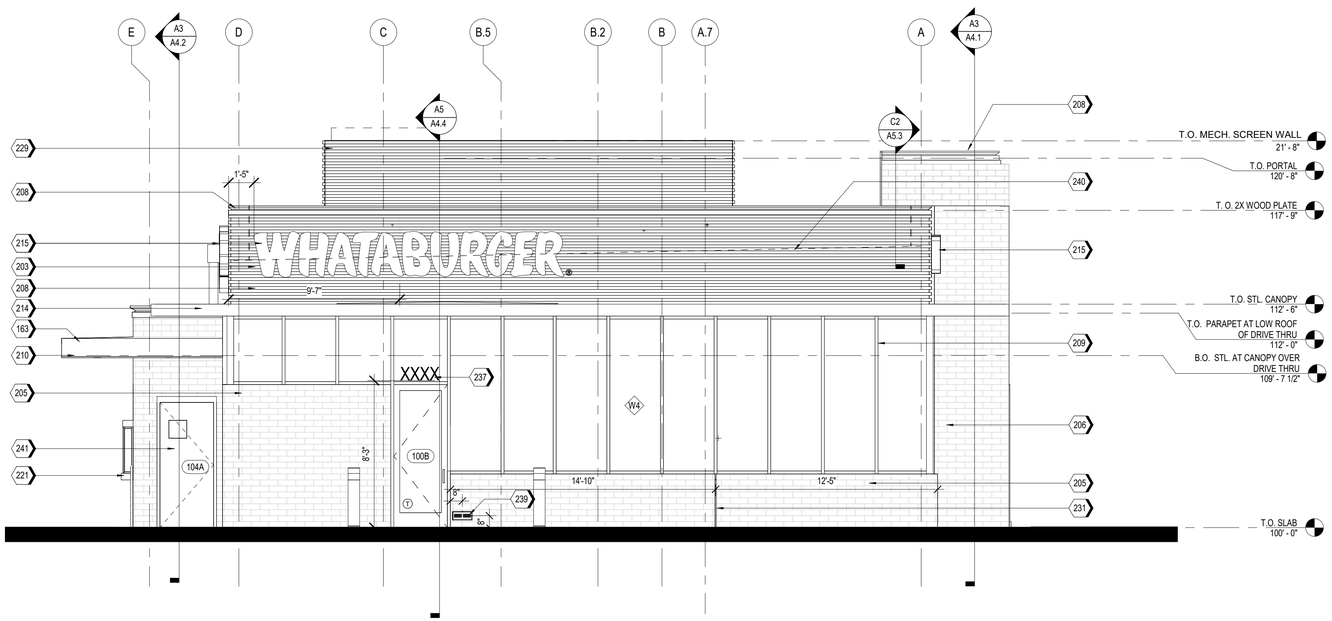


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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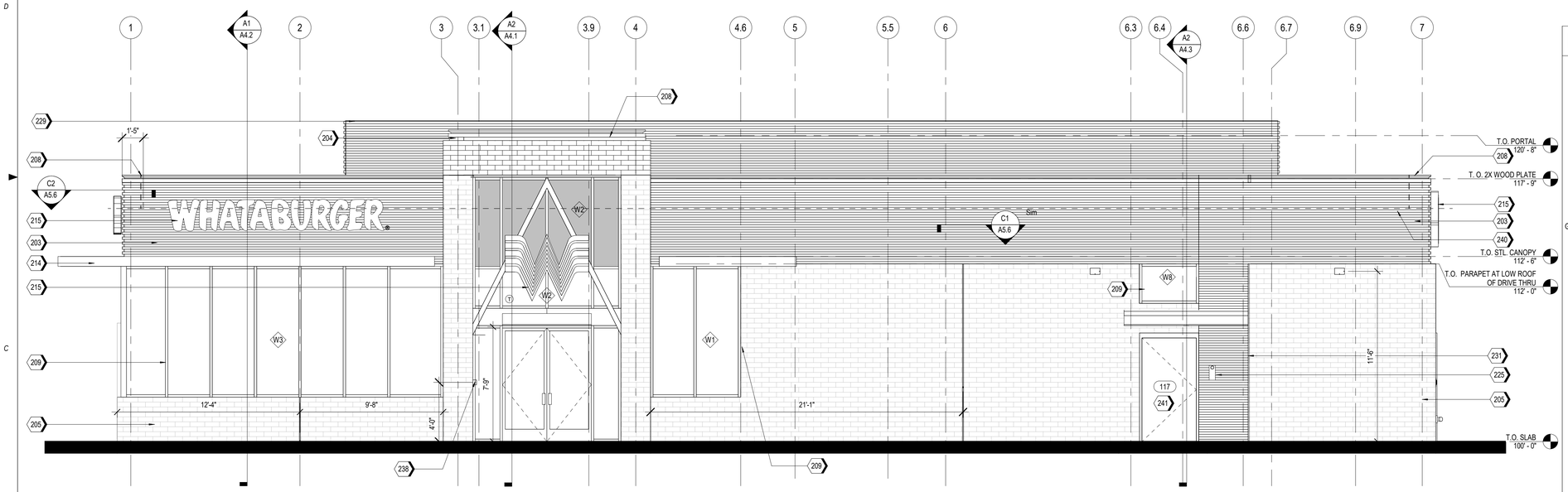
KEYNOTES

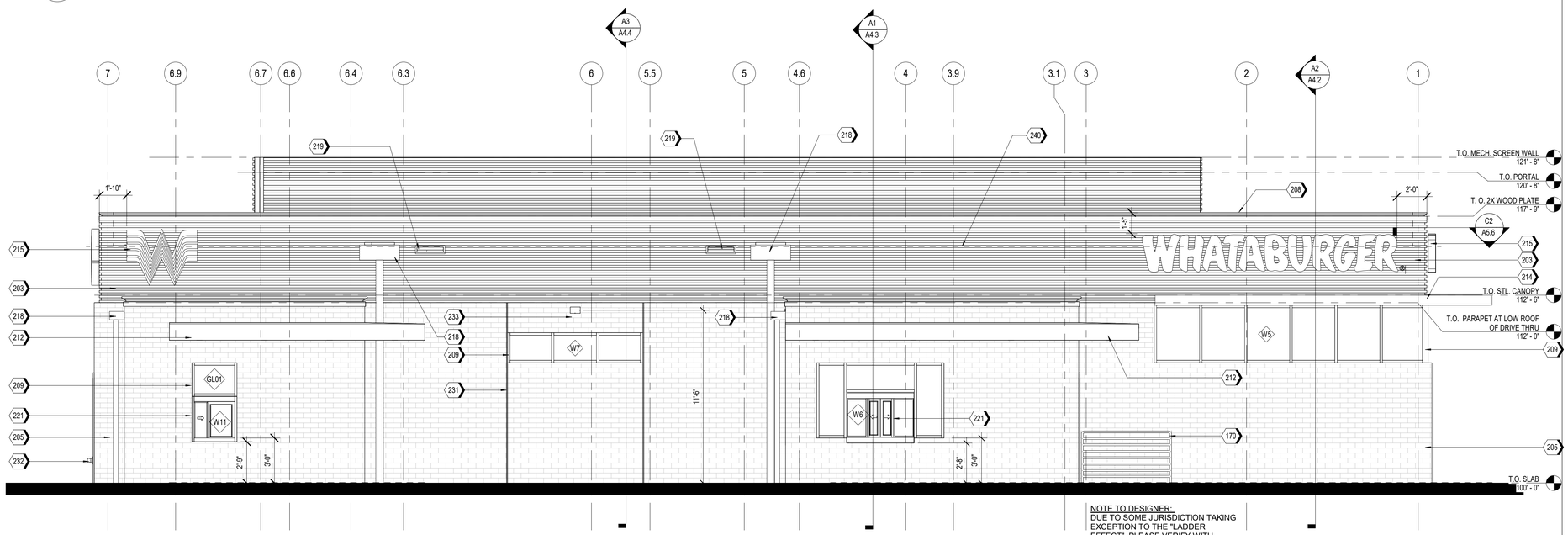
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: MAJEC LLC C/O BUENO FOODS INC ATTN: KEN GENCO

Mailing Address*: PO BOX 3168, CORRALES NM 87048

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

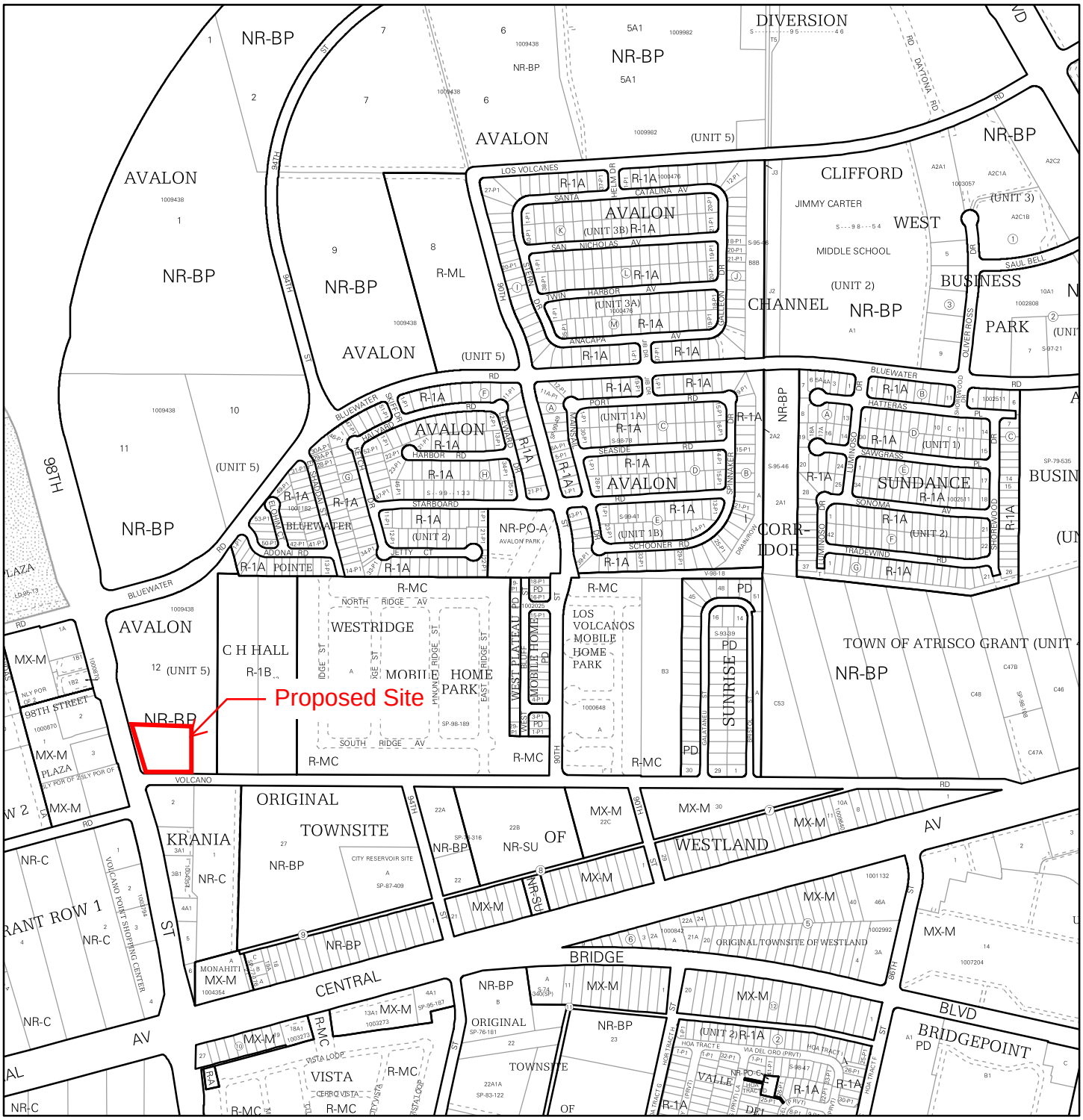
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



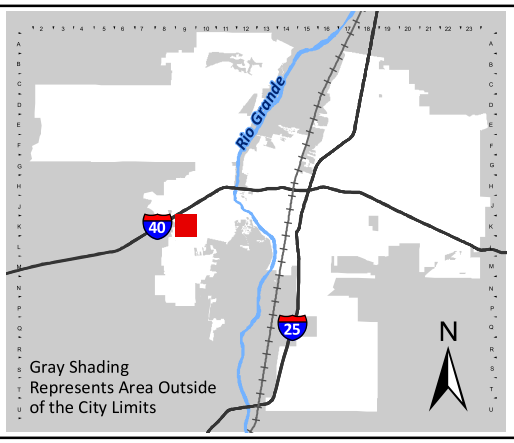
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

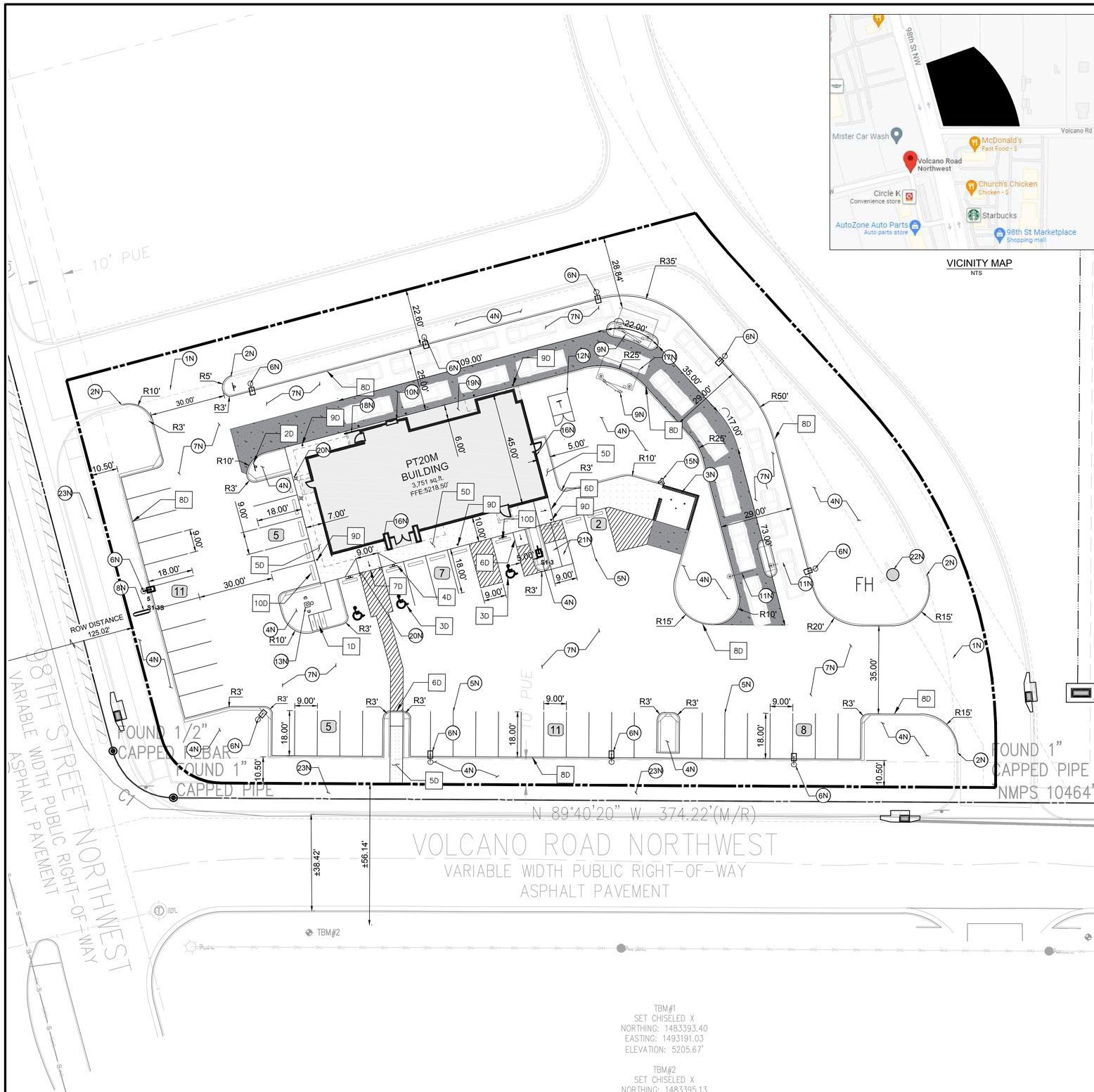


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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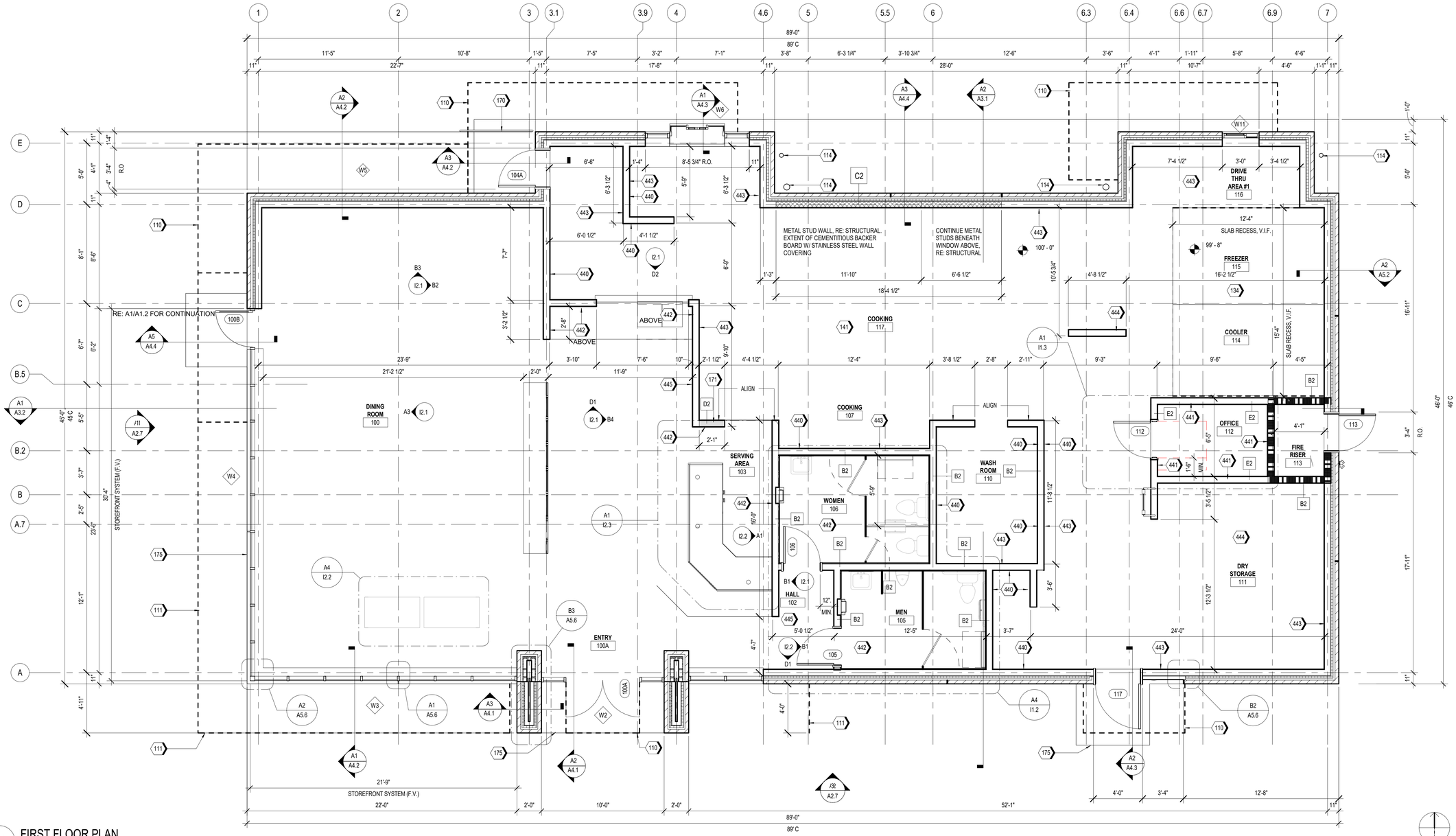
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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Houston, Texas 77098
tel: 713 664 7974
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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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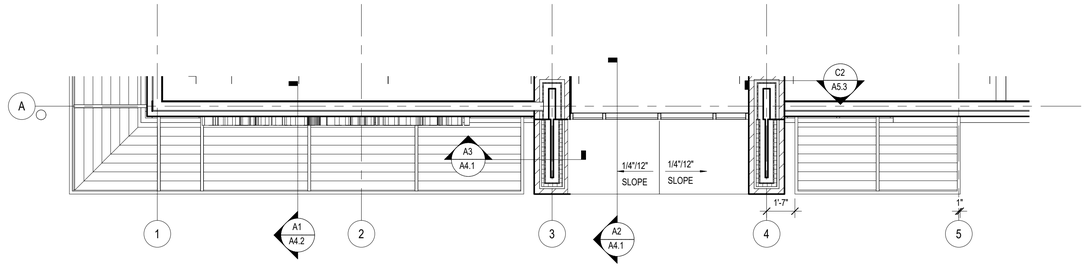
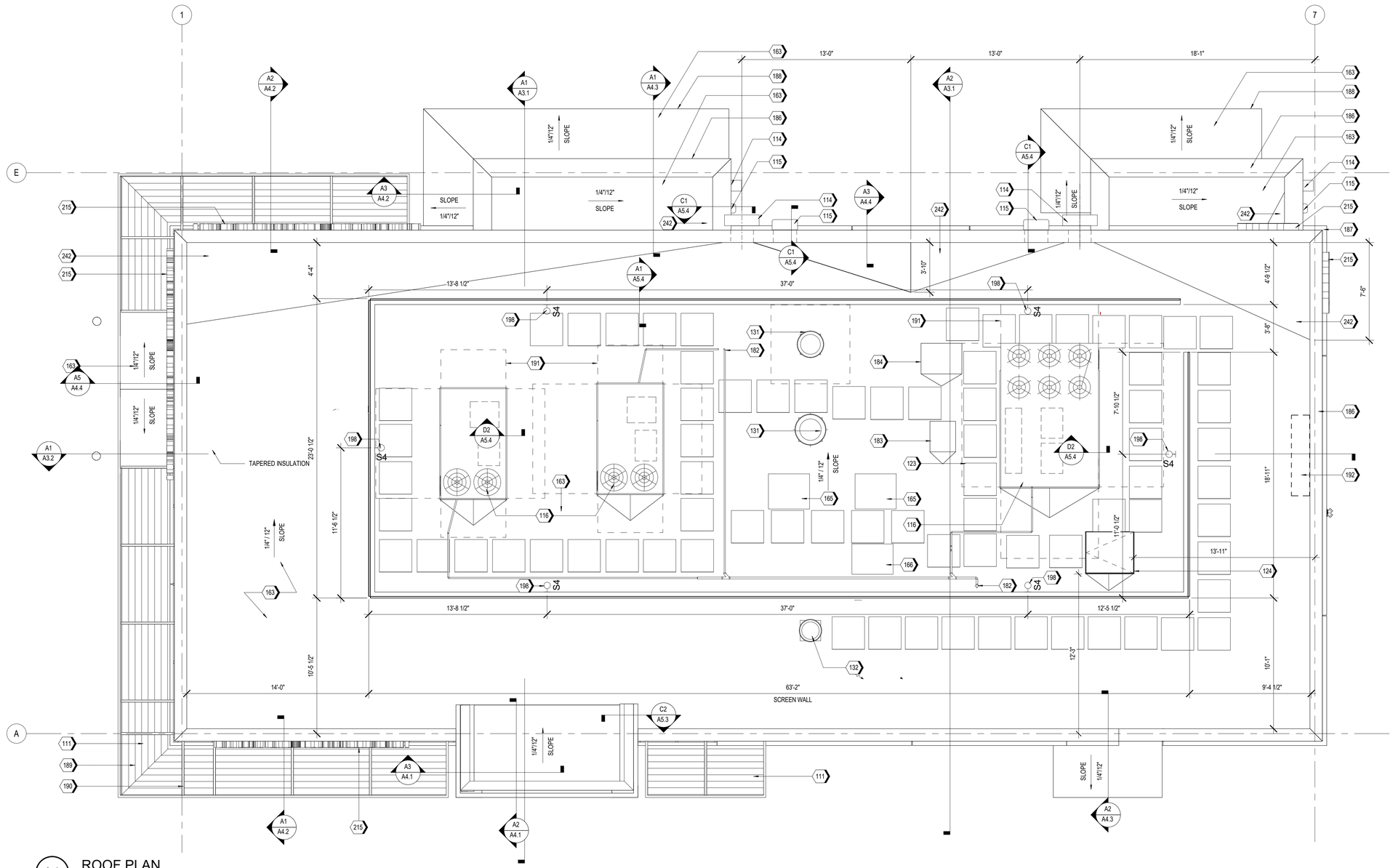


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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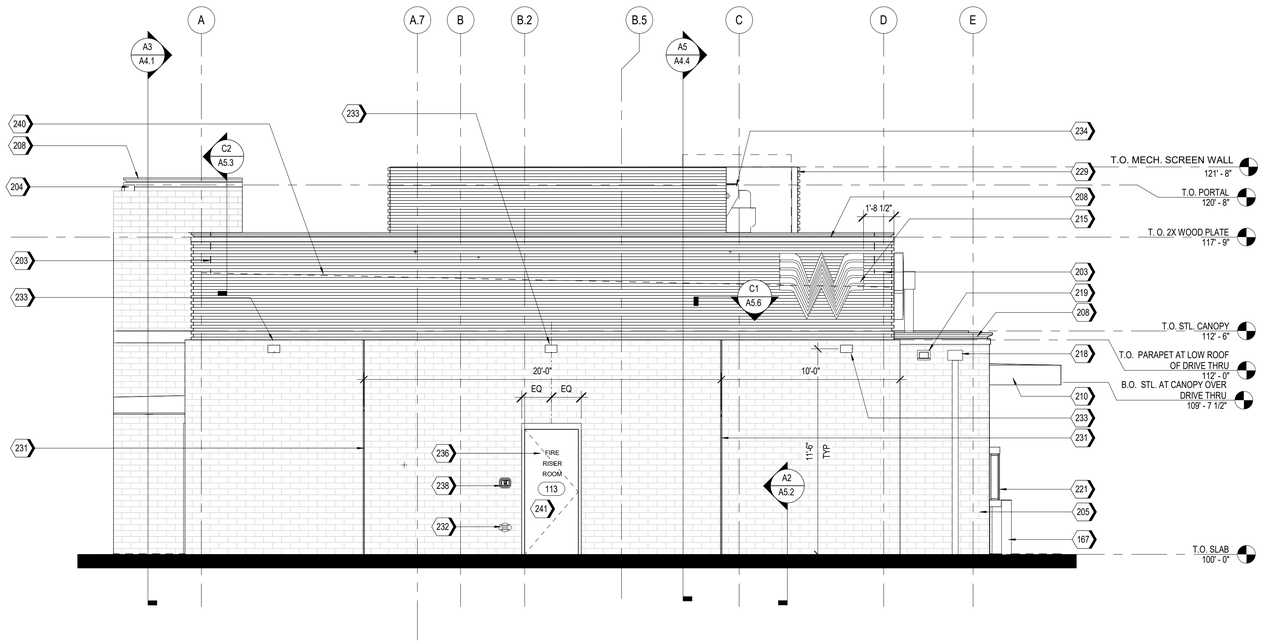
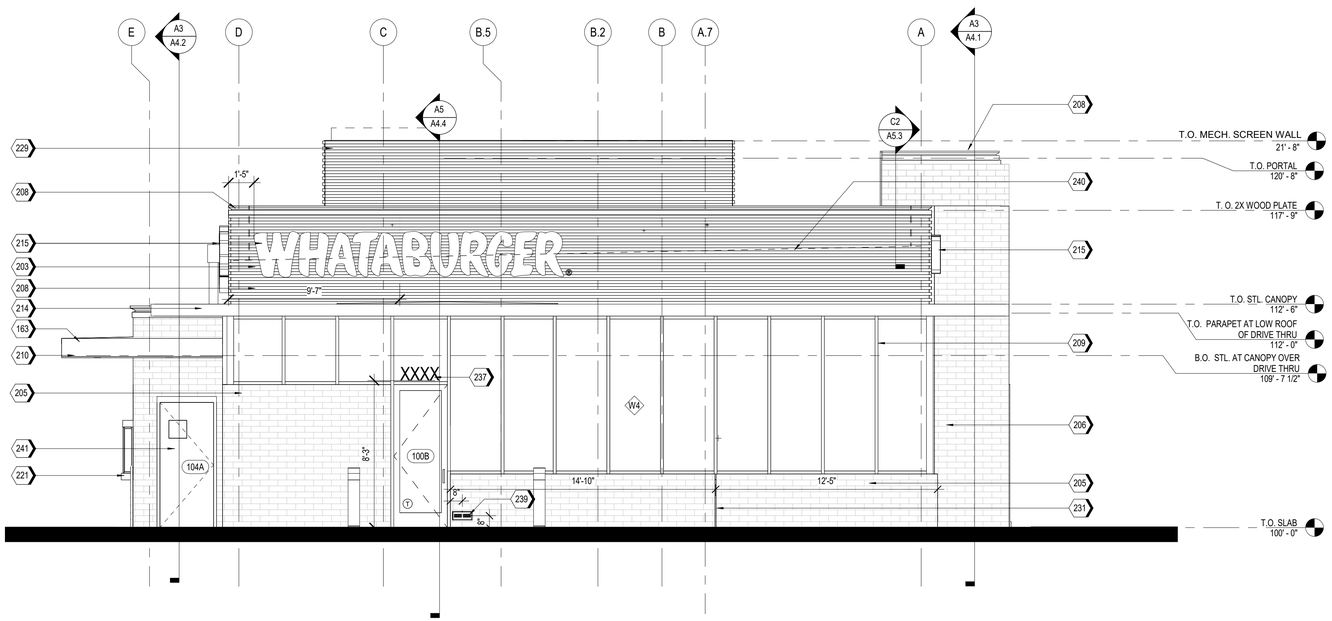


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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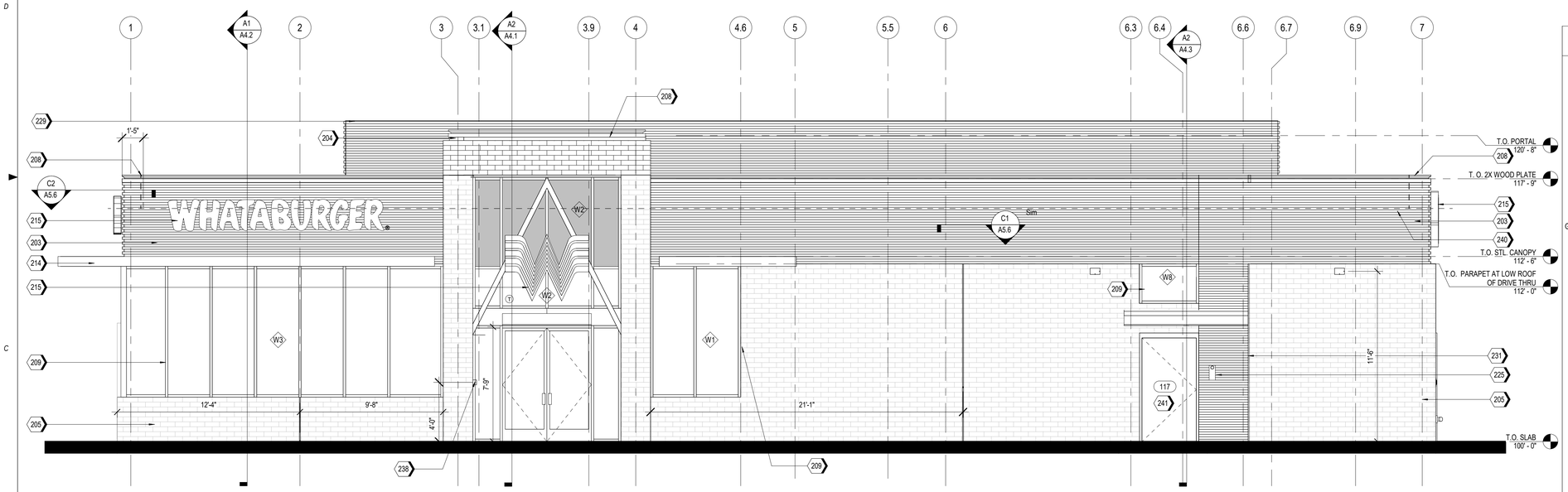
KEYNOTES

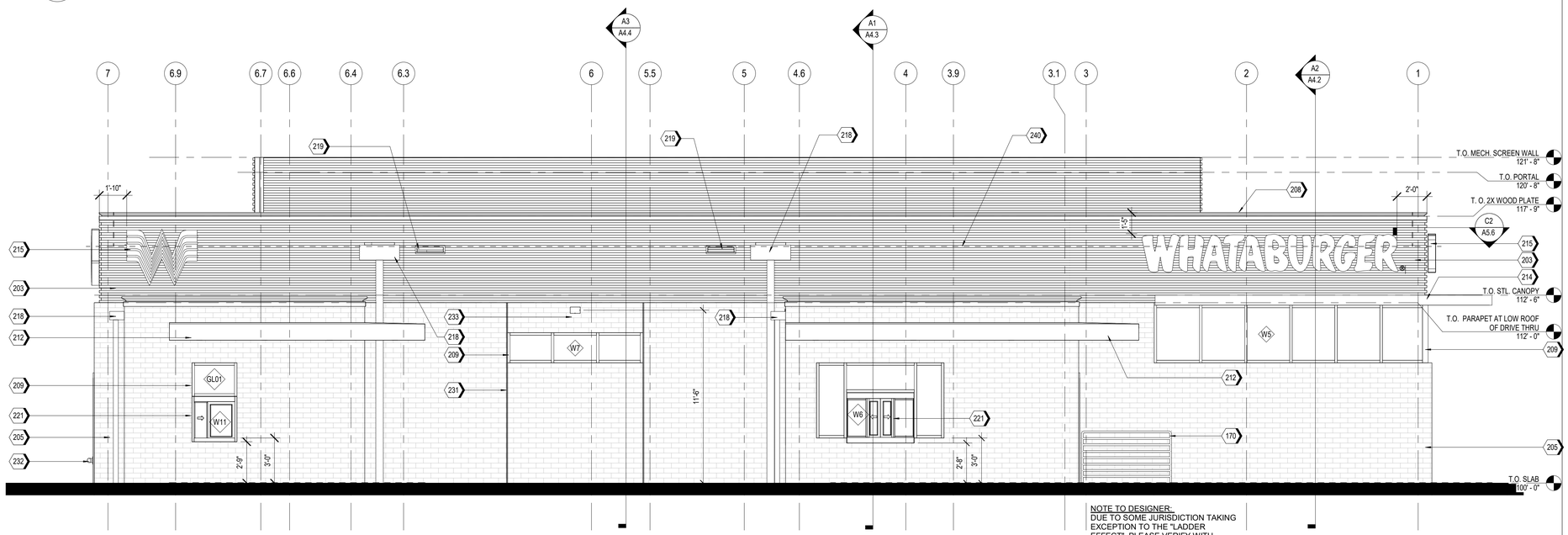
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: MATA CHRISTINA

Mailing Address*: 9616 ADONAI RD NW, ALBUQUERQUE NM 87121-2576

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

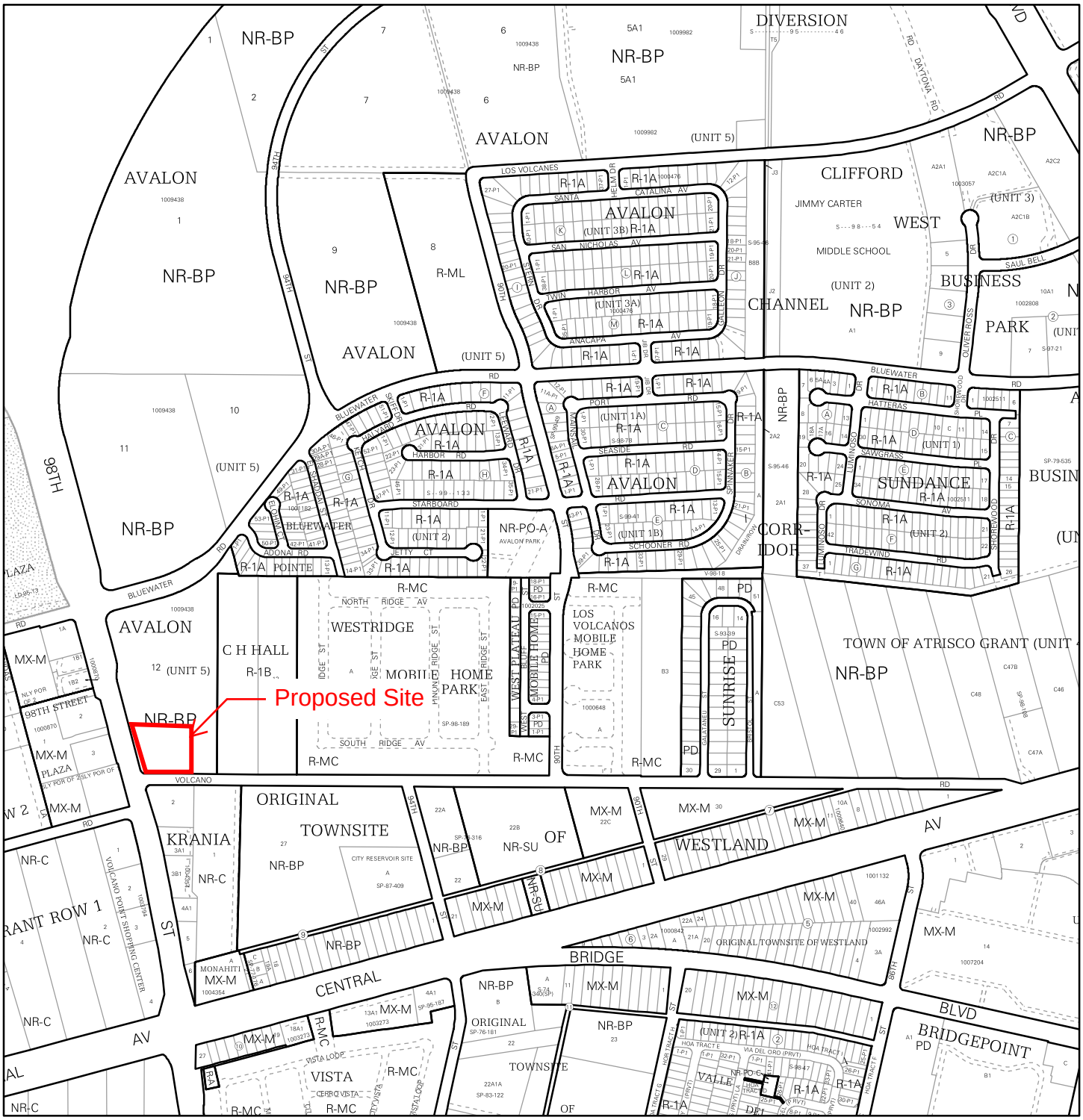
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



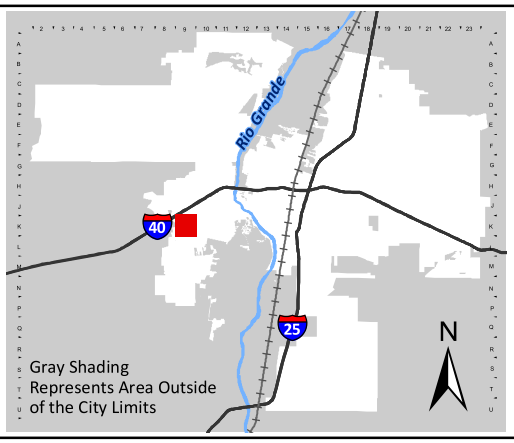
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

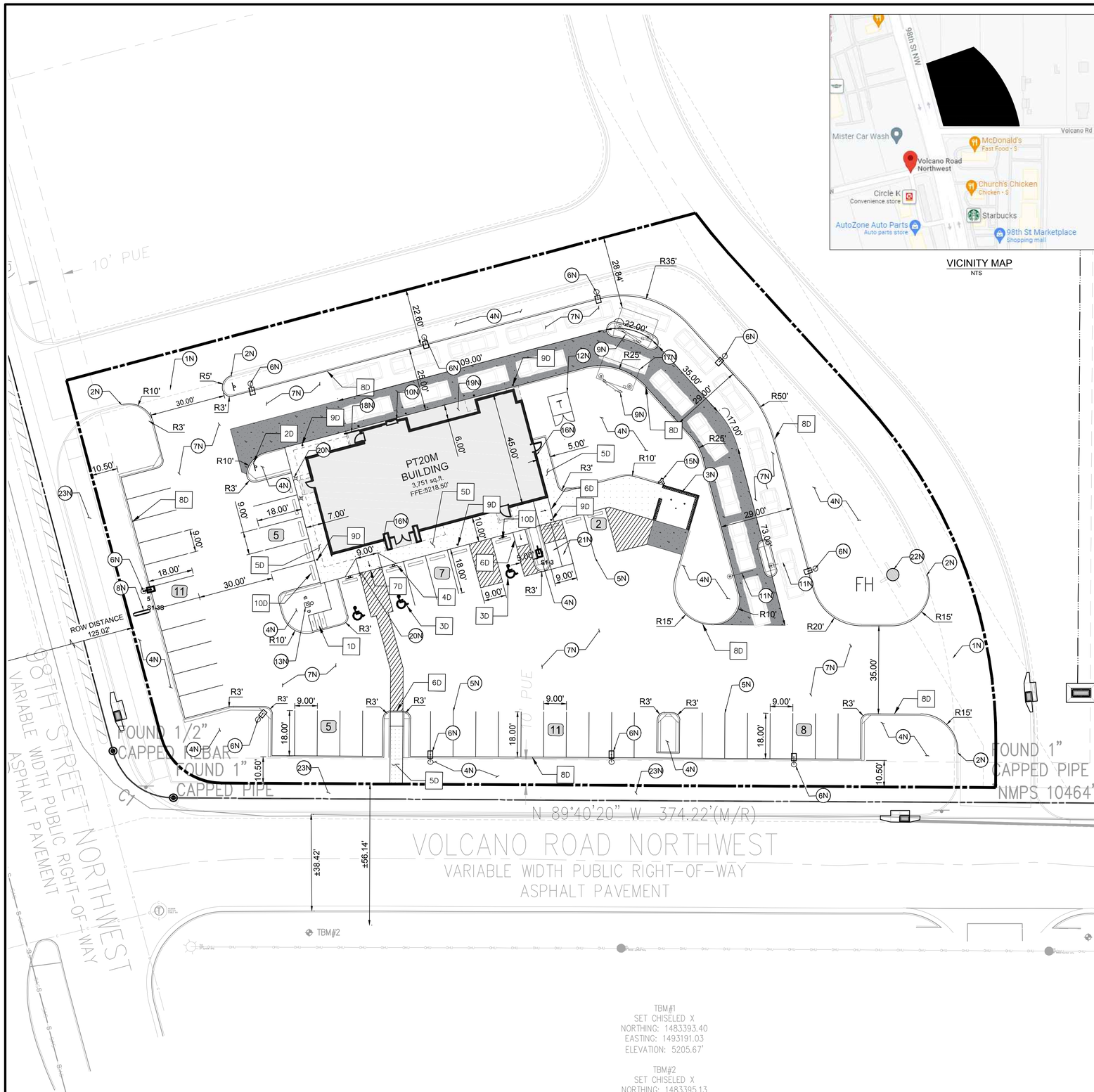


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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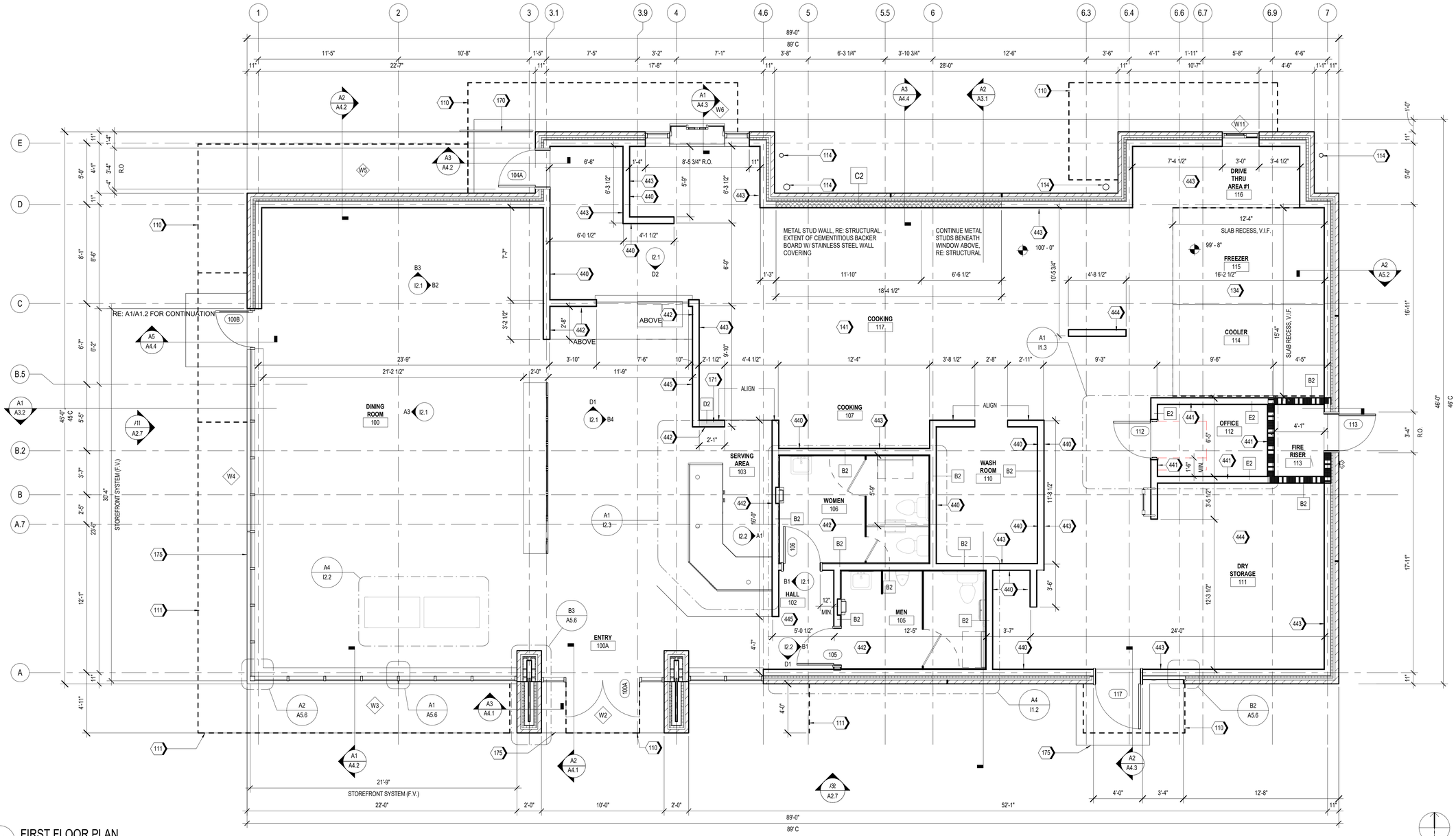
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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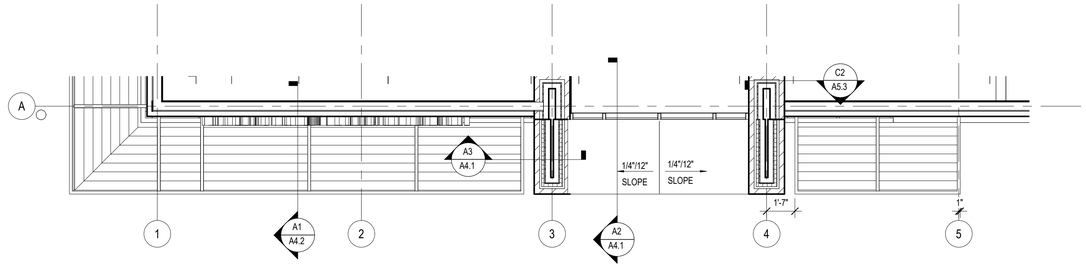
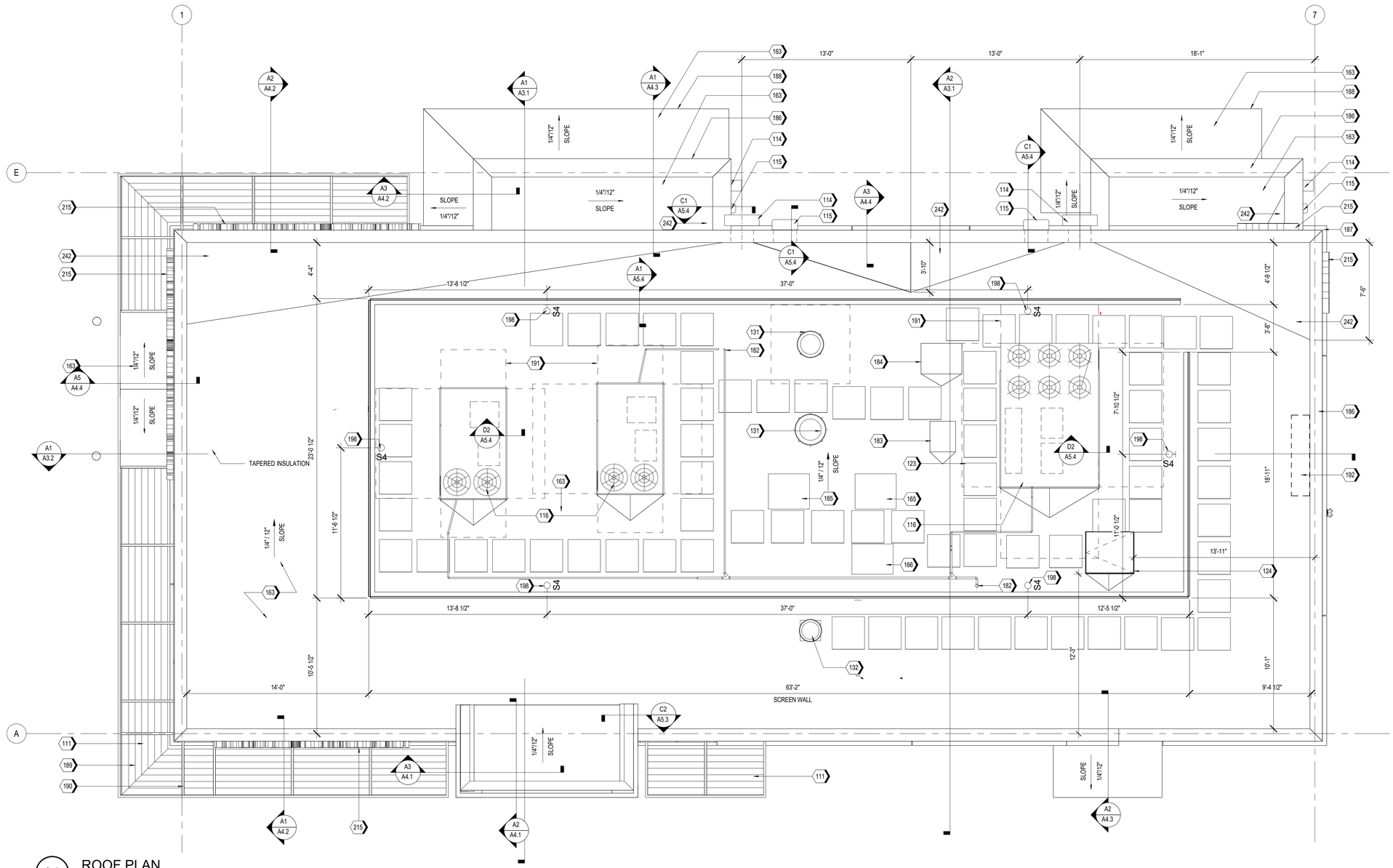


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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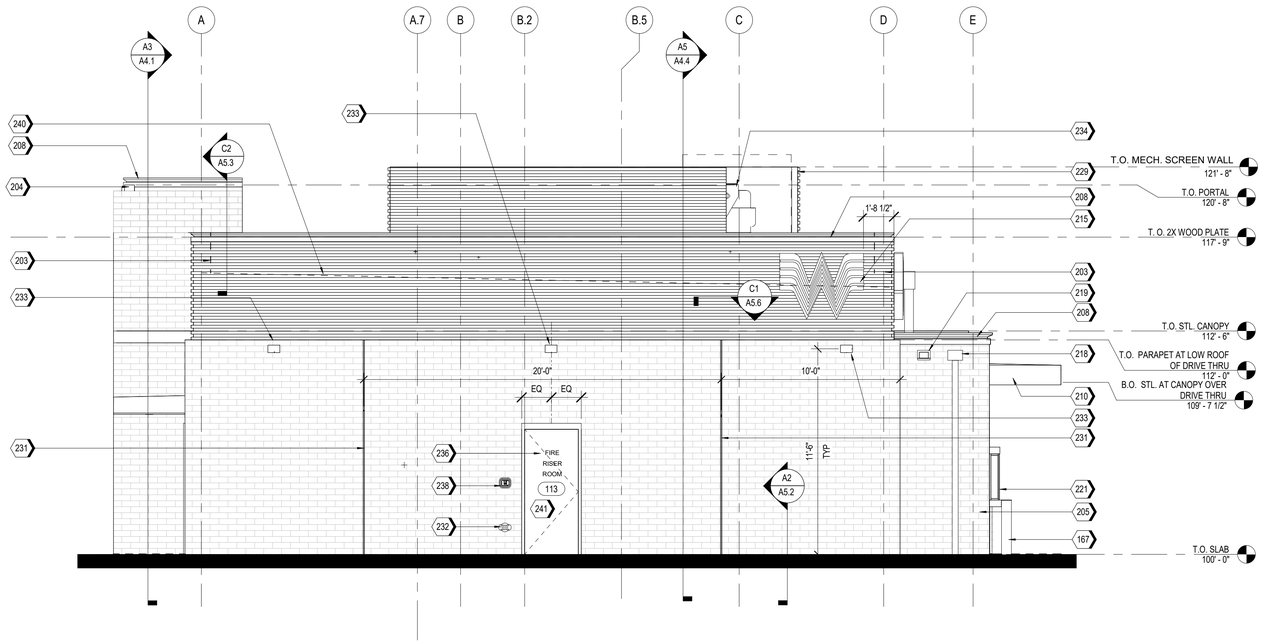
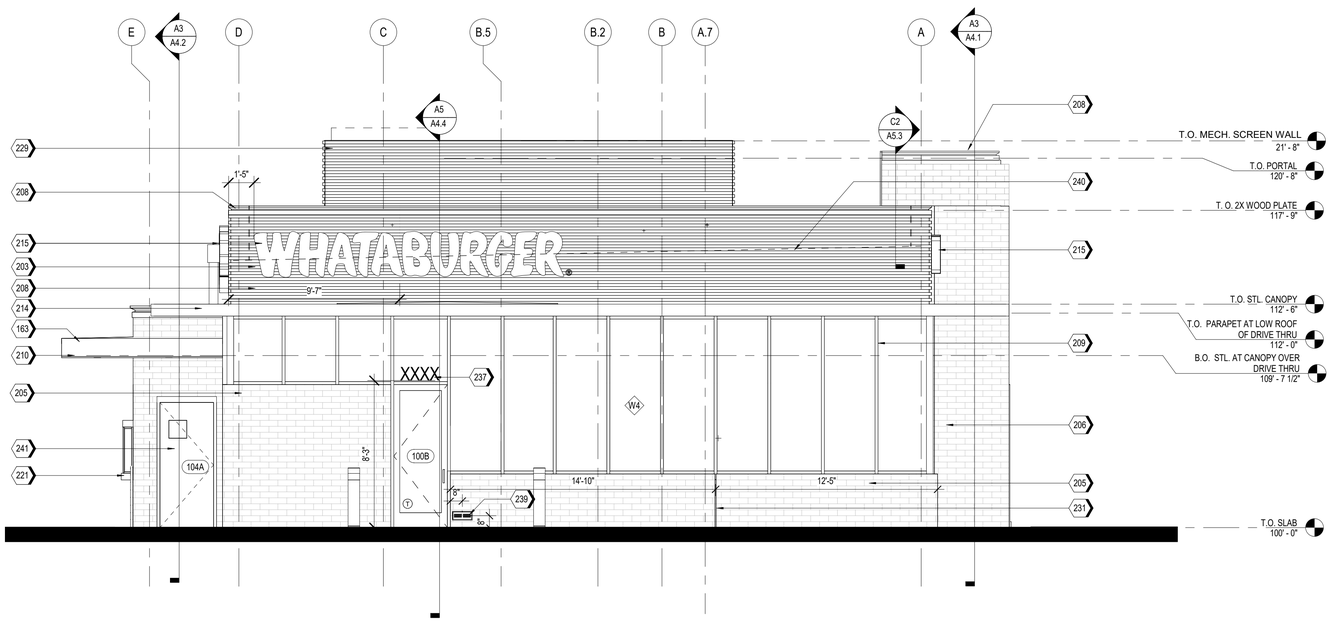


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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12/7/2021 10:25:16 AM

KEYNOTES

170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
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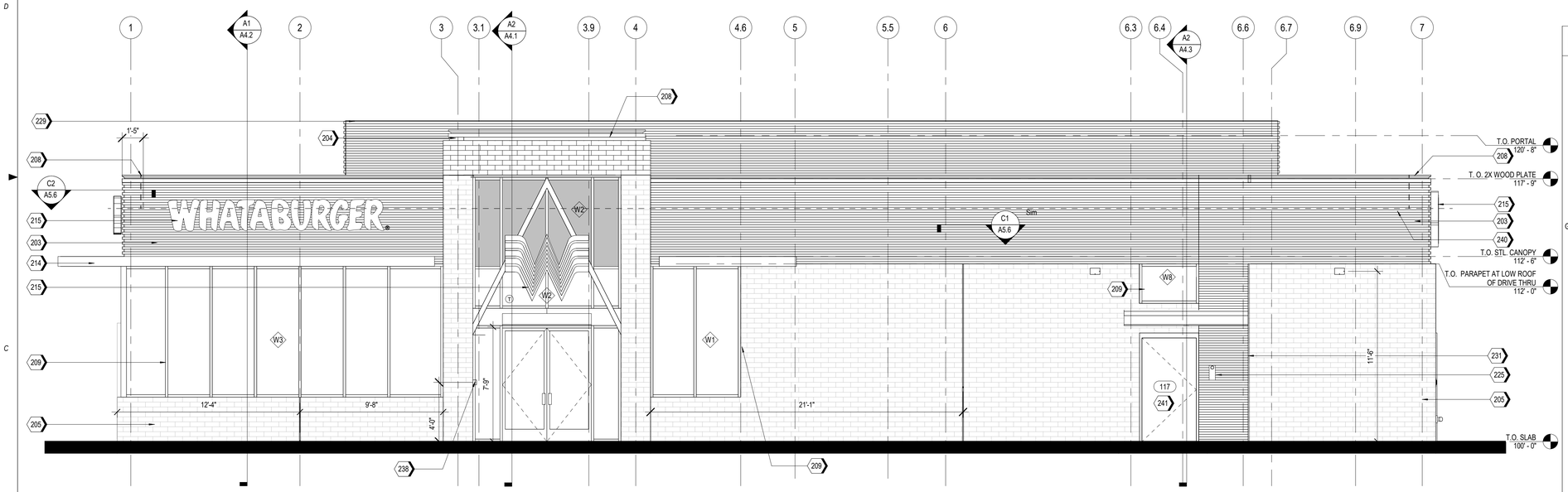
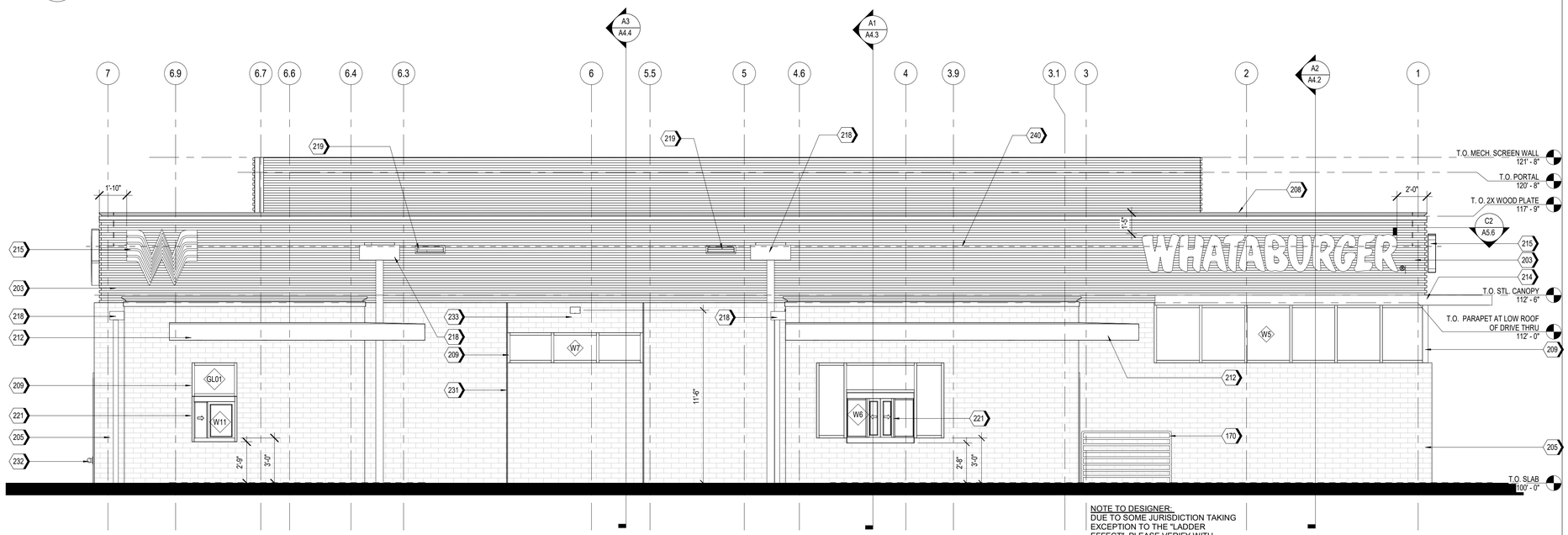


A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: MAVERIK INC

Mailing Address*: 185 S STATE ST SUITE 800, SALT LAKE CITY UT 84111-1538

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

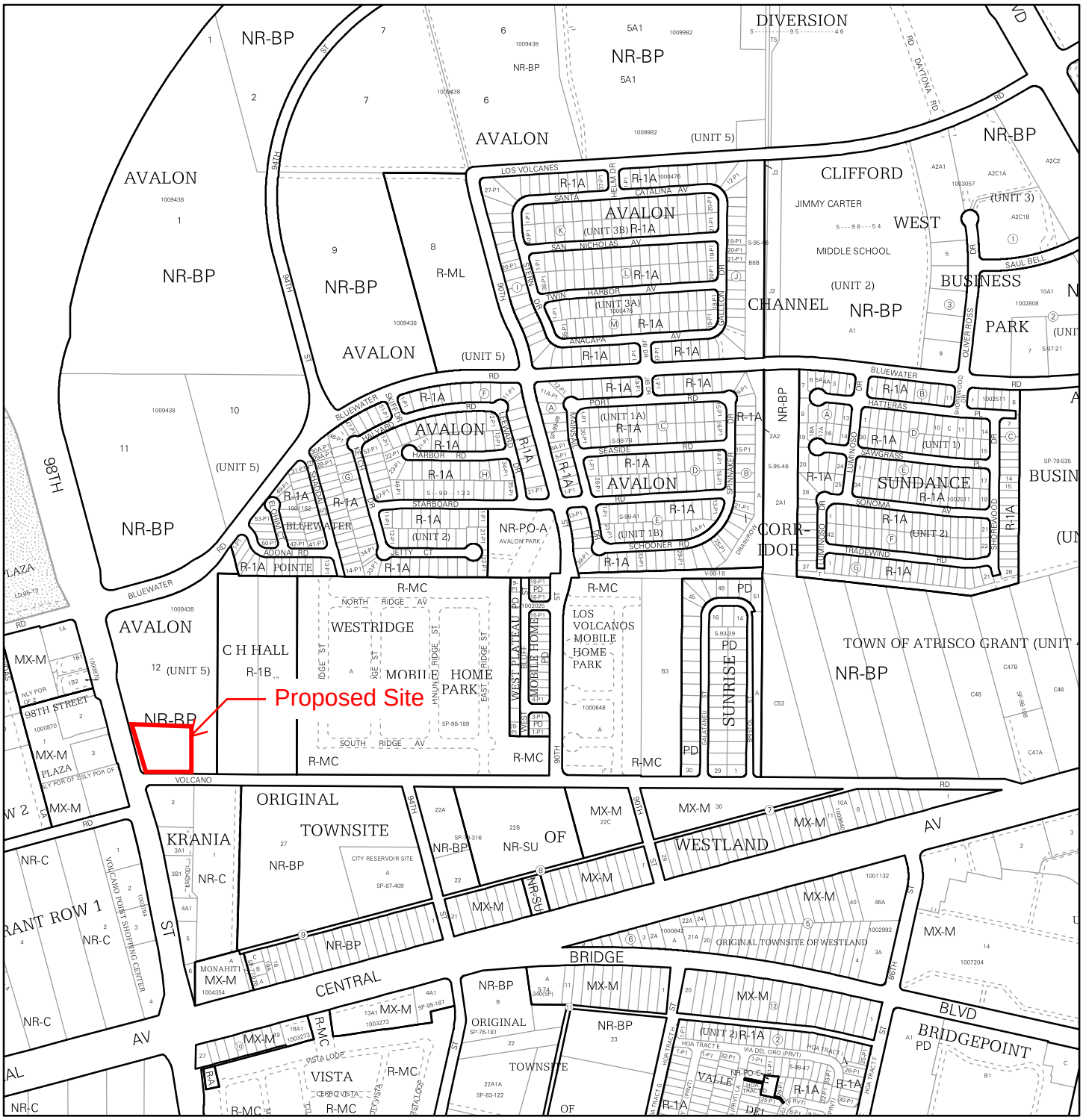
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



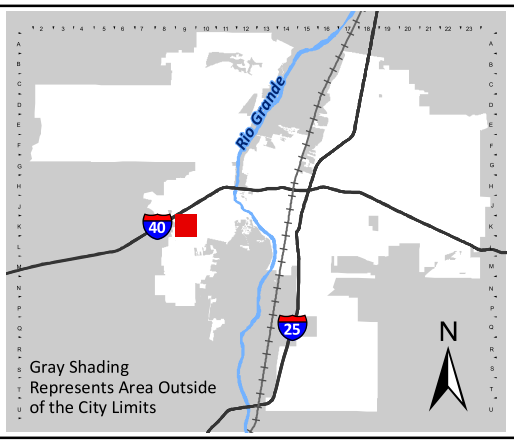
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

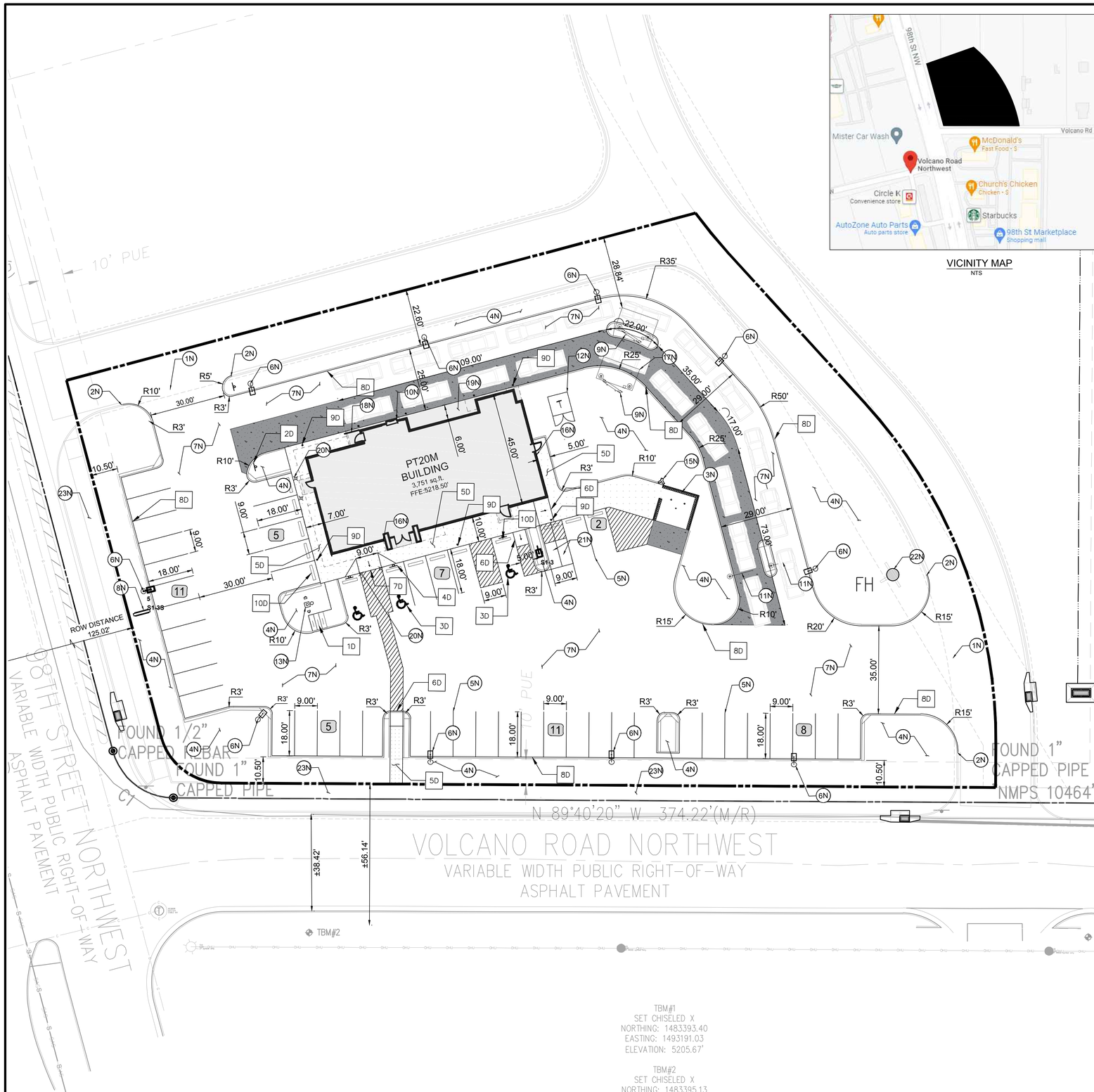


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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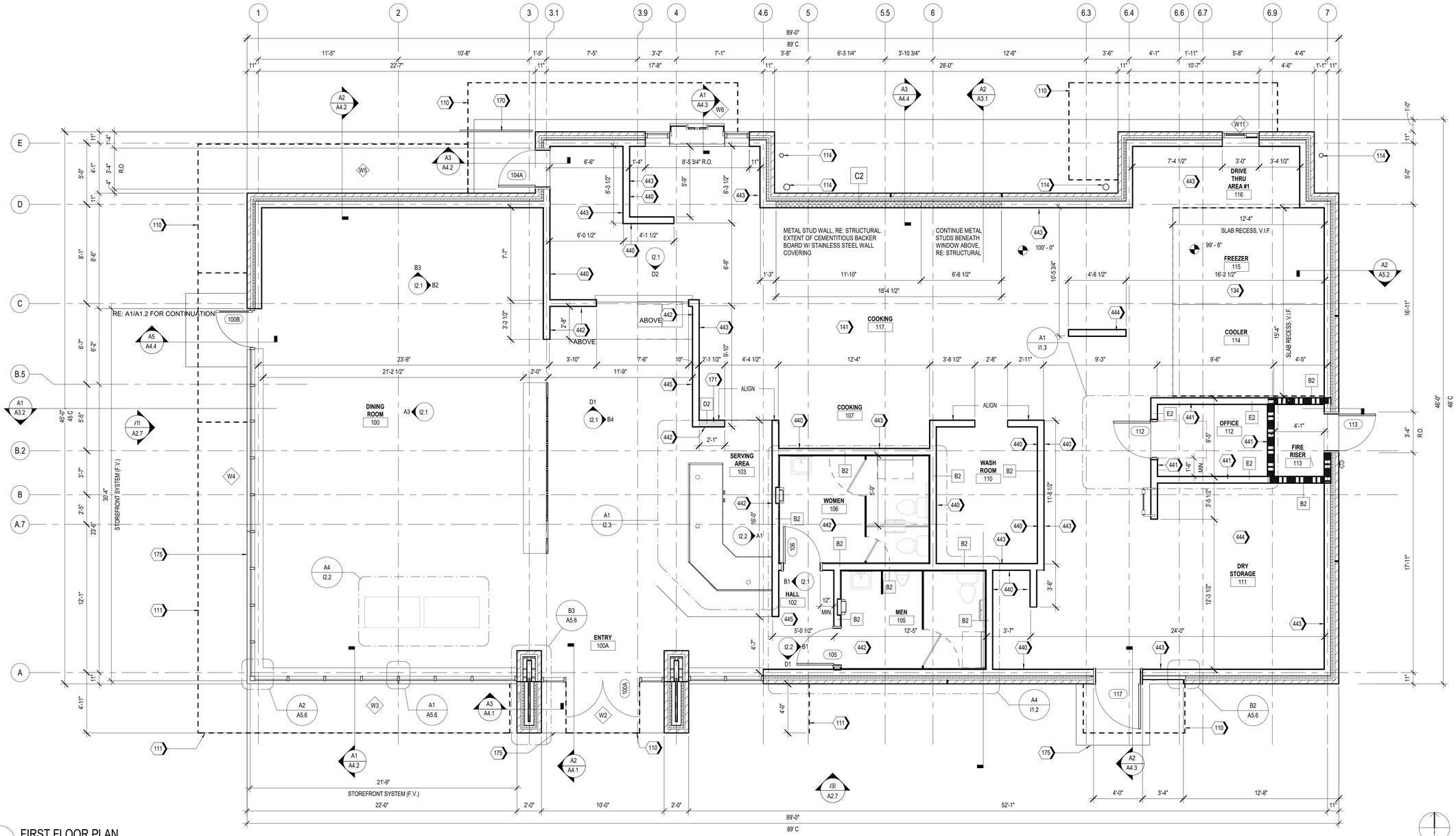
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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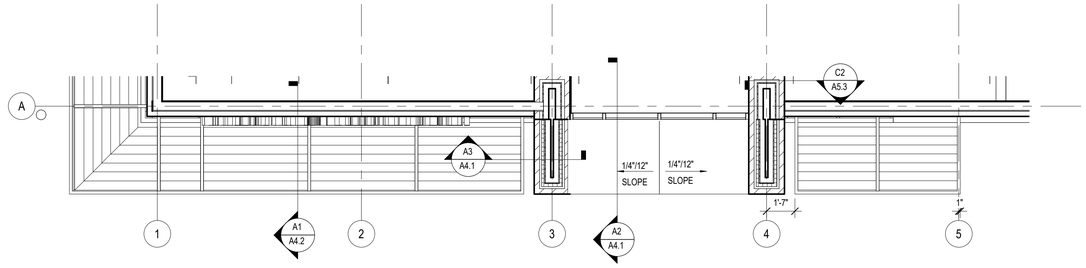
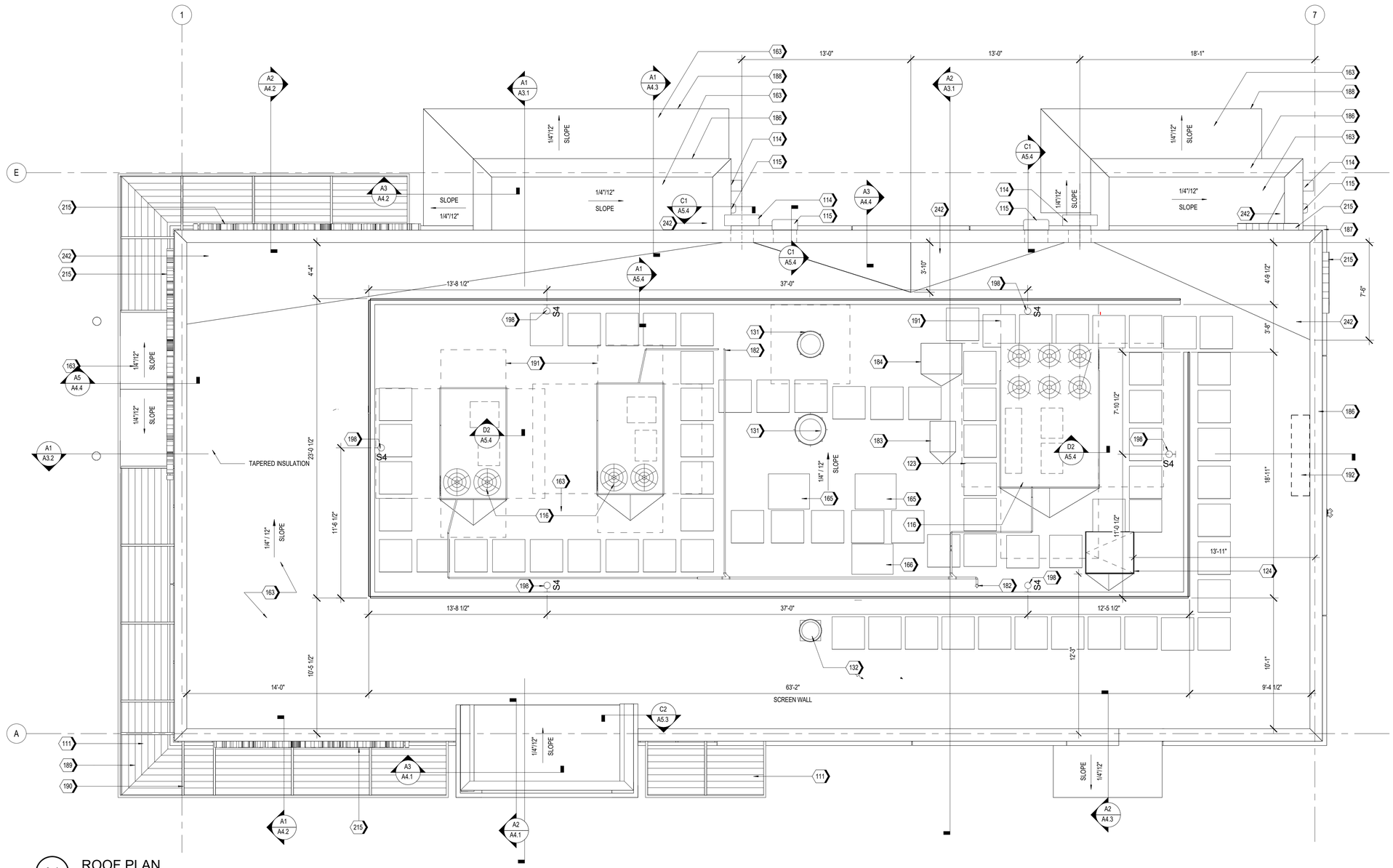


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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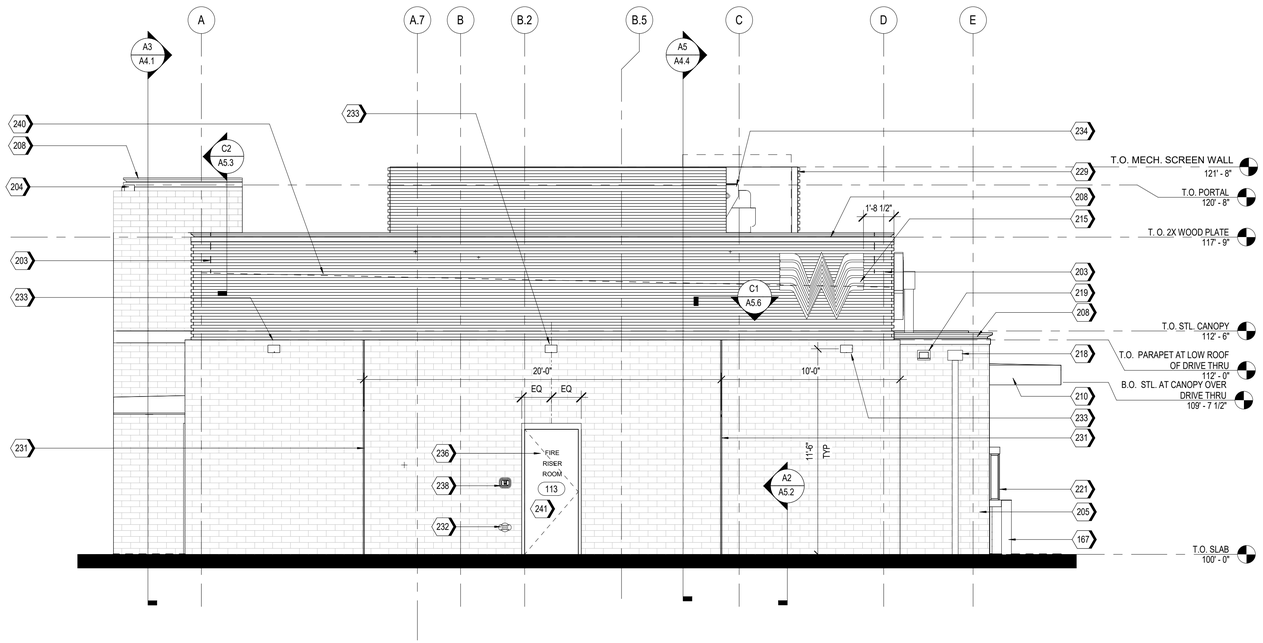
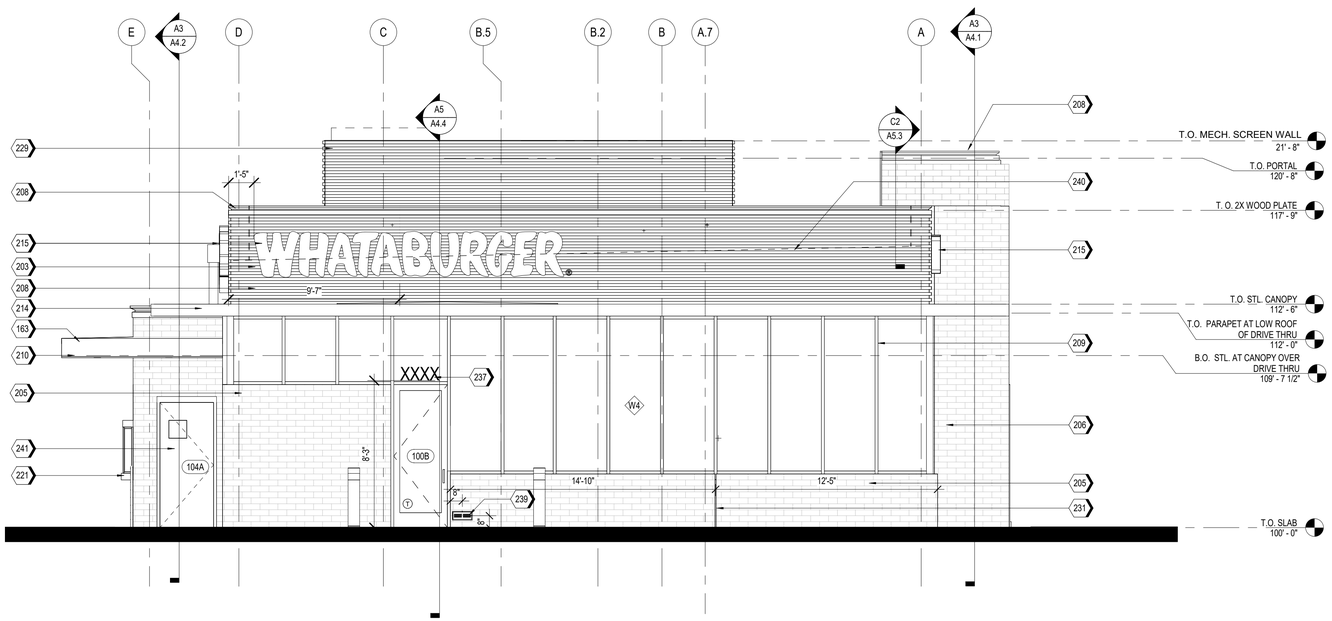


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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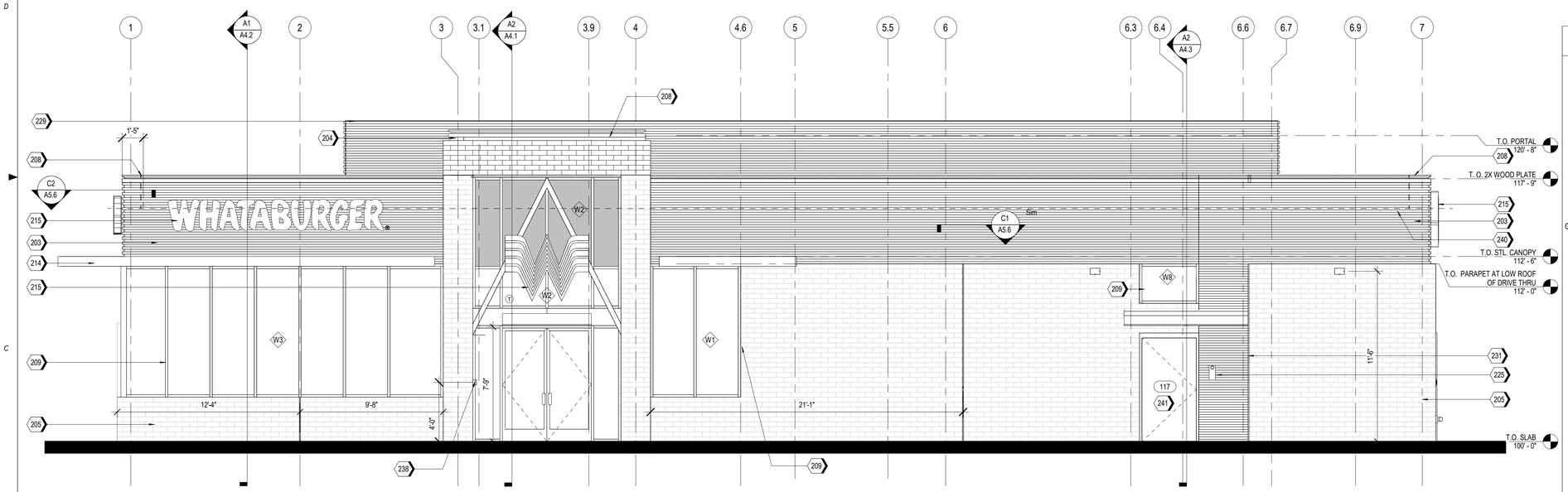
KEYNOTES

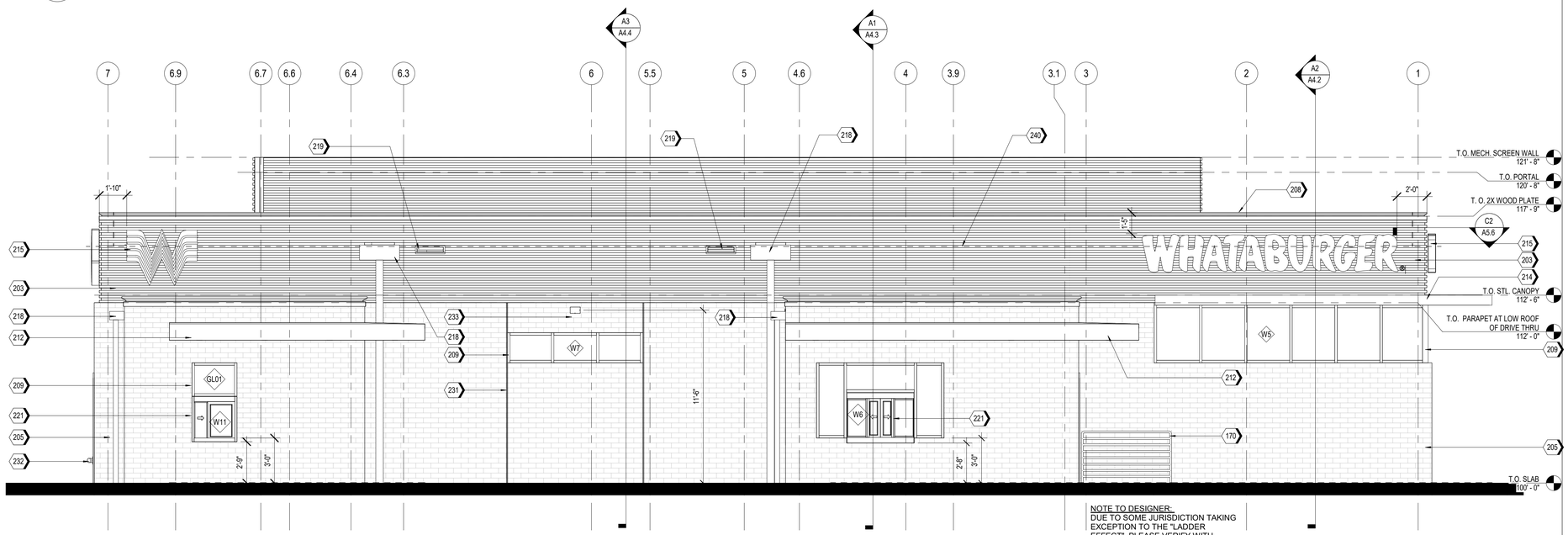
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: NASSER ALKARIM A

Mailing Address*: 415 ELOHIM CT NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

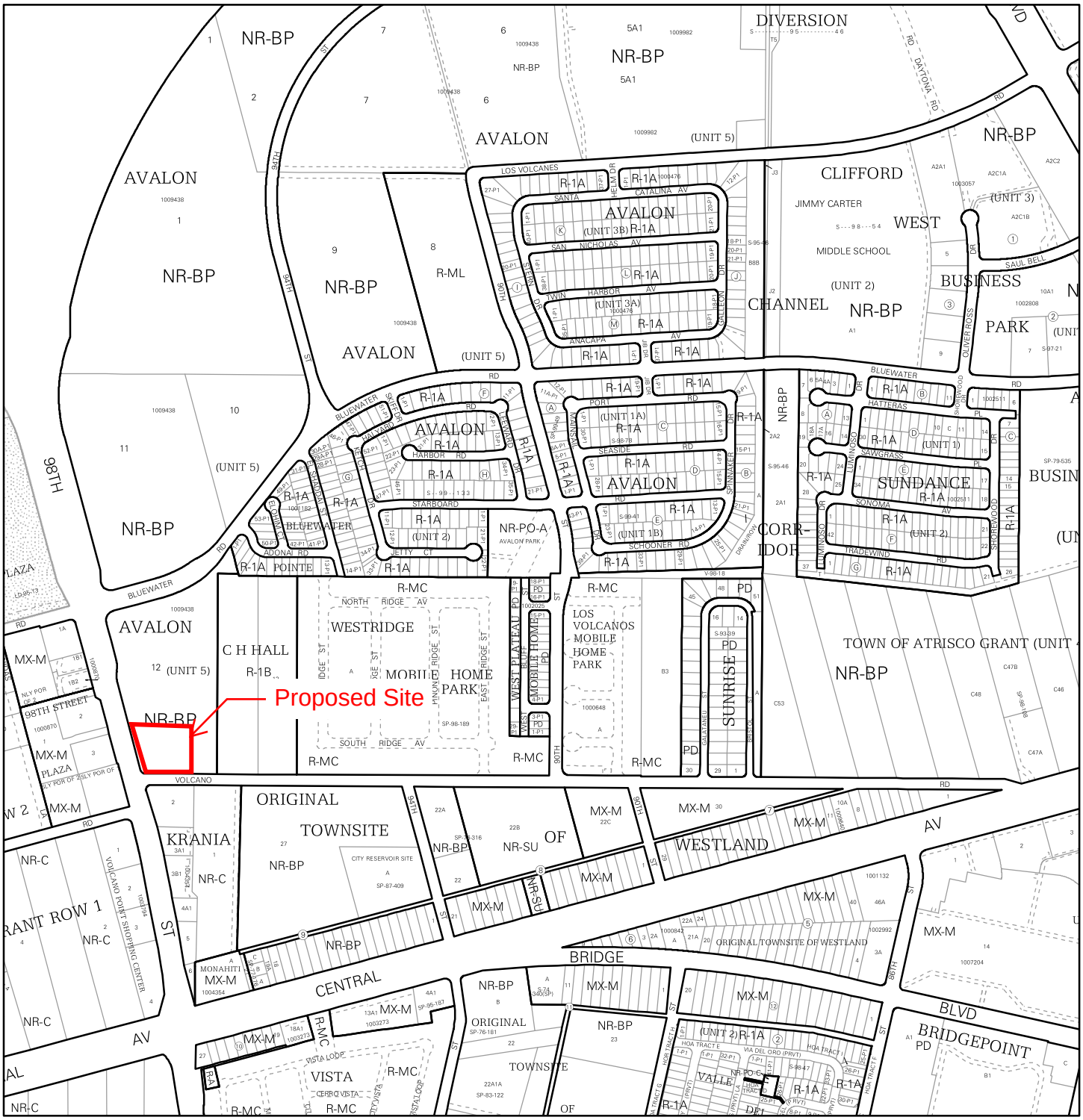
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



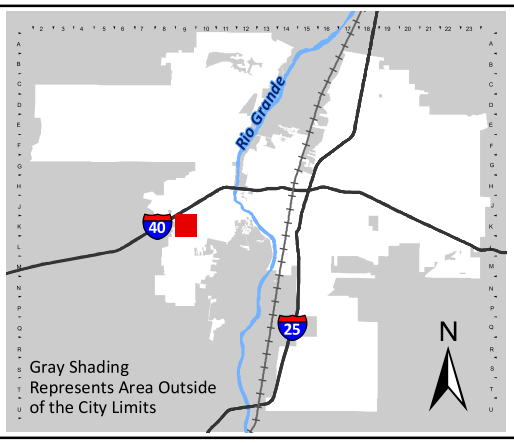
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

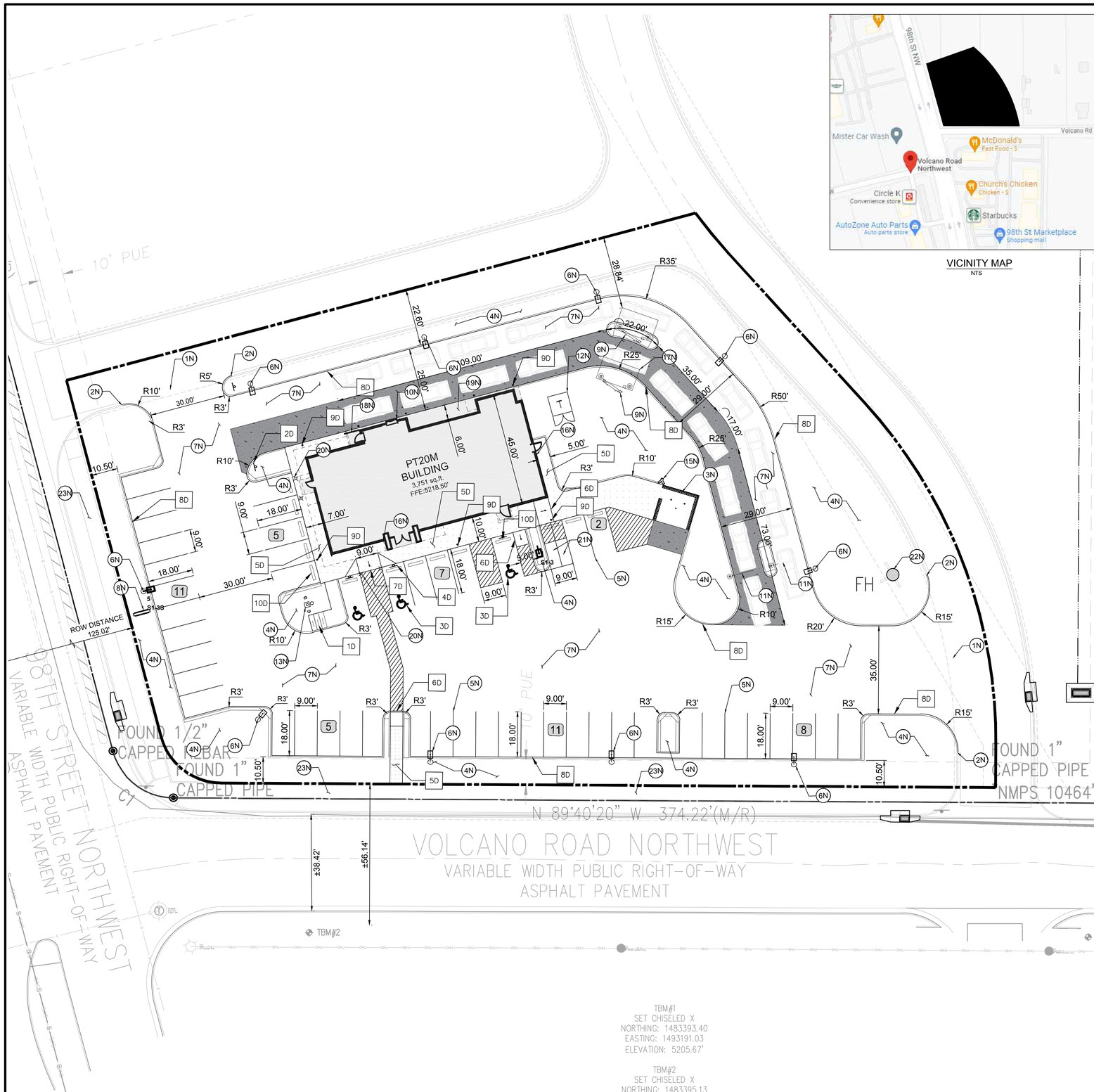


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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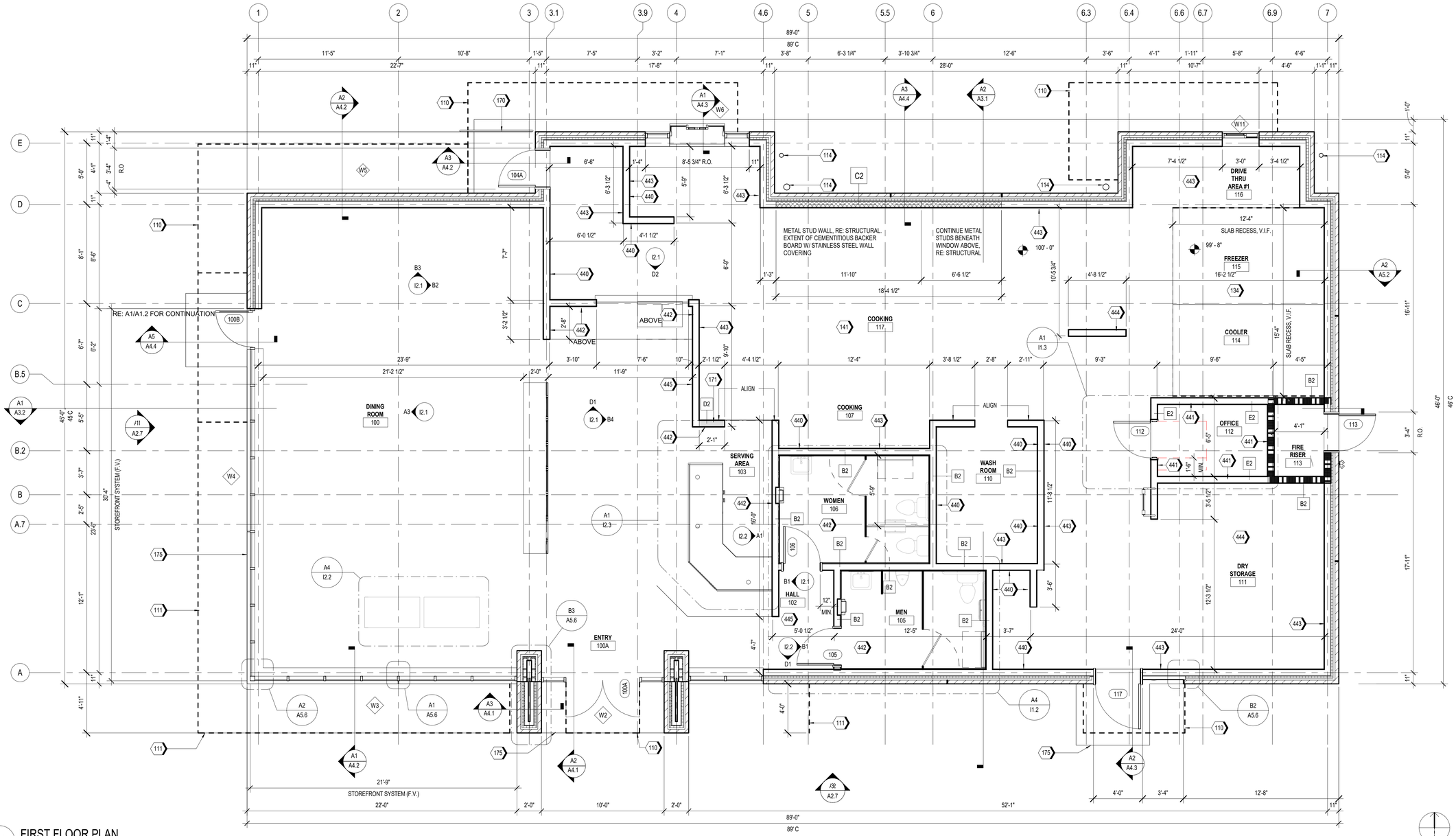
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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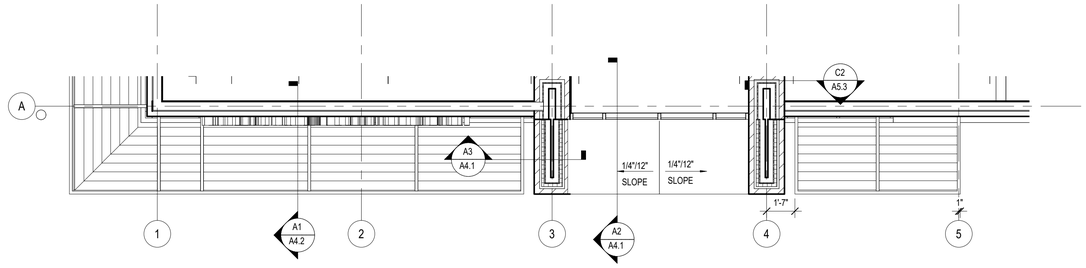
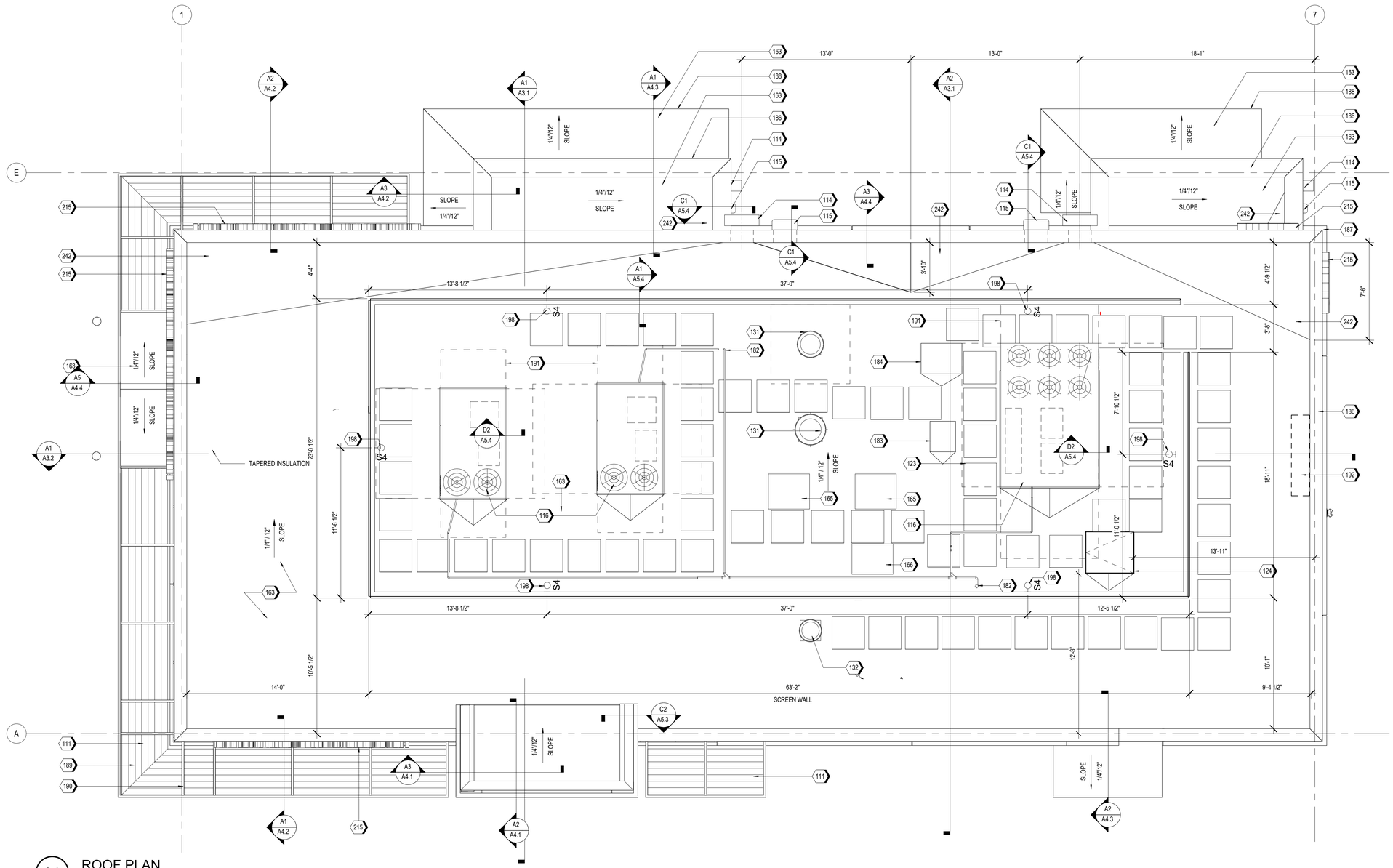


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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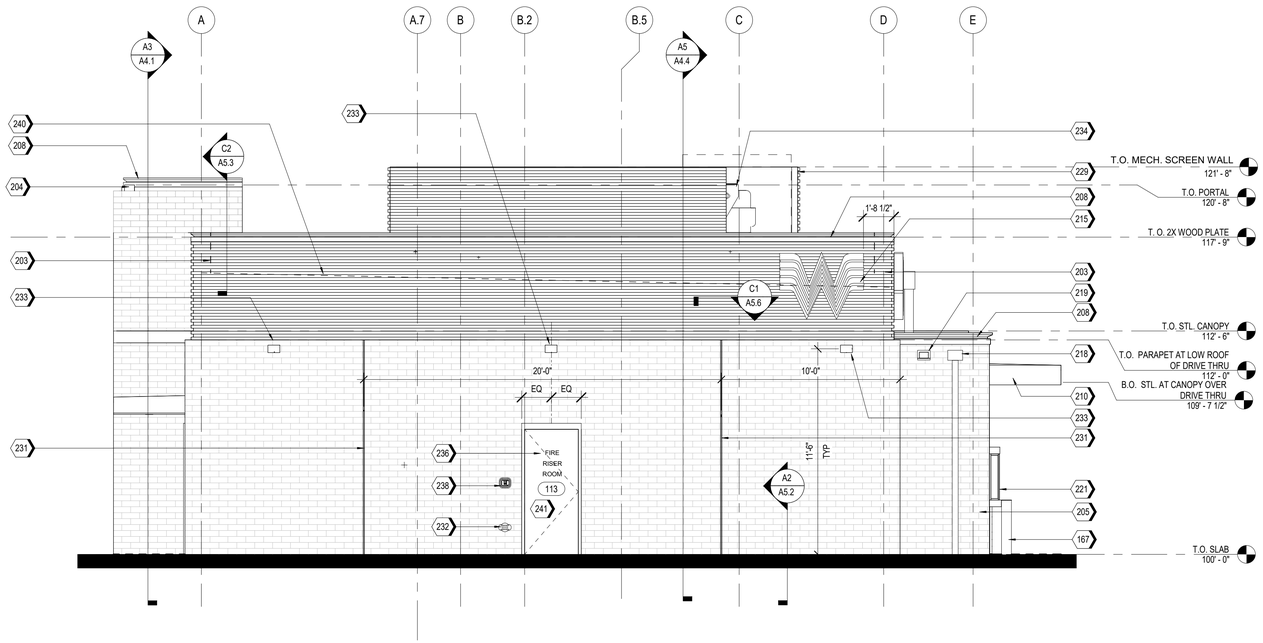
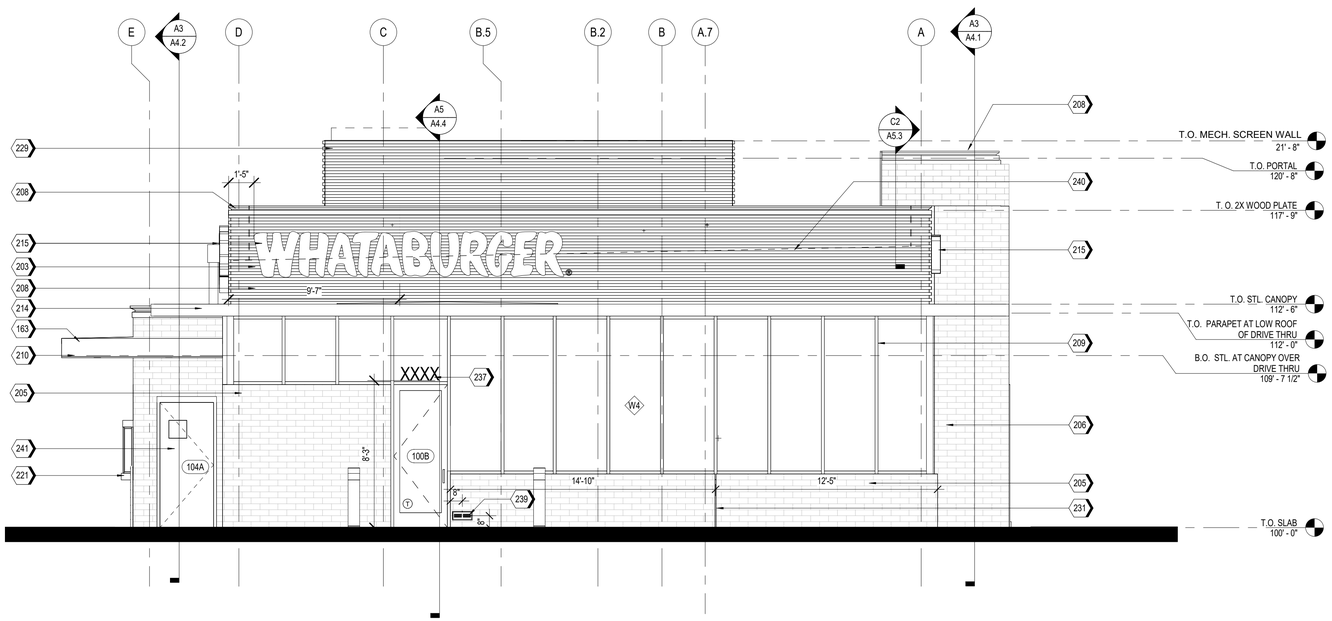


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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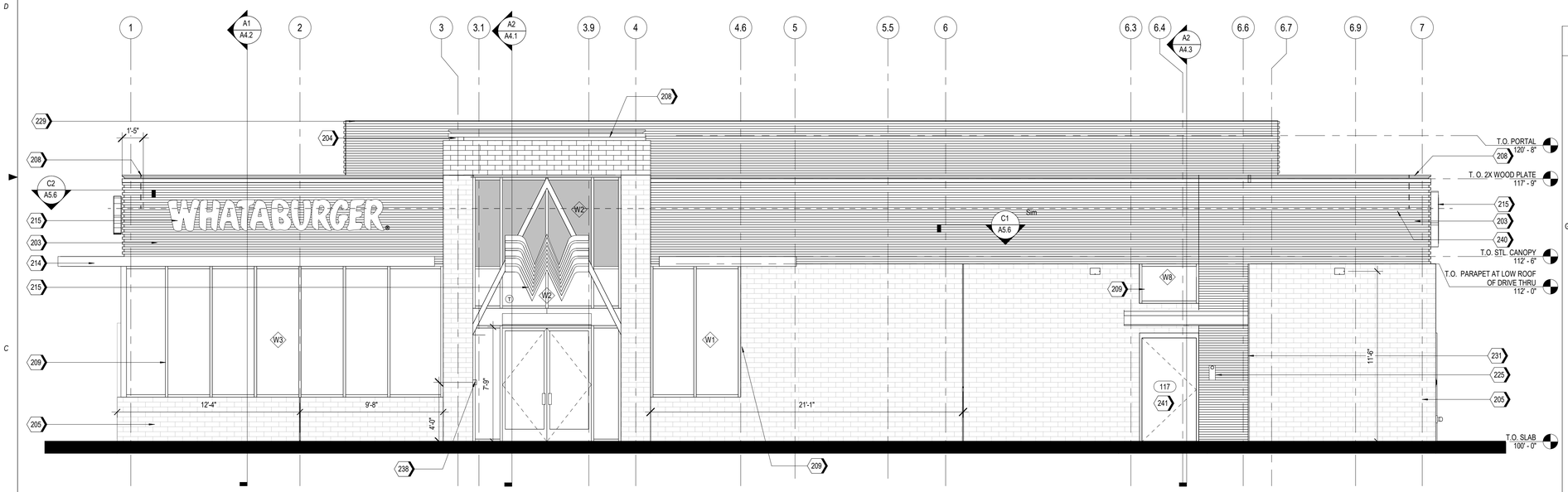
KEYNOTES

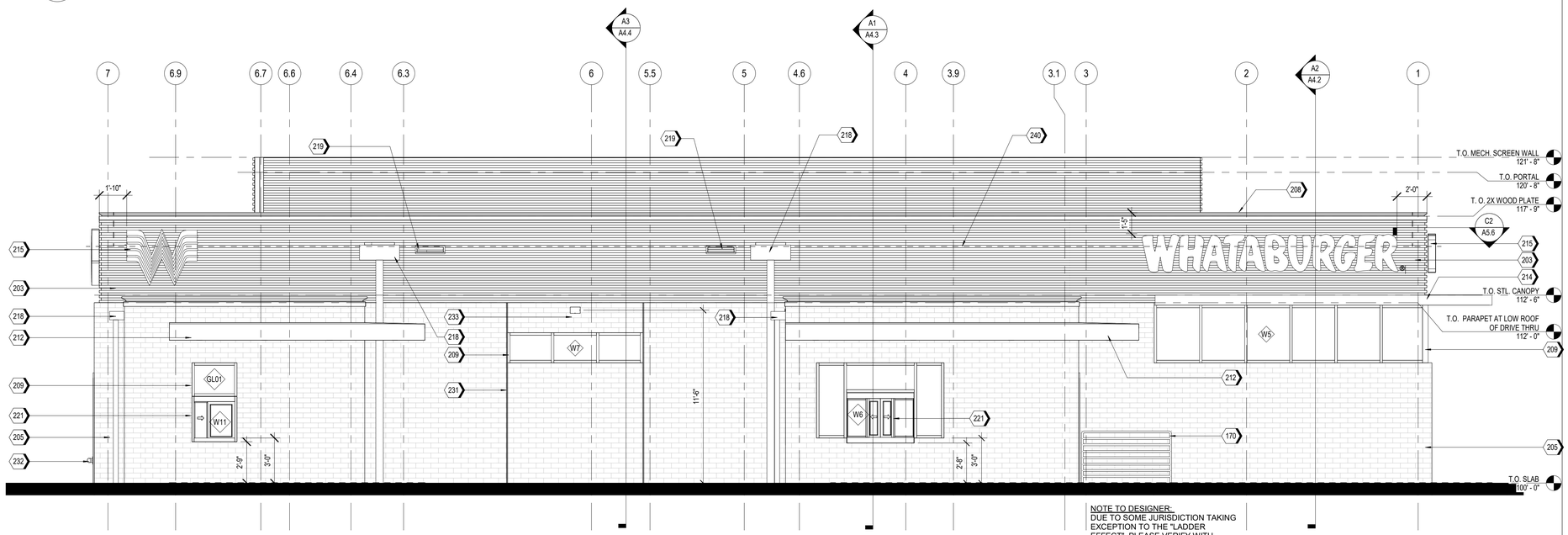
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: ORTEGA JOHN ALBERT

Mailing Address*: 427 ELOHIM CT NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

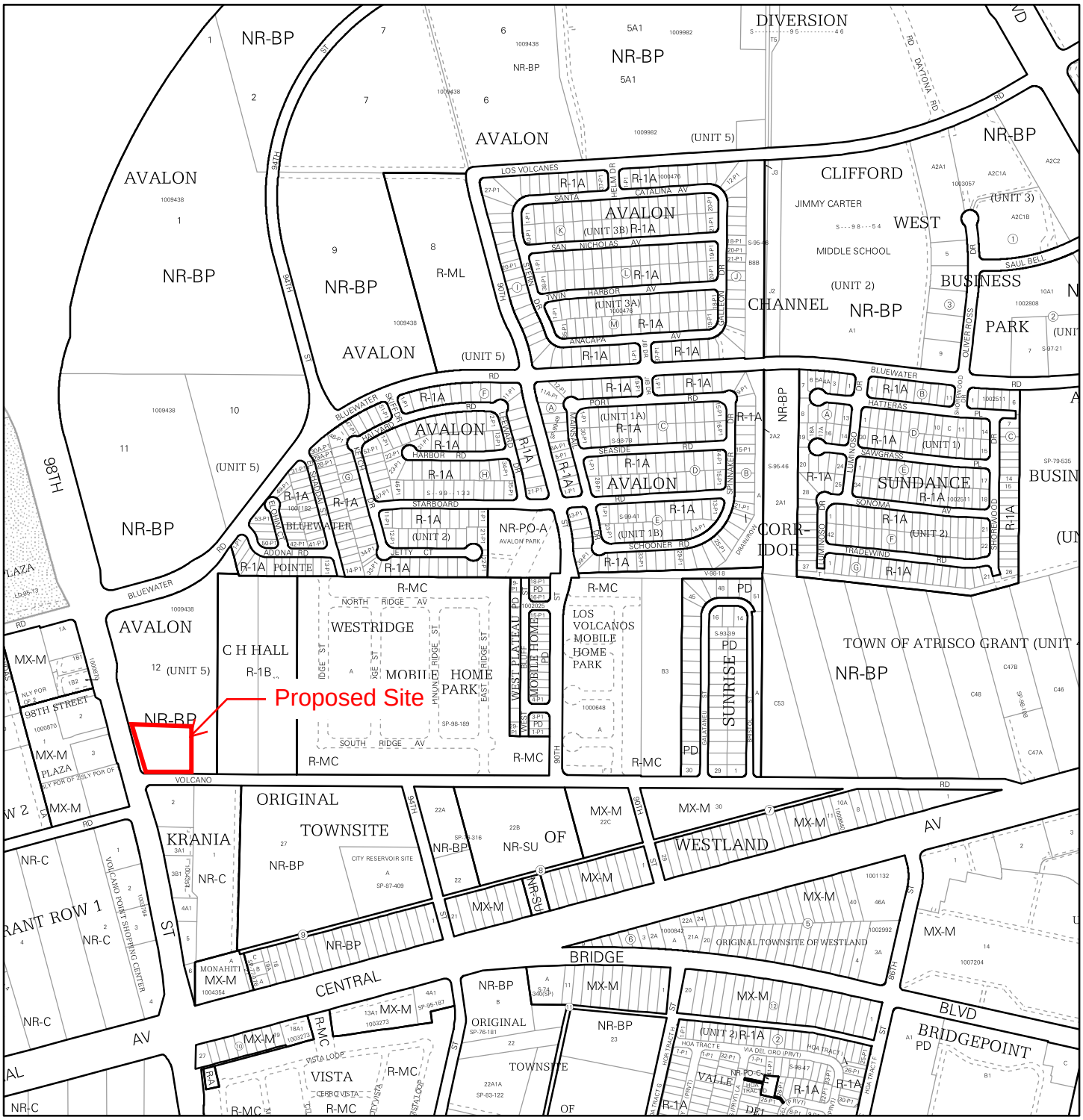
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



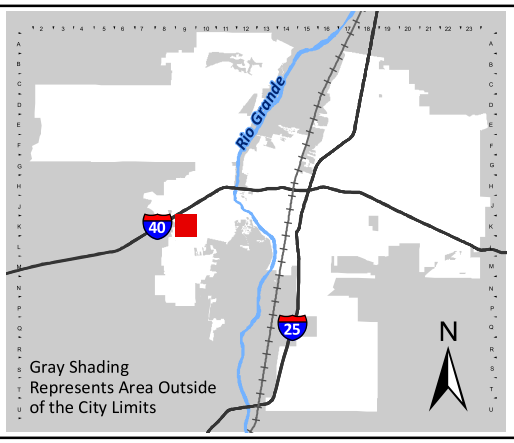
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

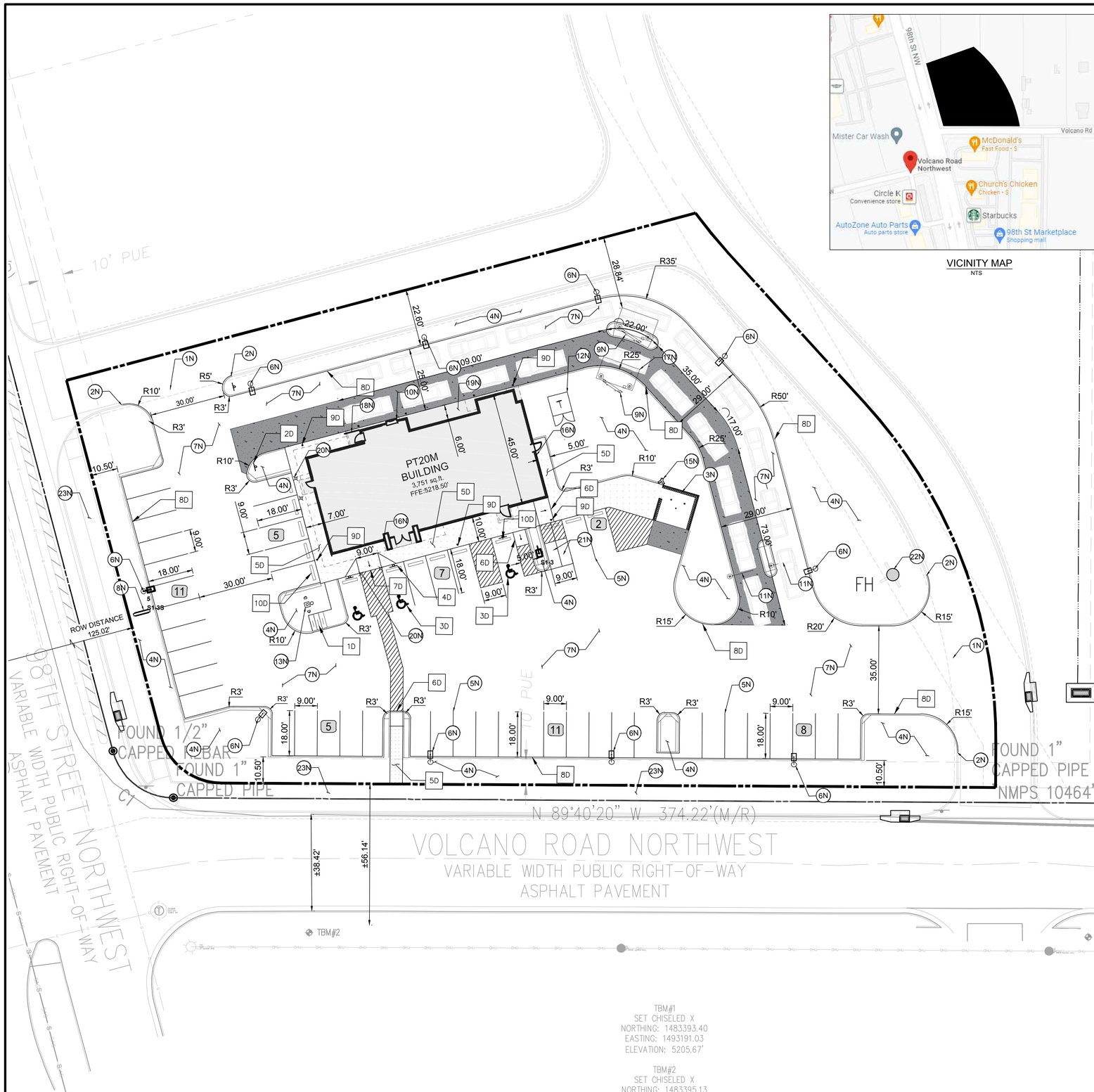


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
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ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

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Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
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Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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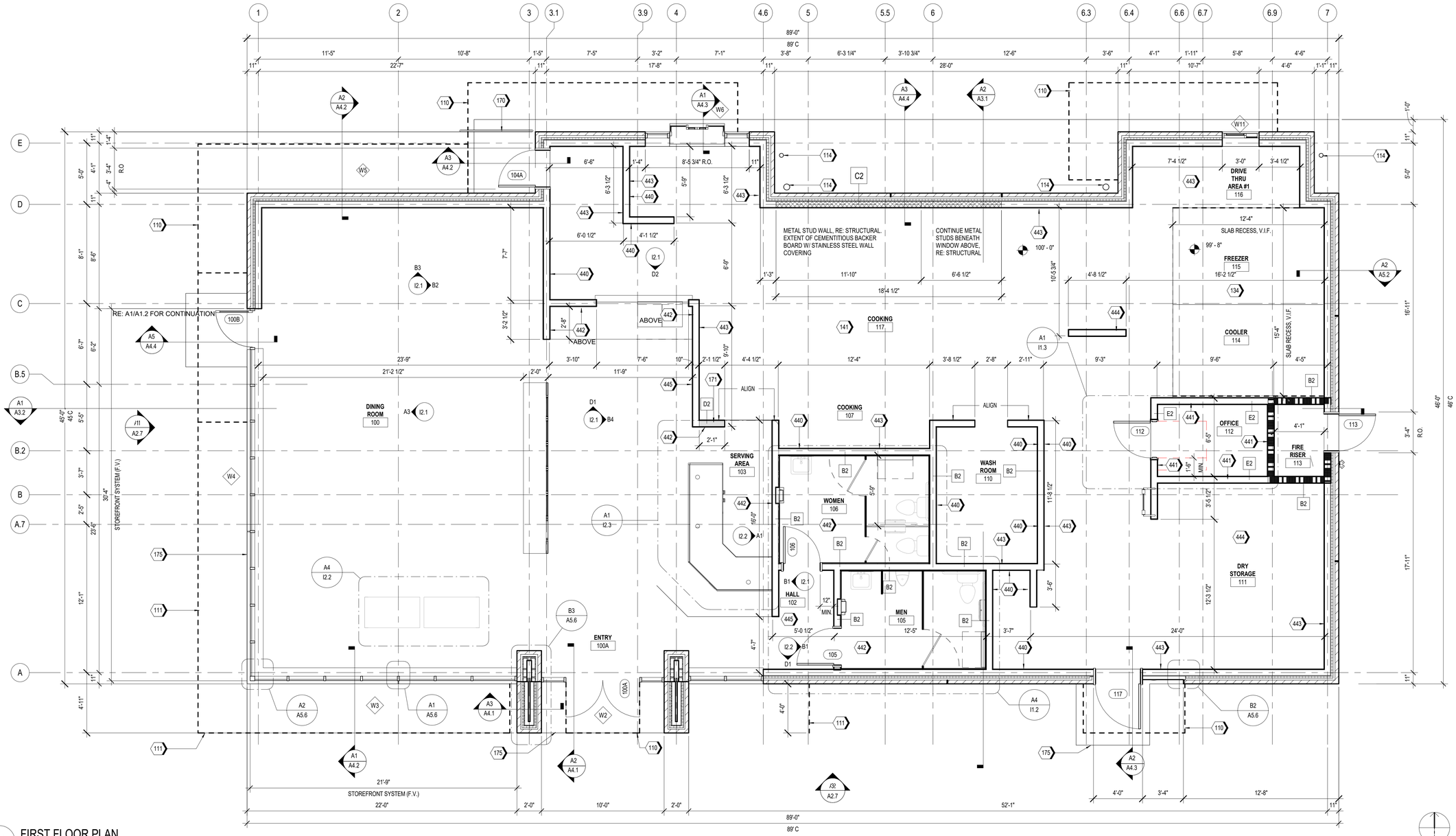
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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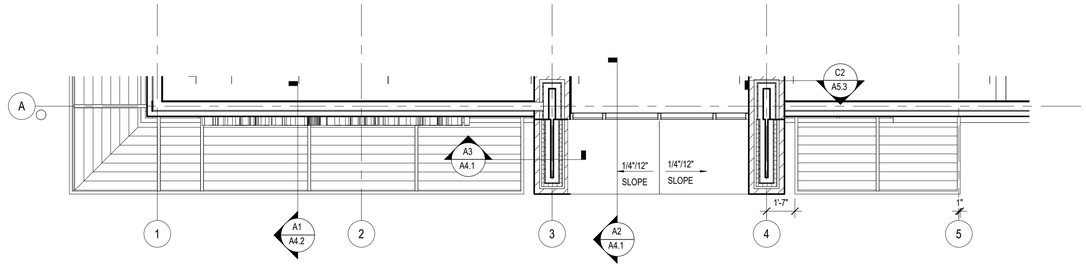
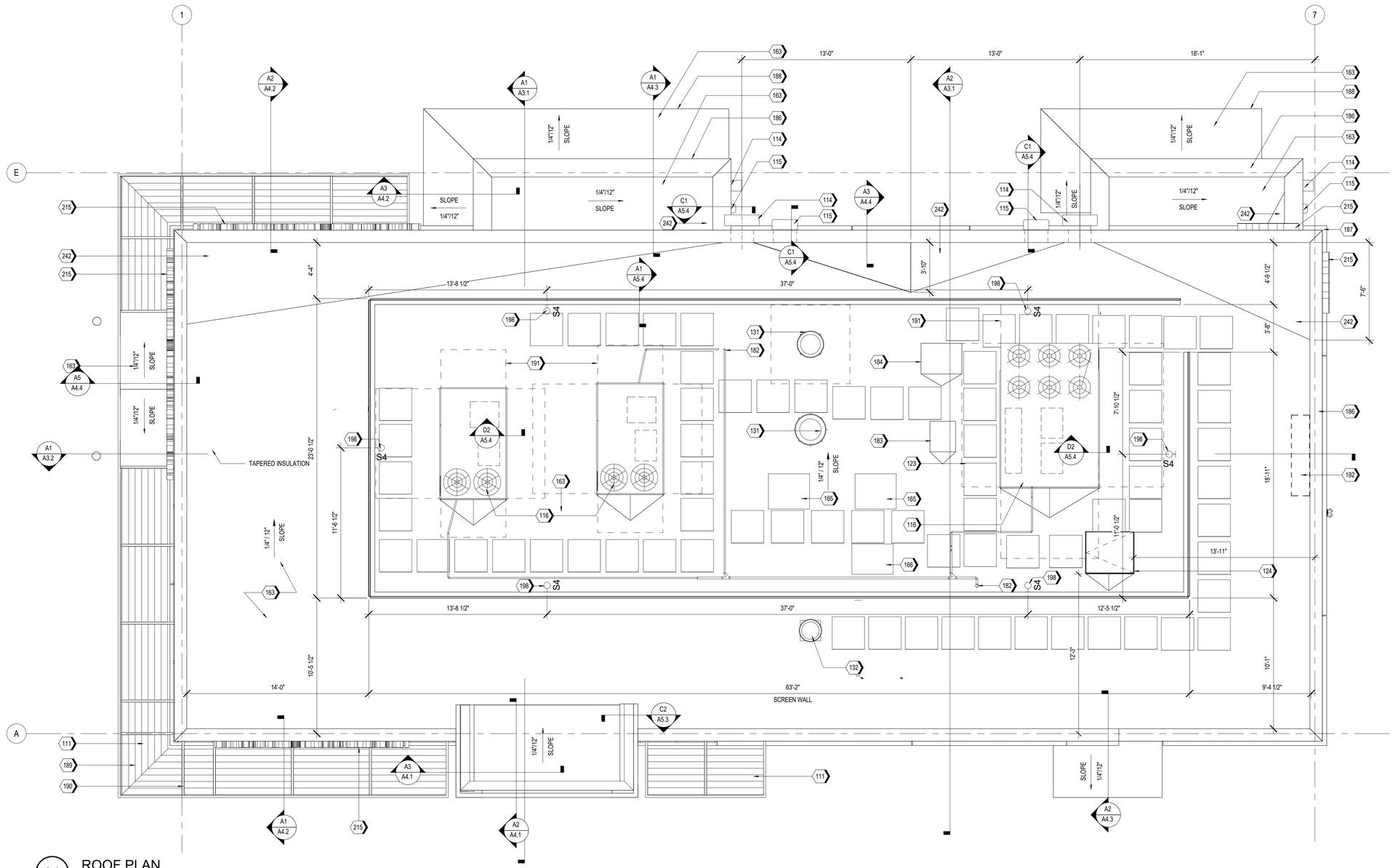


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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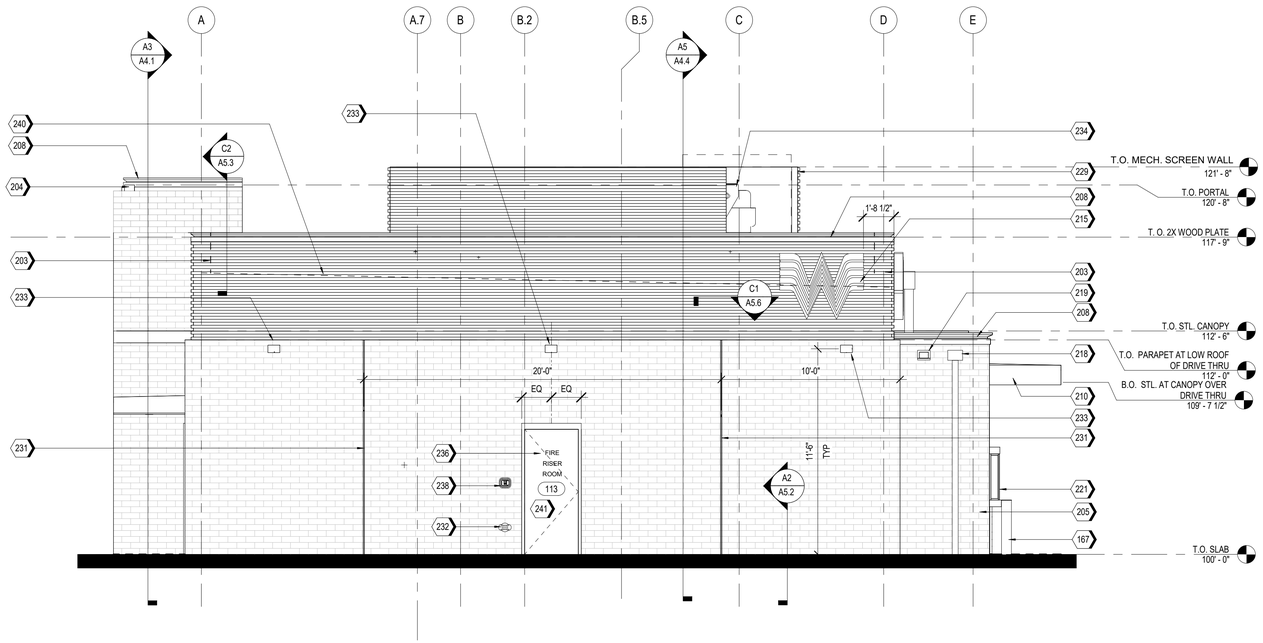
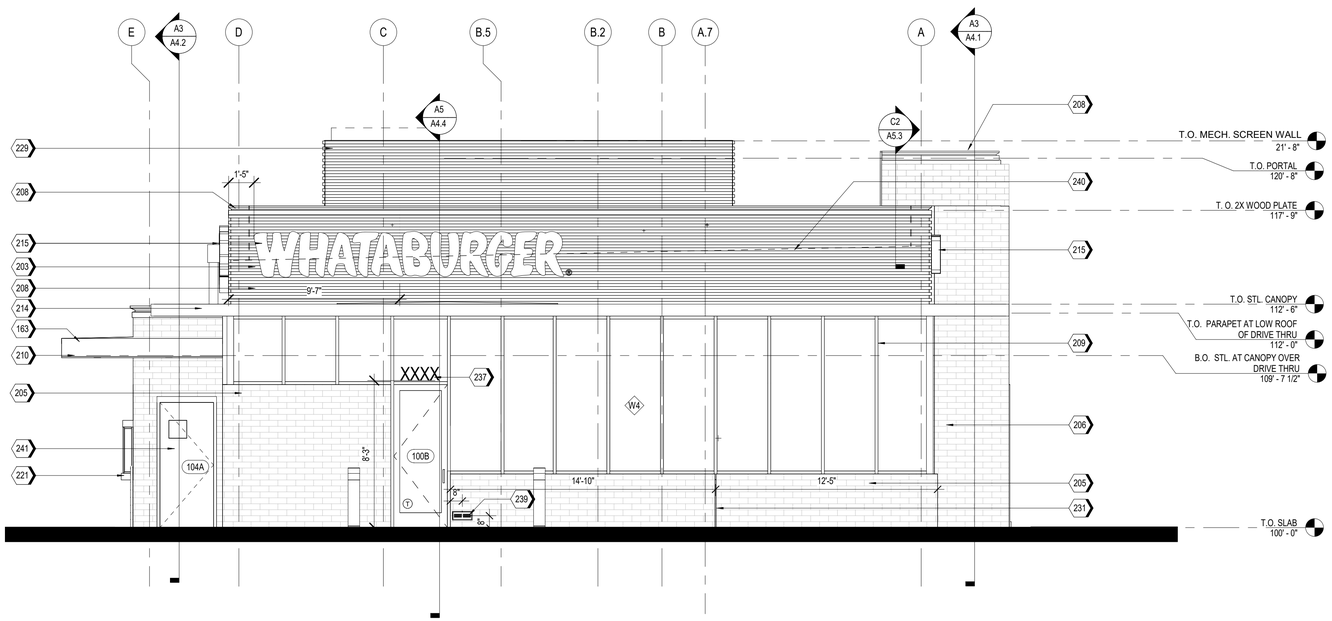


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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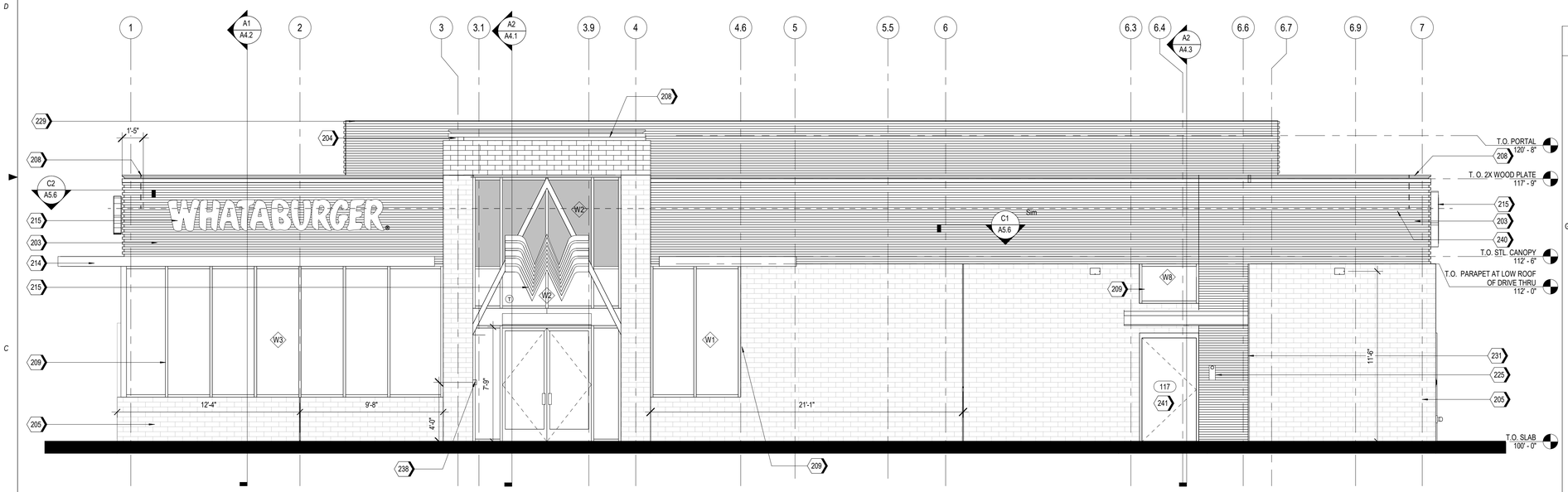
KEYNOTES

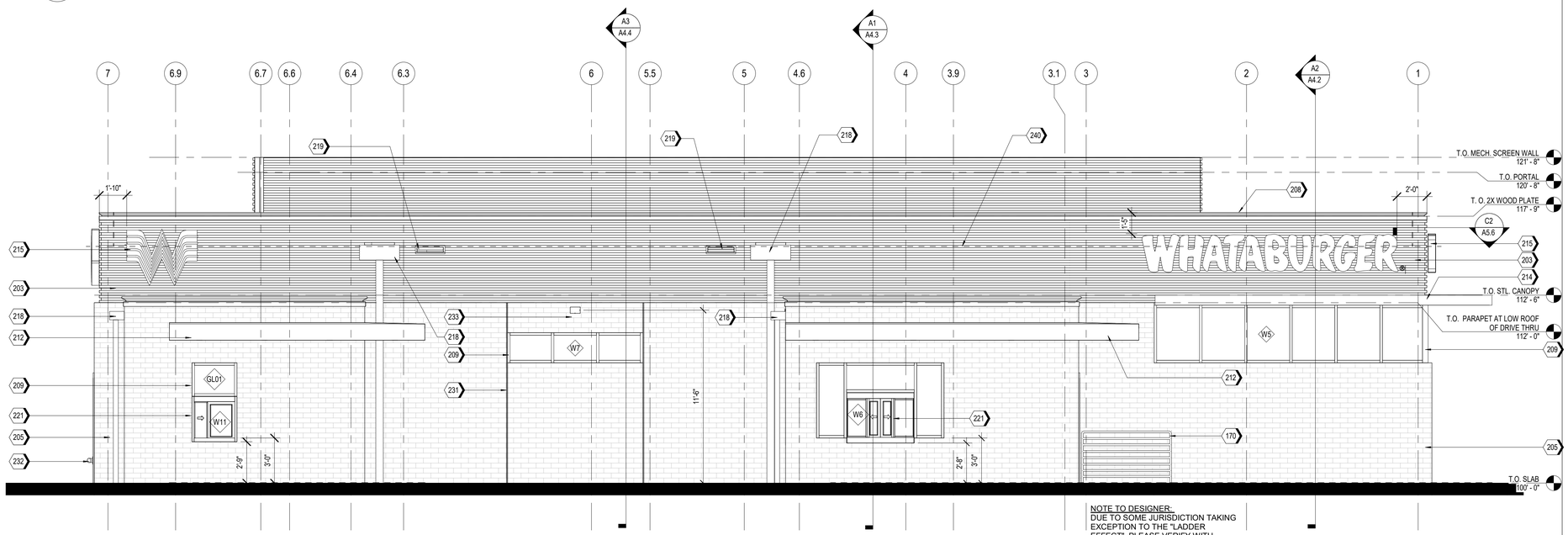
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: PINA SAMANTHA G

Mailing Address*: 423 ELOHIM CT NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

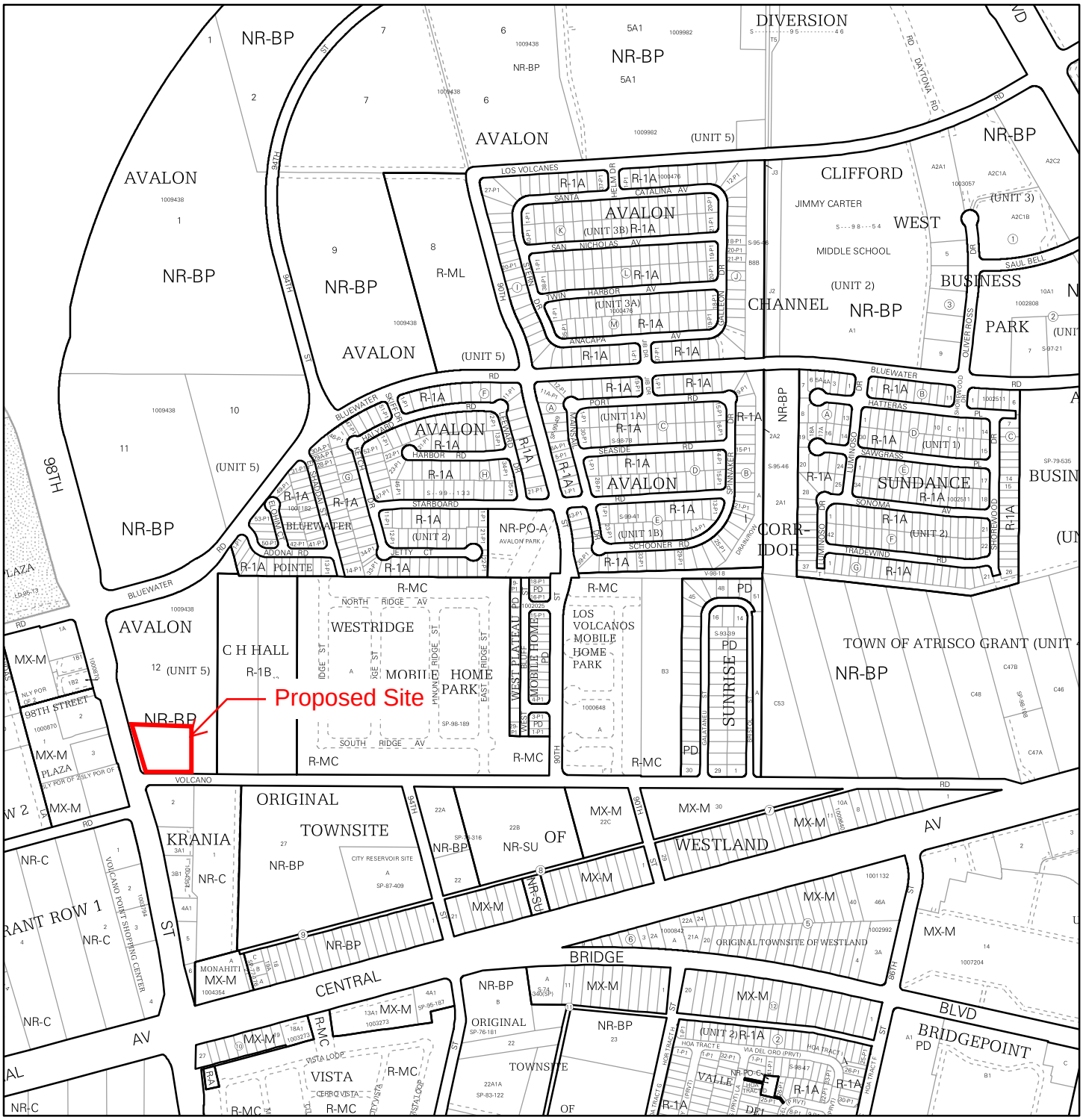
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



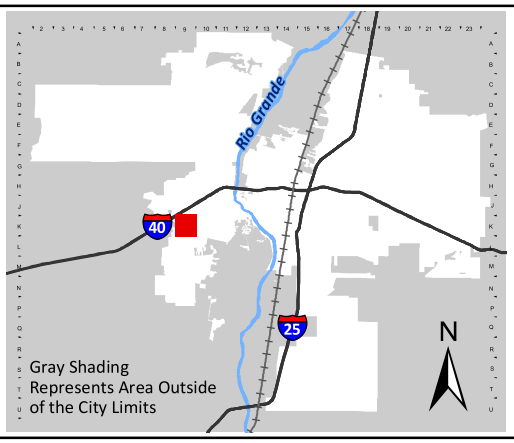
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

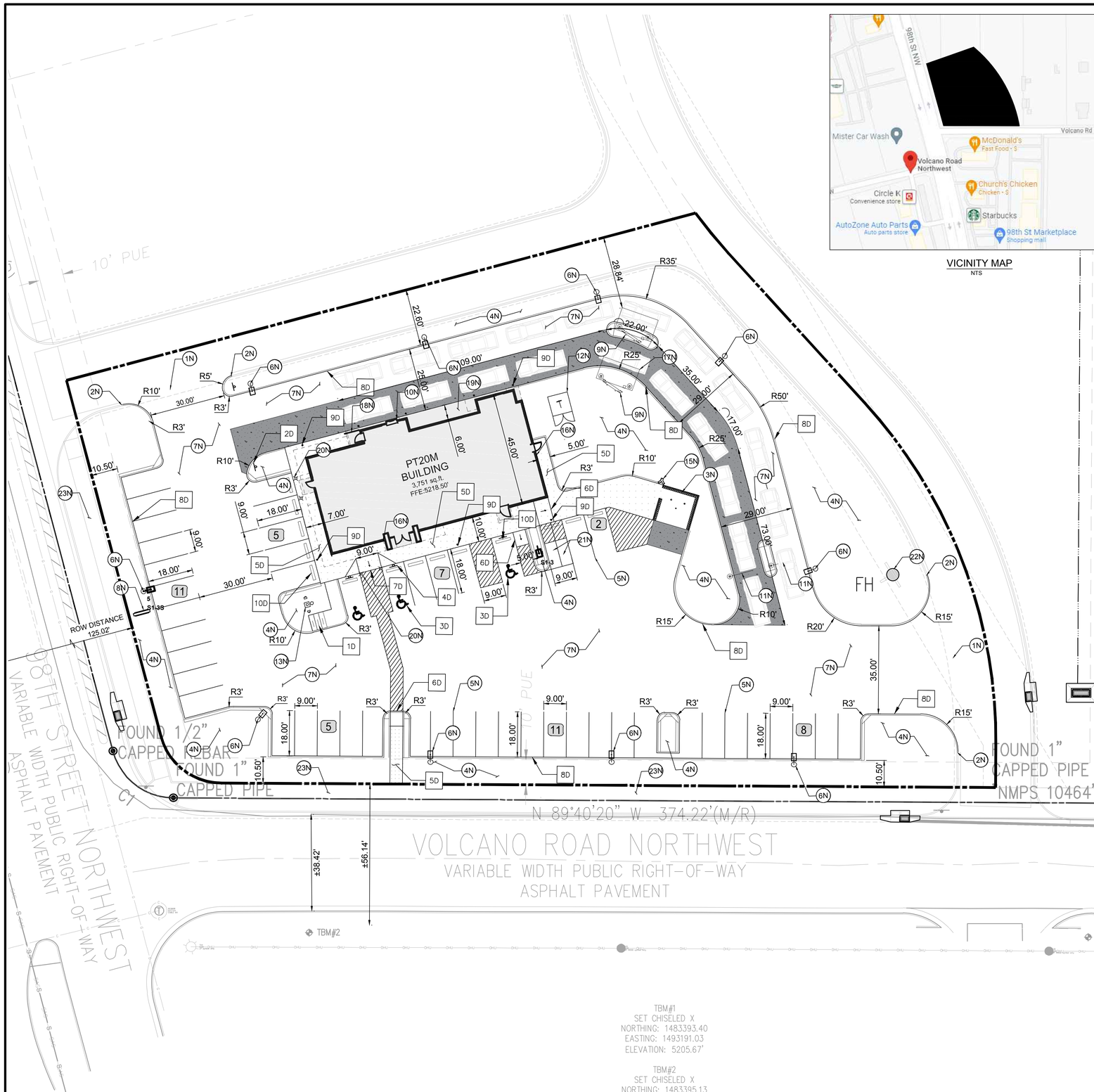


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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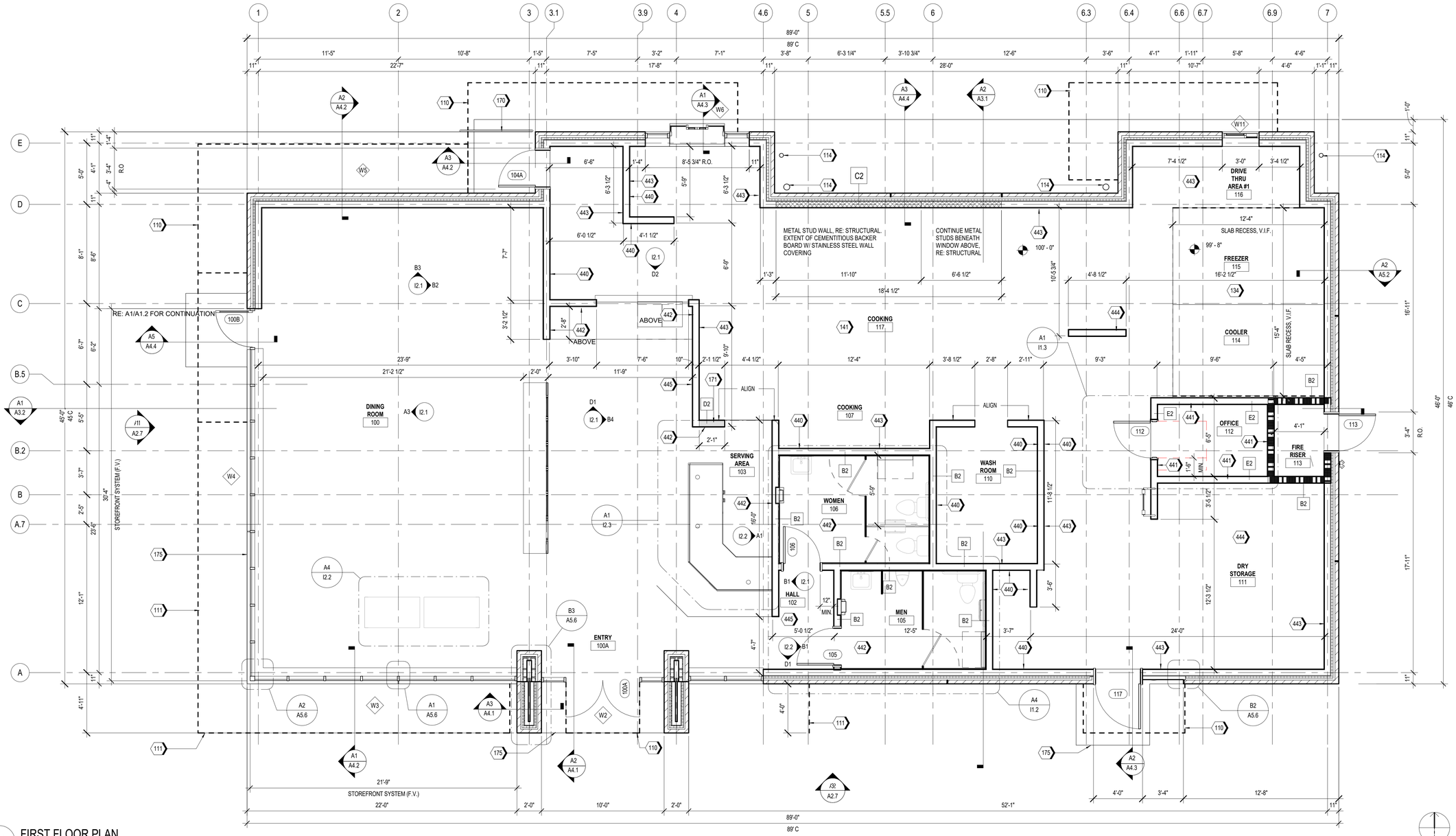
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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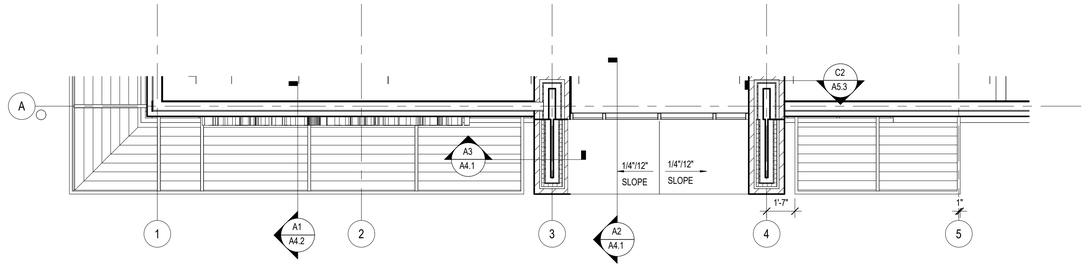
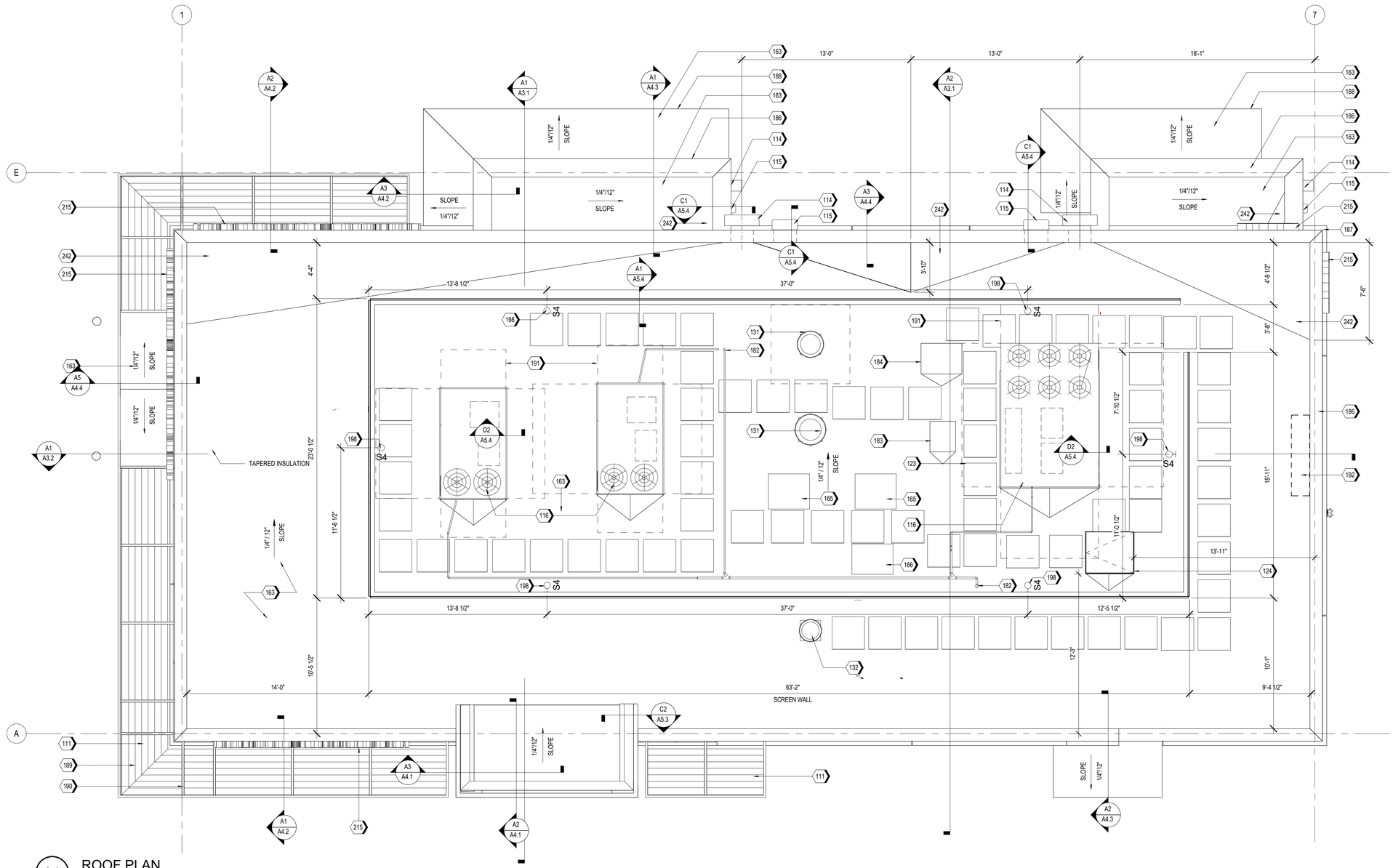


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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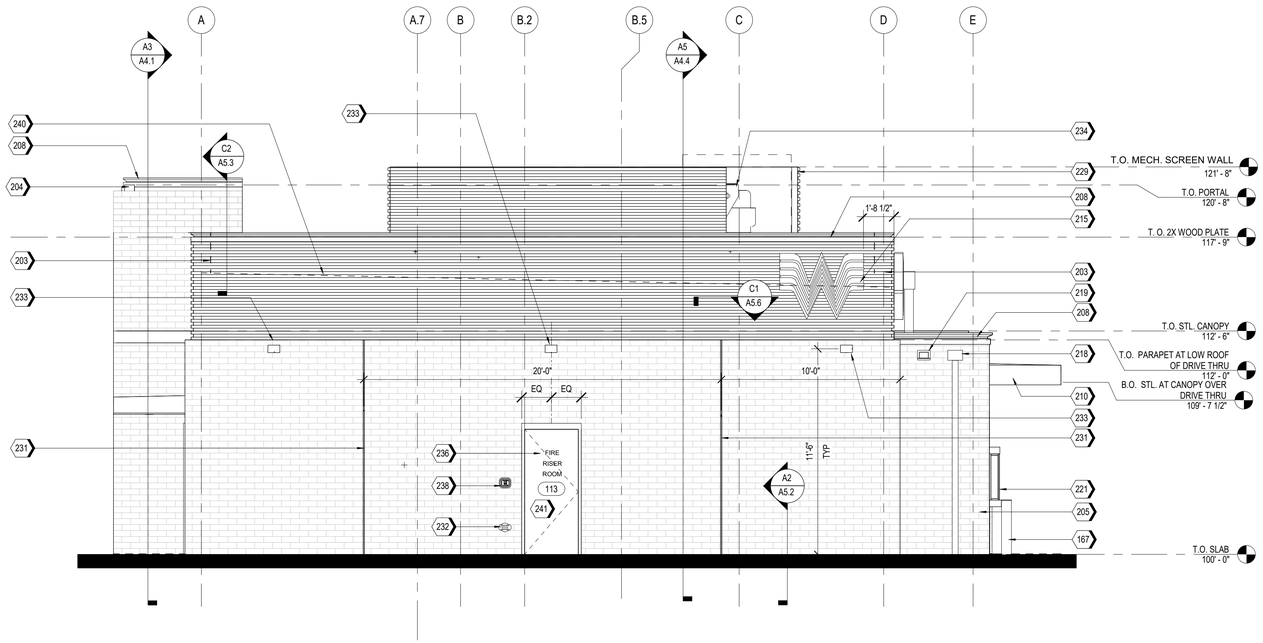
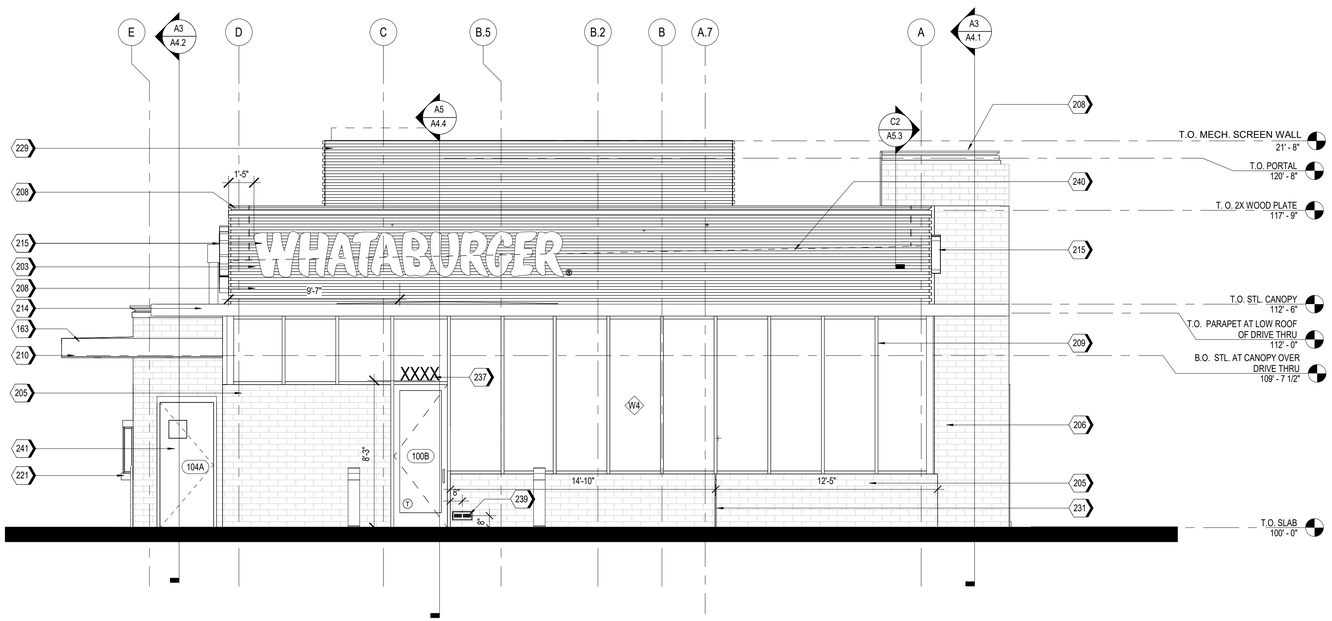


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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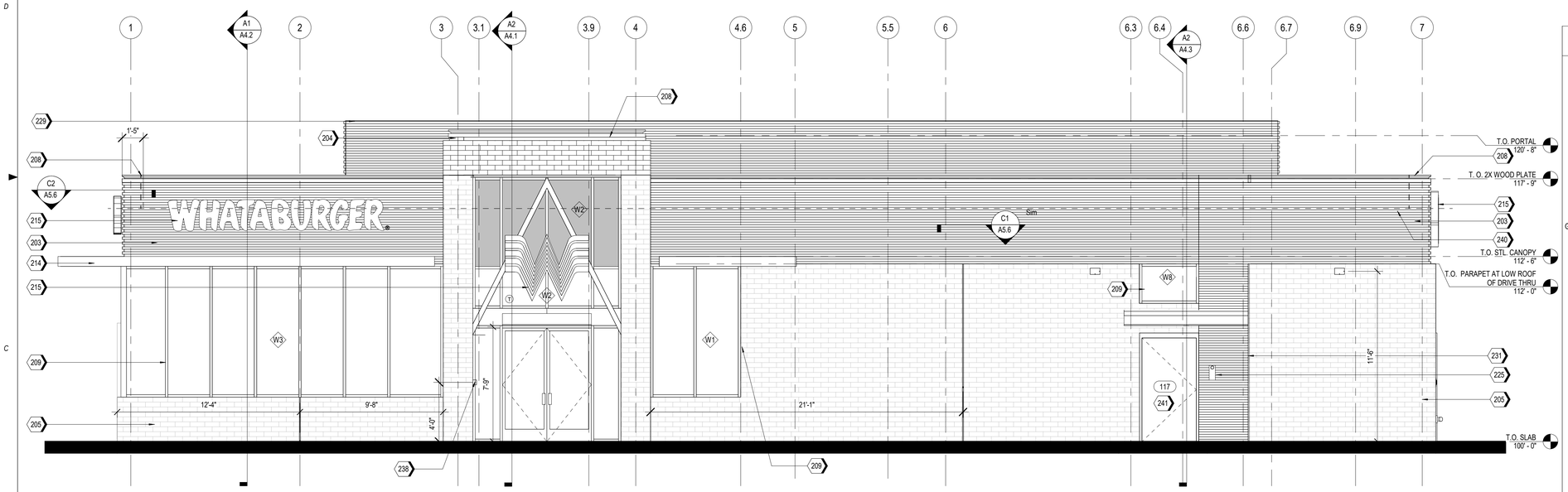
KEYNOTES

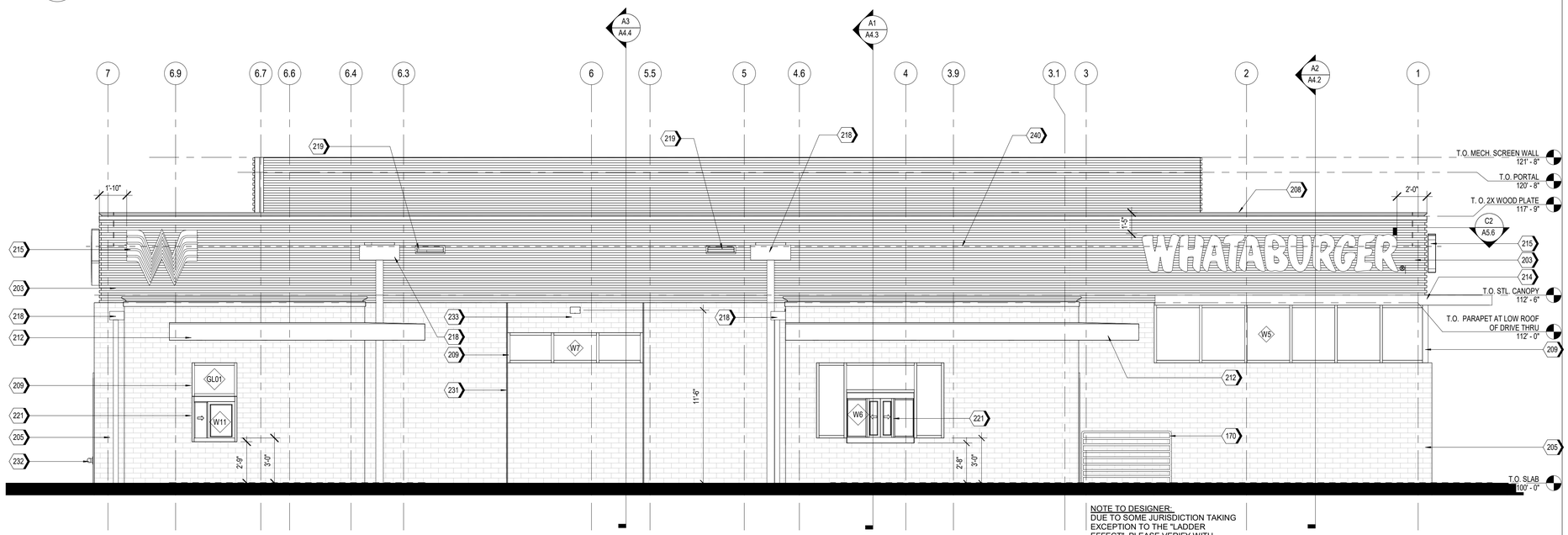
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

C:\Users\kcebelen\Desktop\project Revit File\WB - Volcano Rd (Albuquerque)\PT20M VOLCANO RD_V20_ARCH.rvt
12/7/2021 10:25:36 AM

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: SOLIS JOSEPH & BRENDA M

Mailing Address*: 9624 ADONAI RD NW, ALBUQUERQUE NM 87121-2576

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

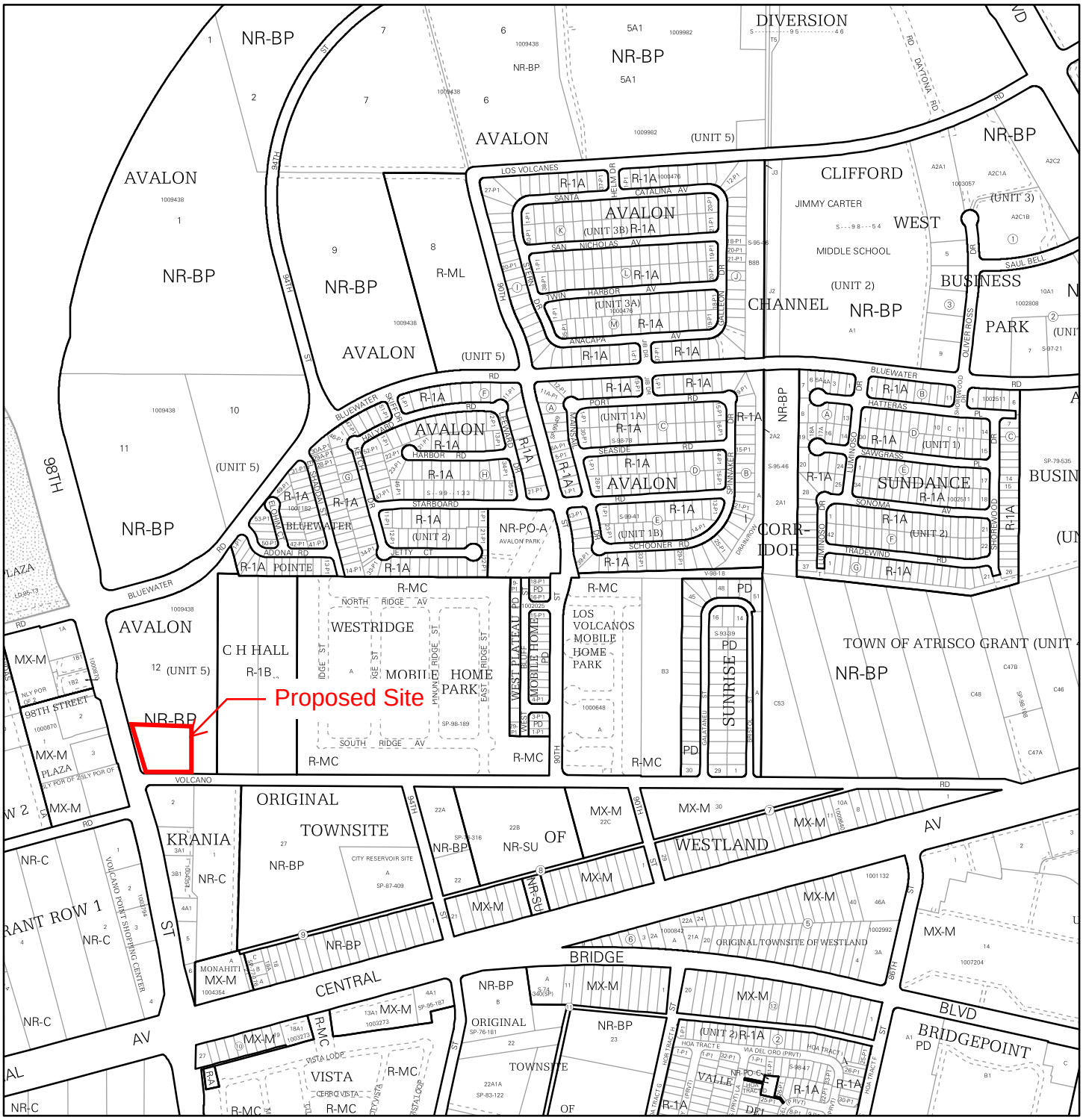
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



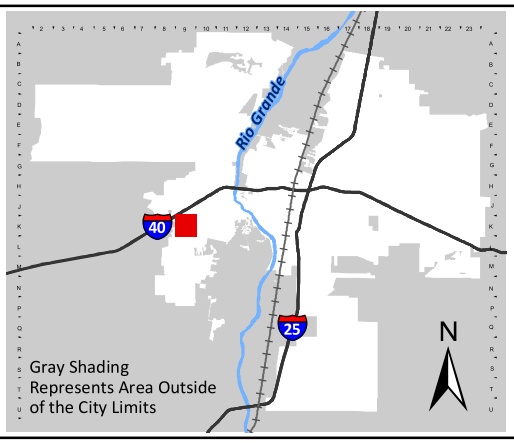
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

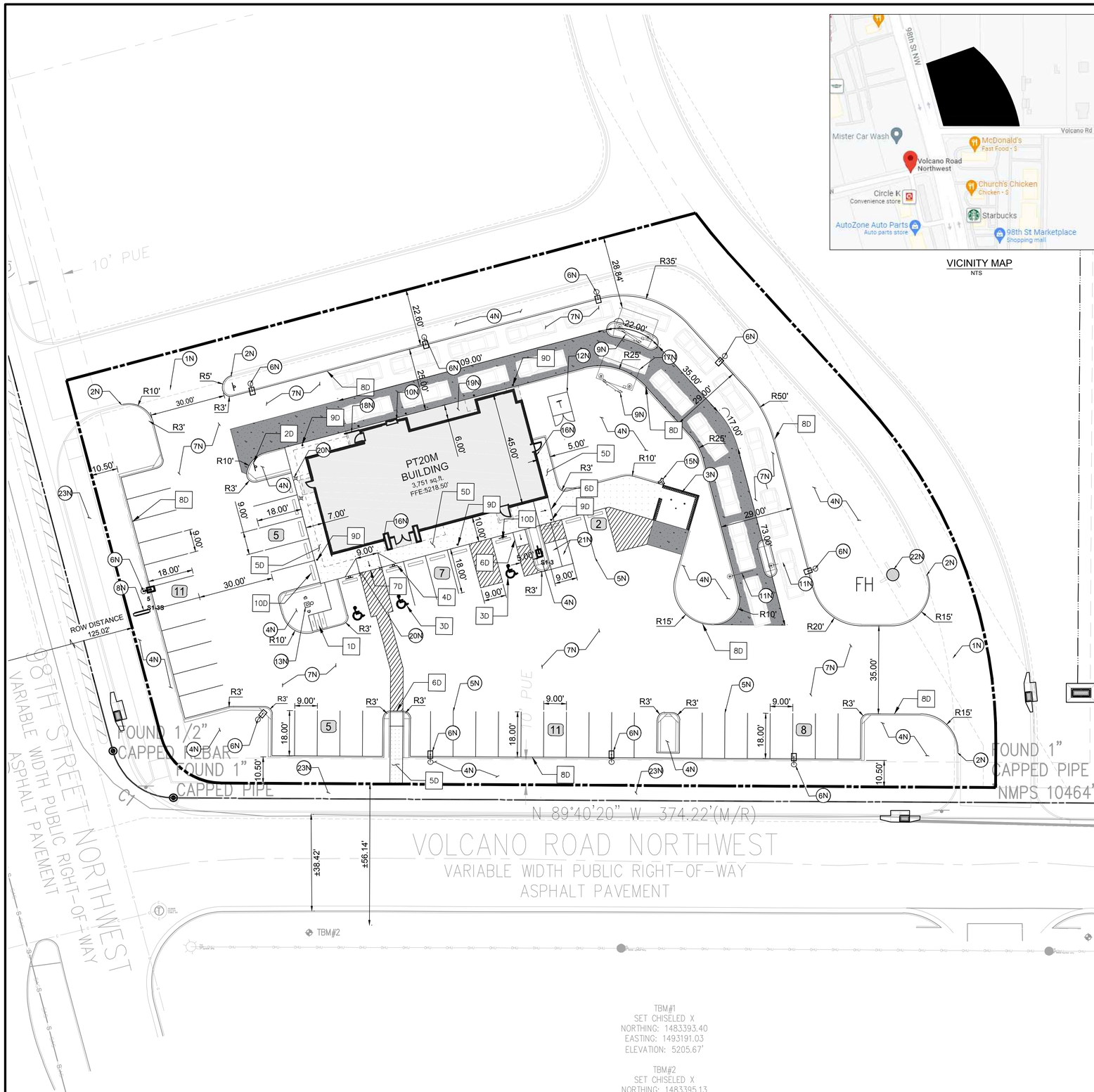


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

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Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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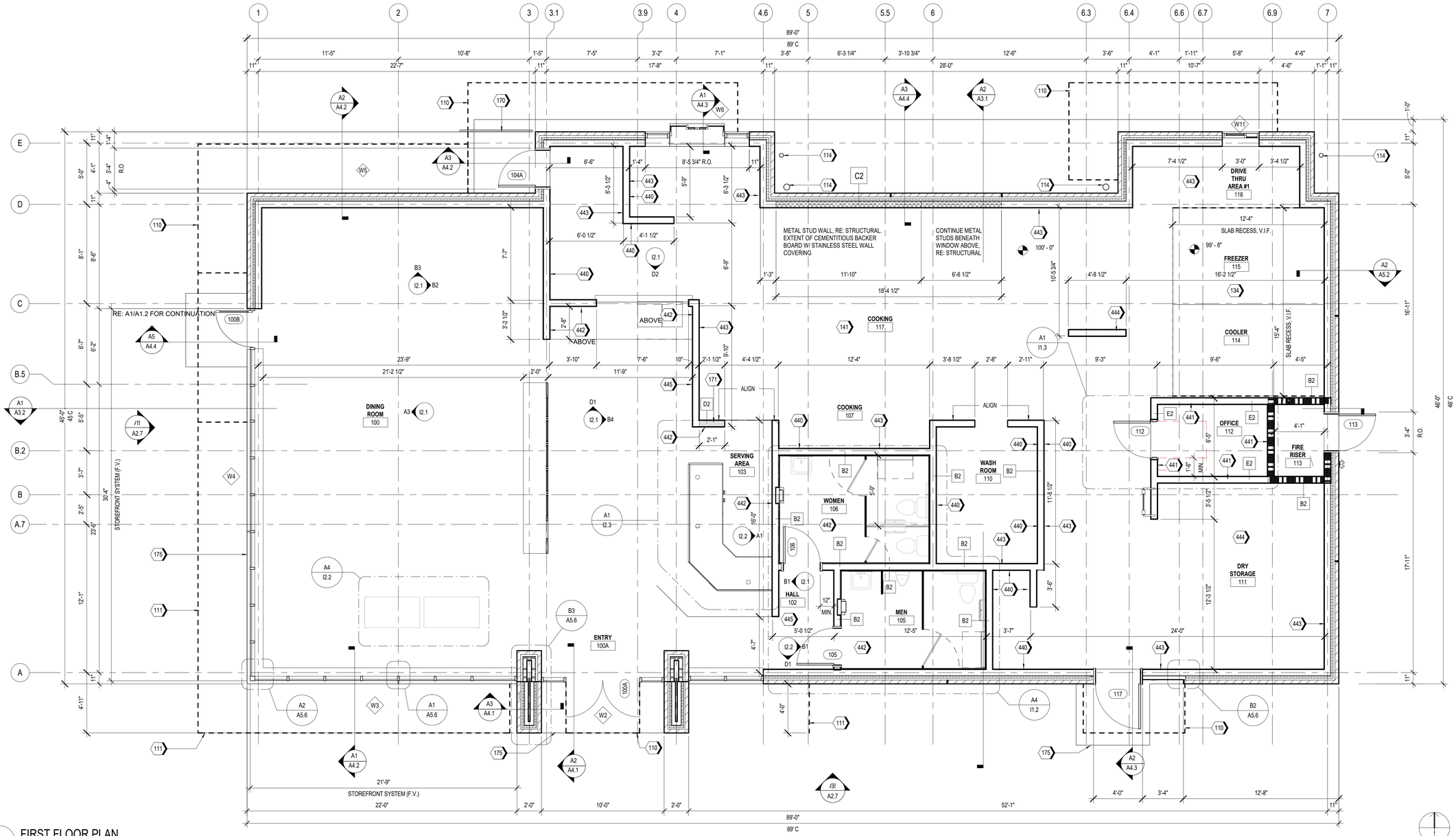
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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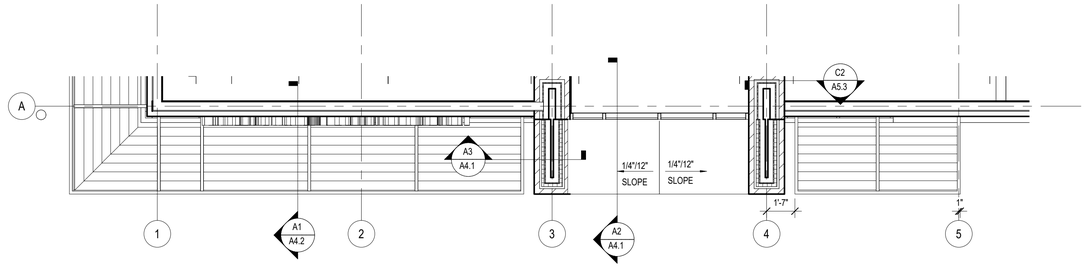
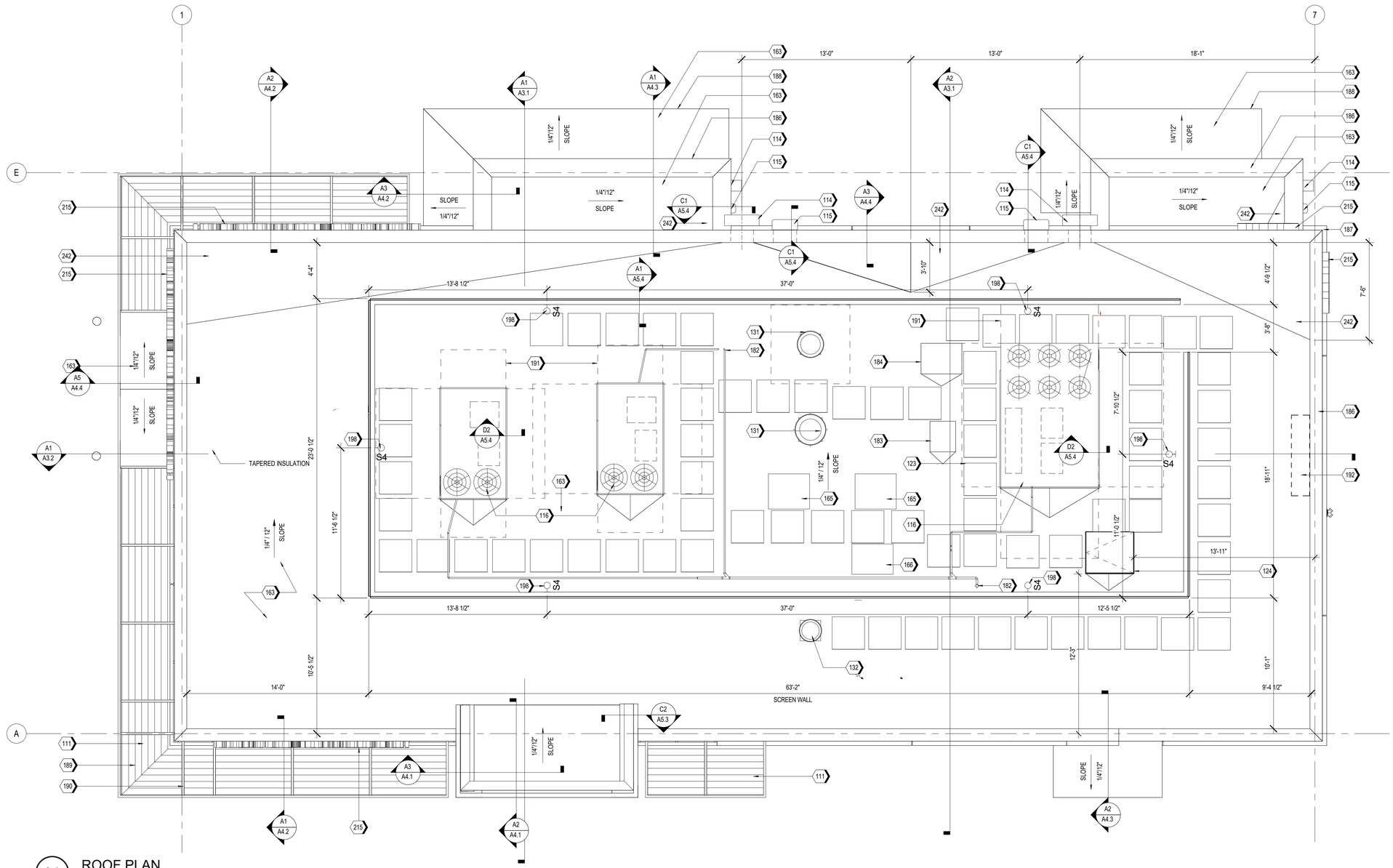


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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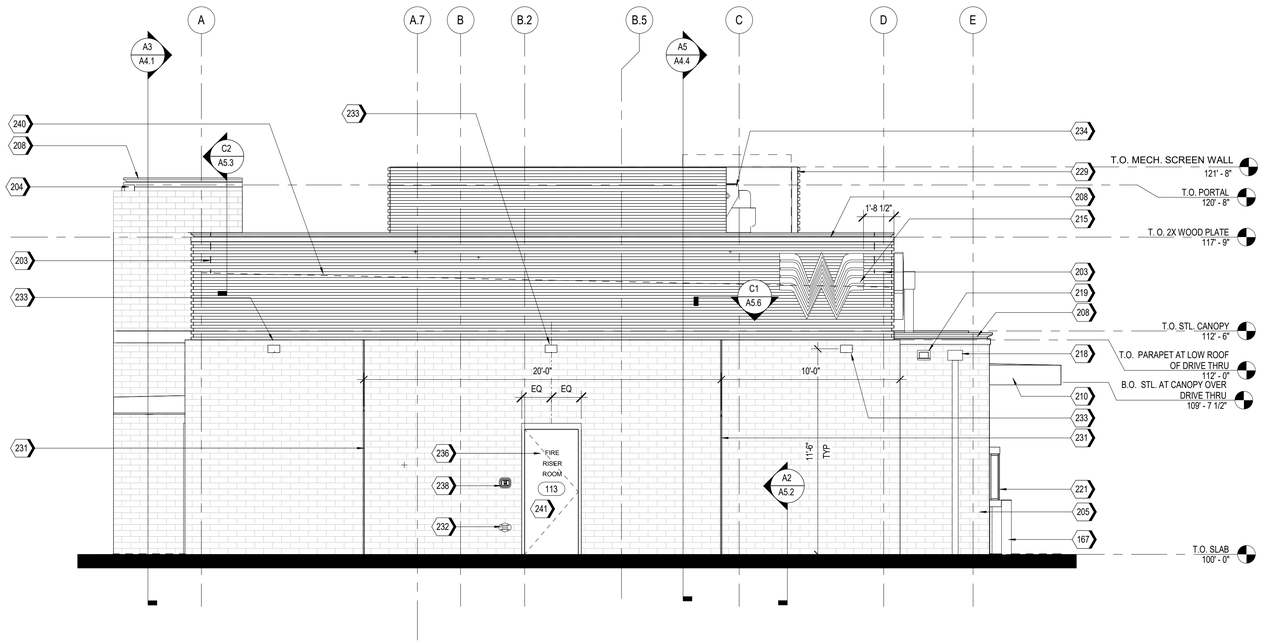
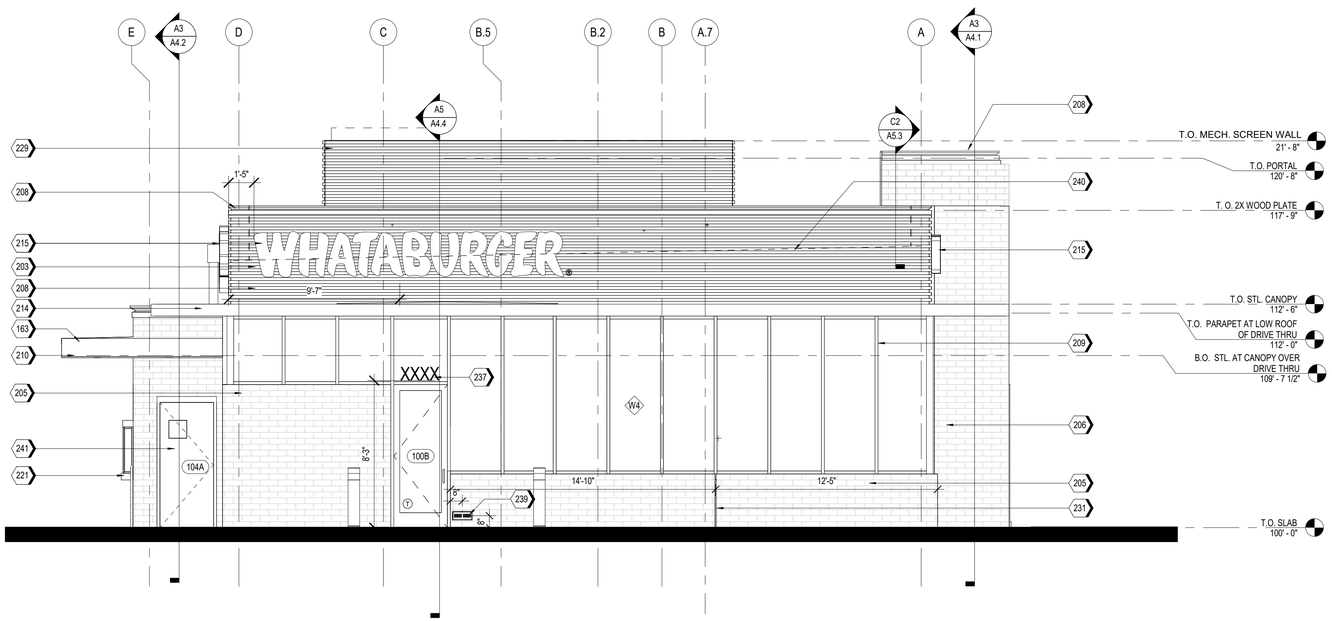


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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KEYNOTES

170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
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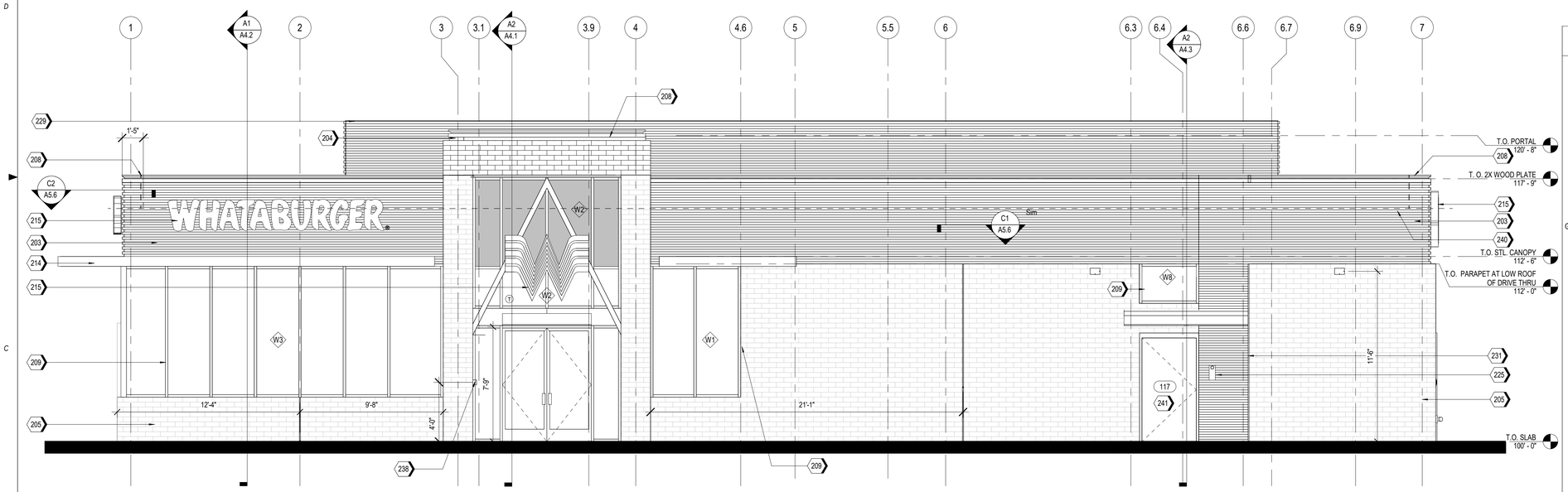
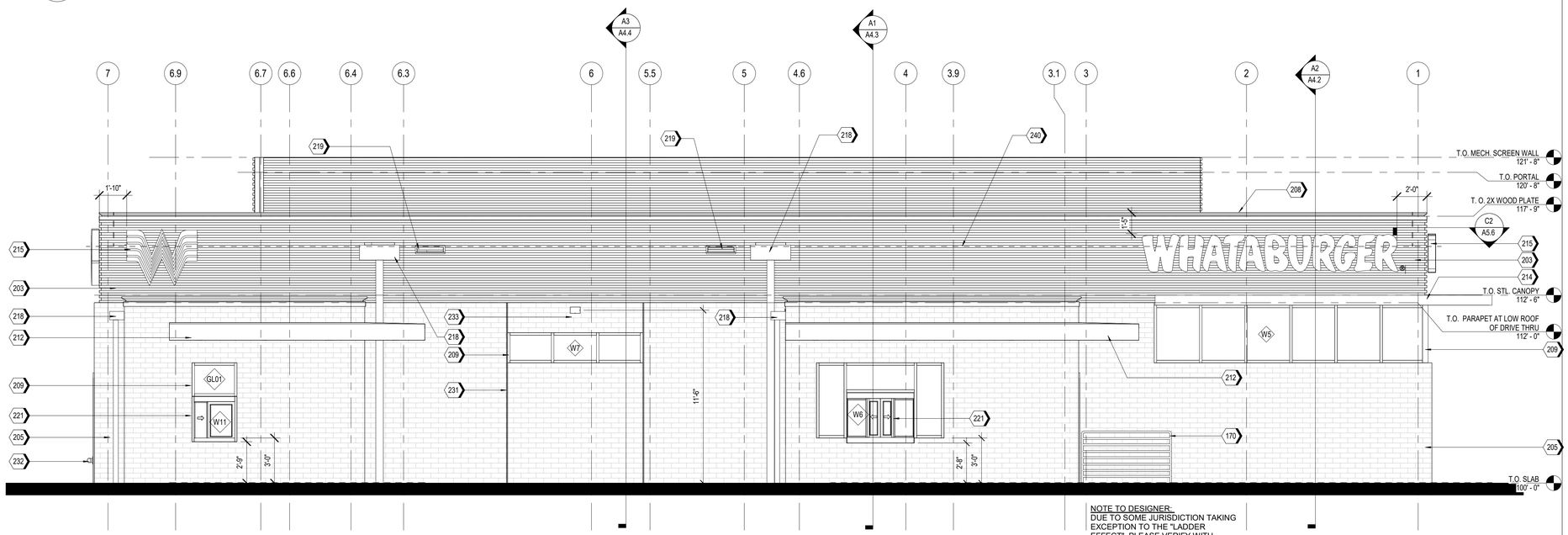


A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

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REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 12/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: TRUJILLO IRENE A

Mailing Address*: 9608 ADONAI RD NW, ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Northeast corner of 98th and Volcano
   Location Description North of Volcano opposite McDonald's
2. Property Owner* RS Bluewater LLC
3. Agent/Applicant* *[if applicable]* Bowman Consulting Group LTD. - Kofi Addo
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☐ Other: _____

   Summary of project/request[1]*:
   A new Whataburger restaurant with a drive-through
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☒ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☐ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12th 2022 - 9am

Location*[2]: https://cabq.zoom.us/j/89551927603.

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
   Attached to notice or provided via website noted above.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] K-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:
   Attached to notice or provided via website noted above.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   Neighborhood associations in attendance are in support of this proposed project.

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*
   ☒ b. Access and circulation for vehicles and pedestrians.*
   ☒ c. Maximum height of any proposed structures, with building elevations.*

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☒ e. **For non-residential development***:
  - ☒ Total gross floor area of proposed project.
  - ☒ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 1.46 Acres
2. IDO Zone District NR-BP
3. Overlay Zone(s) *[if applicable]* _____
4. Center or Corridor Area *[if applicable]* _____

Current Land Use(s) *[vacant, if none]* Vacant

_____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

Bowman

NOTICE OF PUBLIC HEARING

RE: Proposed Whataburger – NEC 98th Street and Volcano Rd. RE: NEC of Volcano Rd. NW and 98th St. NW, City of Albuquerque, NM. Parcel ID 100905706518130705

To all interested parties:

This is to inform you of a Public Hearing on January 12th, 2021 at 9 AM via an on-line zoom meeting because of the public health emergency. To access the virtual meeting use the following zoom meeting link https://cabq.zoom.us/j/89551927603. This meeting is regarding the request for approval of a site plan for a building permit for TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC in Albuquerque, NM. There is no official physical address but the property is located at the northeast corner of 98th Street and Volcano Rd.

The property is in the process of being replatted with the proposed project located on the 1.46-acre lot. The project will consist of Whataburger restaurant building with drive thru.

Property owner – RS Bluewater LLC.

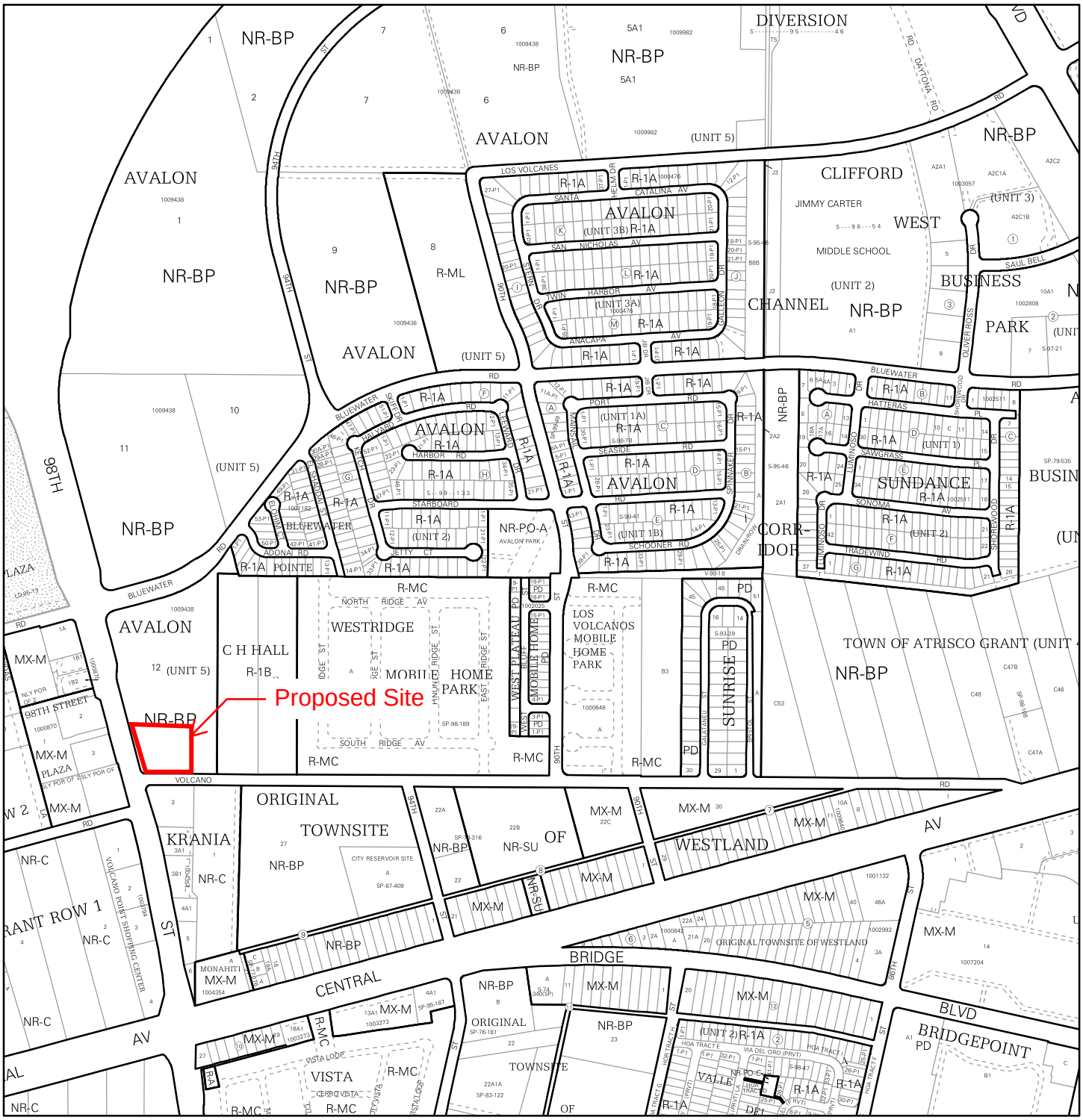
Applicant/ Purchaser – Whataburger Restaurants LLC

For more information, please contact Kofi Addo, kaddo@bowman.com, 972-497-2990

Sincerely

Kofi Addo, P.E.
Bowman
Team Lead

5601 Democracy Dr., Ste 205, Plano, TX 75024
Main: 972-497-2990 | Fax: 512-327-4062
kaddo@bowman.com | www.bowman.com



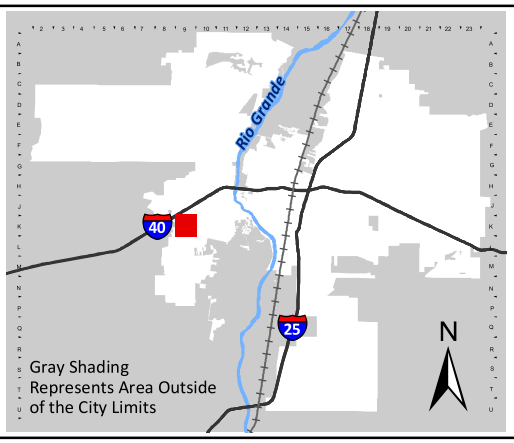
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

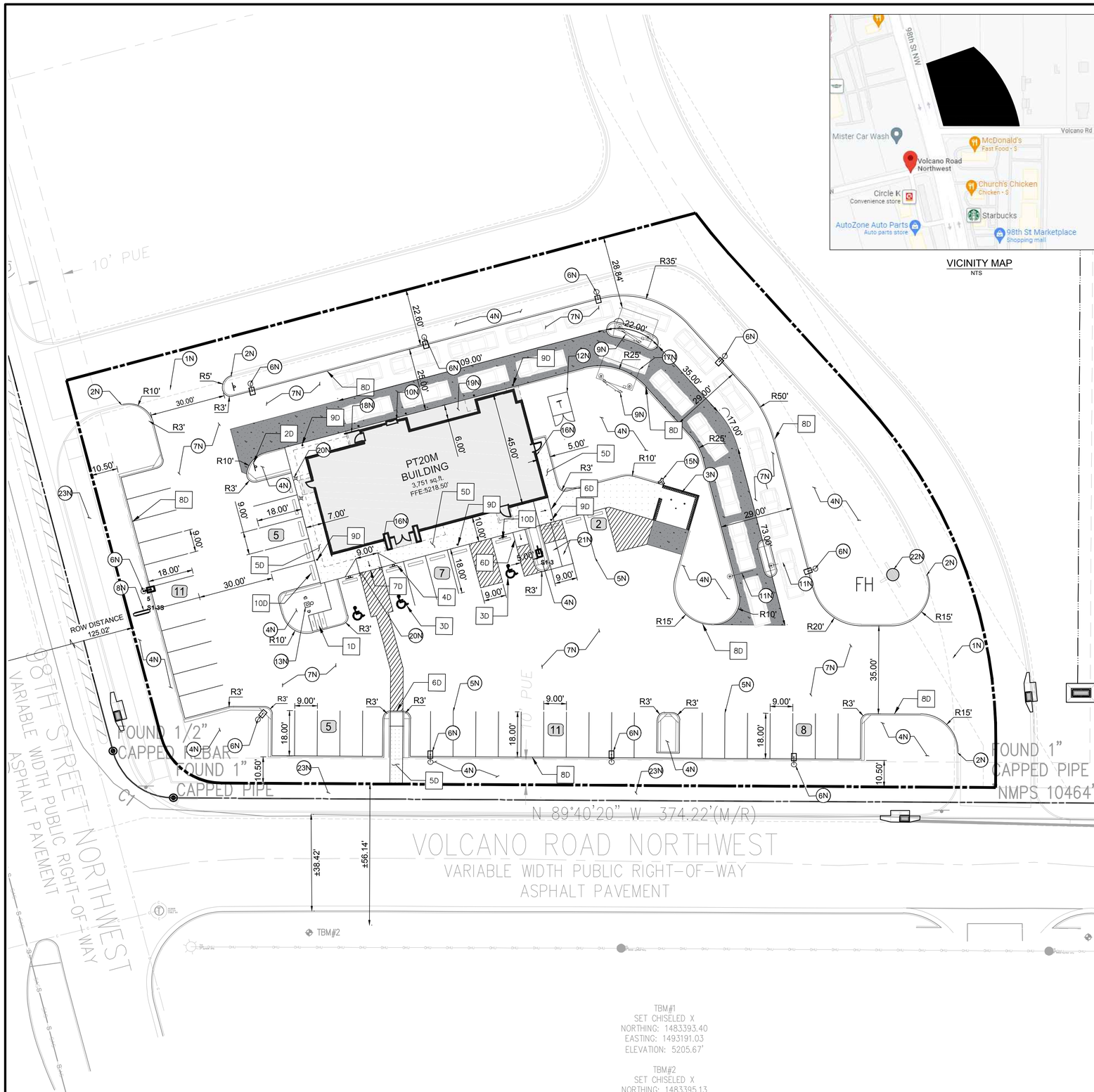


Zone Atlas Page:

K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



VICINITY MAP
NTS

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

20 0 20 40
SCALE: 1 INCH = 20 FT

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- S UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.106 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	46 REGULAR 3 ADA 49 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	
SPACE REQUIRED:	2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	
SPACE REQUIRED:	3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES,PA, DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

NOTES

- 1N SAWCUT 2' AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

DETAILS

- 1D INVERTED "U" BIKE RACK
- 2D DO NOT ENTER SIGN (MUTCD R5-1)
- 3D ADA PARKING
- 4D ADA SIGN
- 5D CONCRETE SIDEWALK
- 6D CURB RAMP
- 7D FLARED RAMP
- 8D CONCRETE CURB & GUTTER
- 9D BOLLARD
- 10D CURB STOP

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492881.32
ELEVATION: 5215.90'

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492881.32)	ELEV: 5215.90'

THE ELEVATION OF THE FIRE HYDRANT ON THE NE-SW (8" PVC): 5207.42'

Know what's **below.** **Call** before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman CONSULTING
© Bowman Consulting Group, Ltd.
5601 Democracy Dr.,
Ste 215
Plano, Texas 75024
Phone: (972) 497-2590
Fax: (512) 327-4062
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
1		

SITE PLAN

WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF #25552 KOFI ADDO-NYARKO, P.E. ON DECEMBER 7 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
BB	BB	KAN

JOB No. 070426-01-001

SHEET
C2.0

PRELIMINARY NOT FOR CONSTRUCTION

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21
Phase: 90% REVIEW
Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS
Drawing No.: A2.3

12/7/2021 10:25:42 AM
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tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR RENDERINGS

Date: 12.06.21 Phase: 90% REVIEW

Designed: F. RASCOE
Drawn : I. ELOUALID
Checked : G. INGLIS

Drawing No.: A2.4

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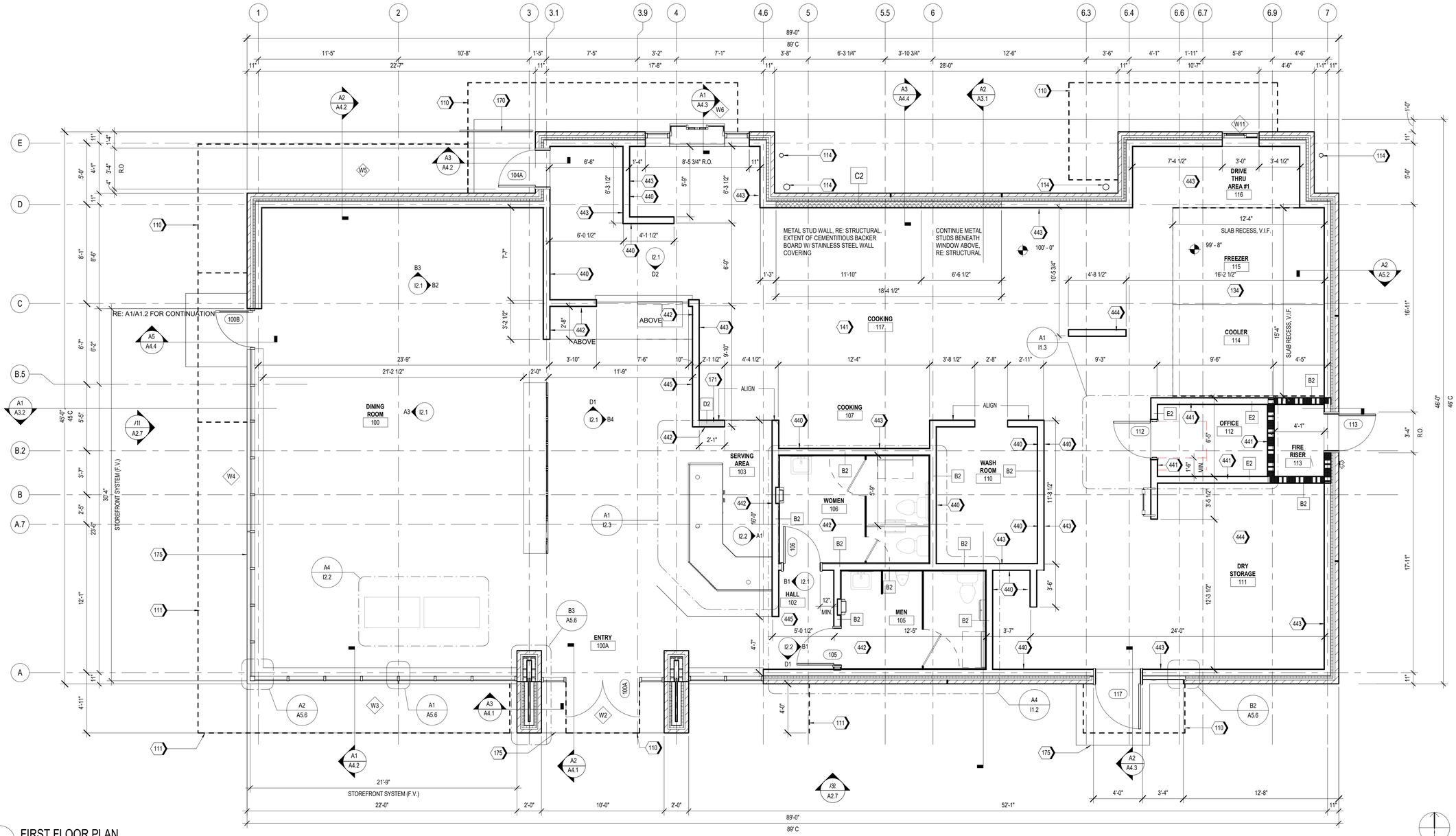
NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
4. SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
5. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
6. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
7. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
8. WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
9. PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
10. UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
11. PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
12. PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
13. FOR WINDOW TYPES REFER TO SHEET A0.3
14. FOR PARTITION TYPES REFER TO SHEET A5.5

KEYNOTES

110	CANOPY ABOVE
111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
134	SLAB RECESSED 4"
141	REFER TO K1.1 FOR KITCHEN EQUIPMENT
170	GUARDRAIL RE:B4/A0.1
171	GC TO COORDINATE THE INSTALLATION OF SHADED WALL AREA AFTER THE KITCHEN EQUIPMENT IS DELIVERED.
175	FOUNDATION EXTENT
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT B/C 5/8" PLYWOOD.
442	AT TILE WALL FINISH PROVIDE 5/8" CEMENT BACKER BOARD. RE: INTERIOR AND RESTROOM ELEVATIONS
443	WHERE SHELVING OR EQUIPMENT IS ANCHORED TO WALL PROVIDE FRP FULL HEIGHT OVER 5/8" B/C PLYWOOD FROM 3'-6" TO CEILING, GYP. BD. BELOW 3'-6"
444	AT DRY AREAS WITHOUT SHELVING" FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.
445	AT DINING ROOM AND PUBLIC SPACES: LEVEL 5 GYPSUM BOARD FINISH U.N.O.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A Professional Corporation
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Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
FLOOR PLAN

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn: MDK
Checked: RM
Drawing No.: A1.1

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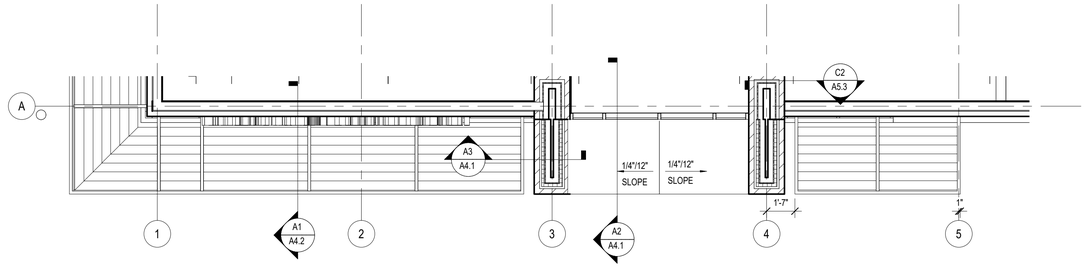
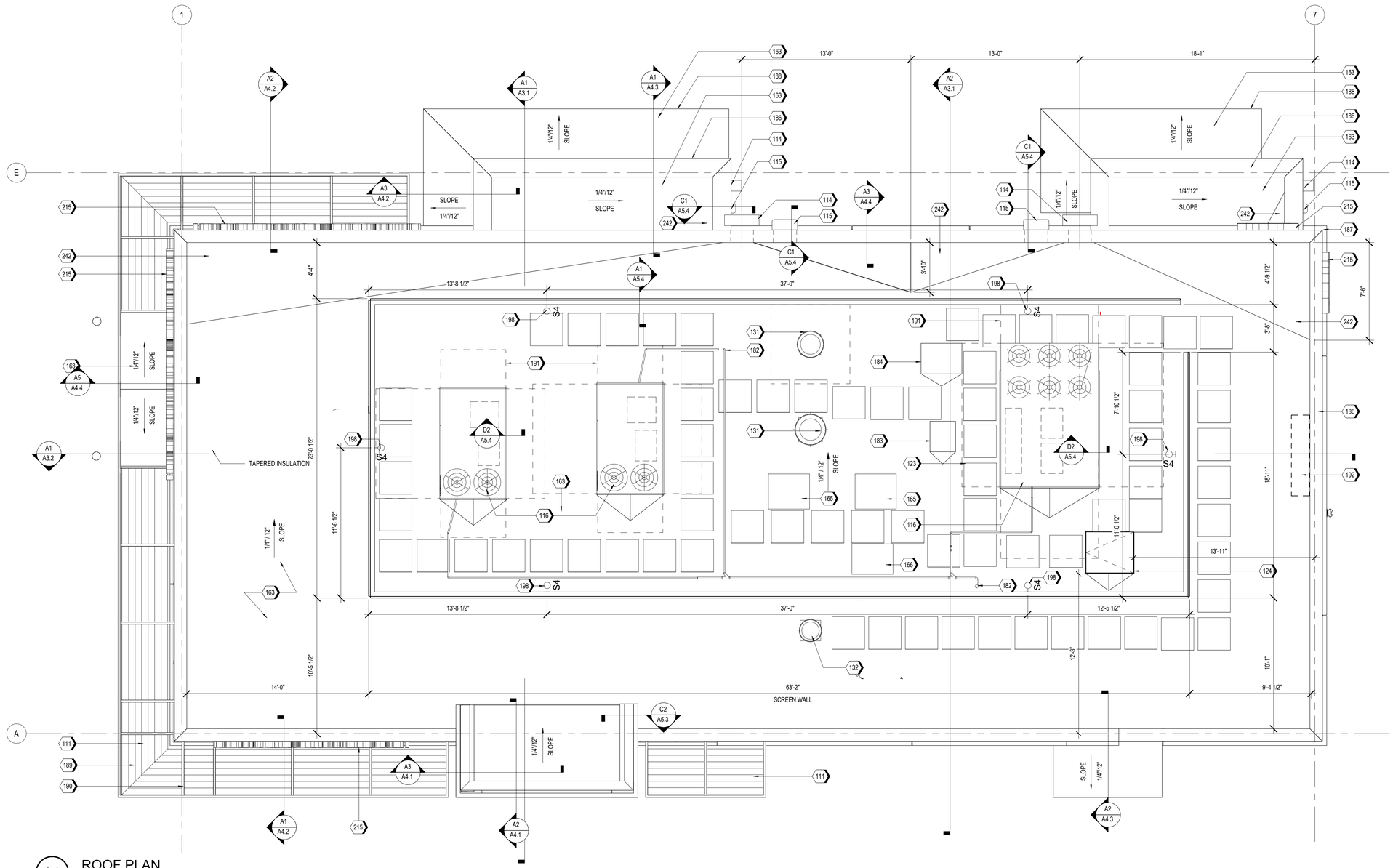


B1 PARTIAL ROOF PLAN AT 13'-0" A.F.F.

SCALE 1/4" = 1'-0"



A1 ROOF PLAN

SCALE 1/4" = 1'-0"

KEYNOTES

111	SUN SHADE CANOPY, SEE A6.9
114	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT COLOR TO PT-5, RE:A5.4 ROOF DETAILS
115	OVERFLOW SCUPPER
116	RTU, RE: MECHANICAL
123	WALK PAD, TYP.
124	ROOF HATCH
131	KITCHEN EXHAUST FAN, RE:MECHANICAL
132	EXHAUST FAN, RE:MECHANICAL
163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
165	ICE MACHINE CONDENSER UNIT
166	MULTIPLEX CONDENSER UNIT
182	CONDENSATE LINE PENETRATION
183	FREEZER CONDENSING UNIT, RE: MEP
184	REFRIGERATOR CONDENSING UNIT, RE: MEP
186	PRE-FINISHED METAL COPING
187	BRICK SILL BELOW.
188	PRE-FINISHED METAL TRIM
189	FACTORY FINISHED LOUVER INSERT PANELS
190	PAINTED STEEL STRUCTURE, RE: STRUCTURAL
191	RTU CLEAR AREA, RE: MEP
192	ANTENNA TO BE LOCATED WITHIN 12"-24" OF PARAPET WALL ABOVE THE IT LOCATION (IN THE MANAGERS OFFICE), RE:C1/A5.3 & RE: ELECTRICAL
198	ROOF SCREEN WALL LIGHT, RE: FIXTURE SCHEDULE(A1.3) AND ELECTRICAL
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
242	PROVIDE POSITIVE SLOPE TO ROOF DRAIN

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A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:

ROOF PLAN

Date: 12.06.21 Phase: 90% REVIEW

Designed: WB
Drawn: BKN
Checked: AMF

Drawing No.: A1.4

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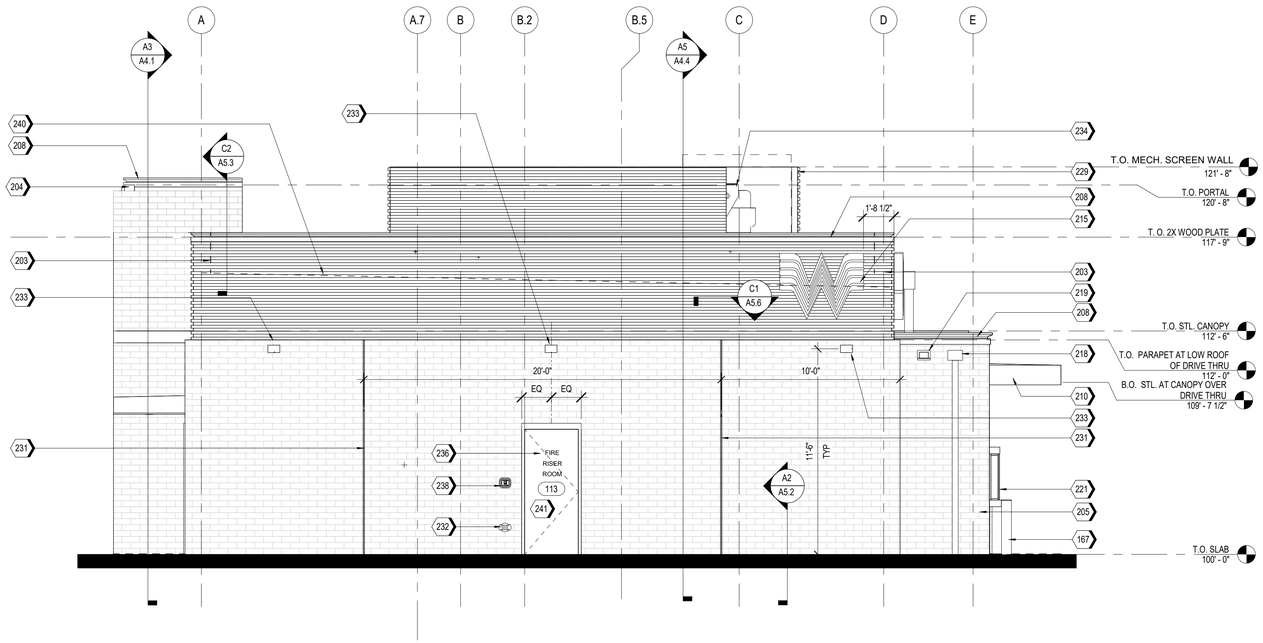
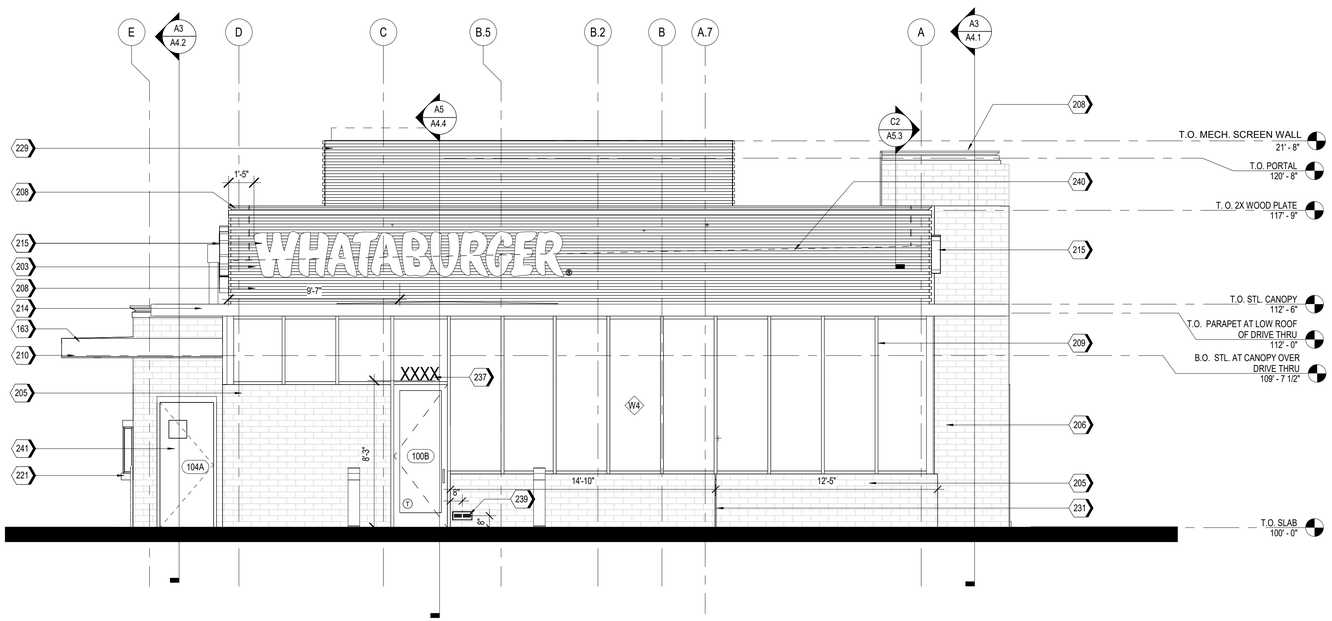


A2 EAST ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

NOTES

1. EXTERIOR SIGNAGE TO BE PERMITED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

163	TPO MEMBRANE ROOFING SYSTEM; RE: A1/A5.3
167	PIPE BOLLARDS: IDEAL SHEILD: URBAN BRONZE, PANTONE 2336 XGC. RE D3/S5.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
206	BR-02
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION. RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
234	RTU, RE: MECHANICAL
236	RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE, THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT. RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01 VISION GLASS
BASIS OF DESIGN: VIRACON VUE1-30
COATING: VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-02 NOT USED

GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE
COATING : VUE-30 ON #2 SURFACE
NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-04 NOT USED

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MP-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

MP-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

MP-03 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
0.040 ALUMINUM
COLOR: LEAD-COTE

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MO-01 MORTAR
MANUFACTURER: AHI
COLOR: VANILLA -N

MC-01 METAL COPING
MANUFACTURER: METAL-ERA
STYLE: CREATIVE DESIGN
REVEAL COPING
COLOR: SILVERSMITH

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PRE-FINISHED TO MATCH PT-5

MS-02 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-12
FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.1

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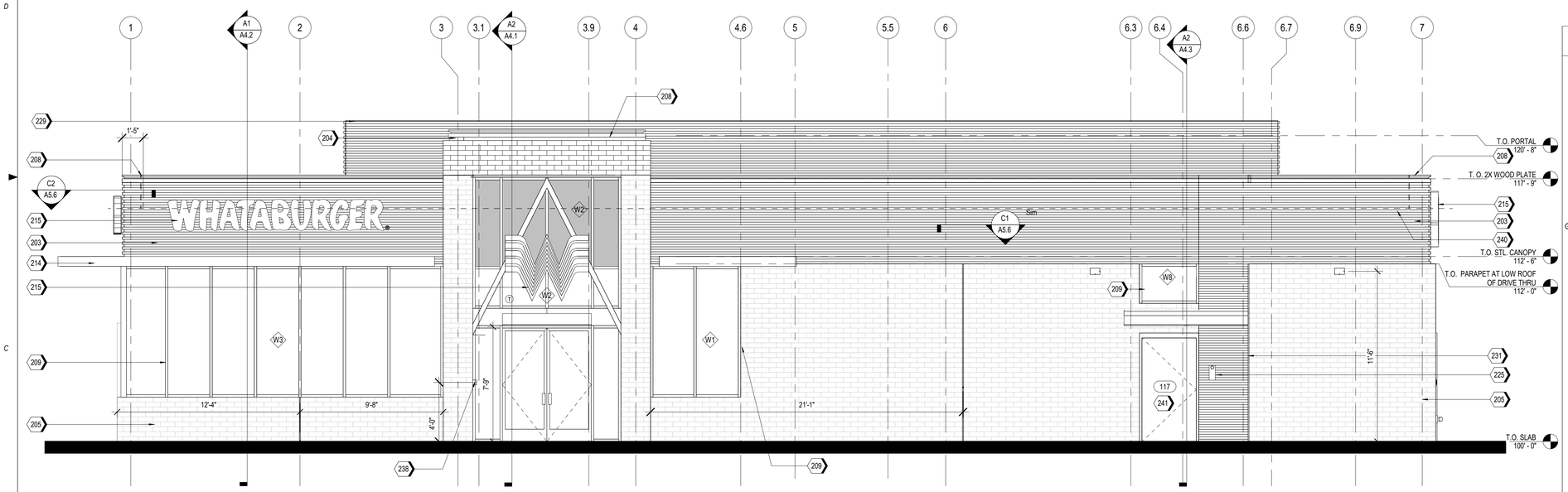
KEYNOTES

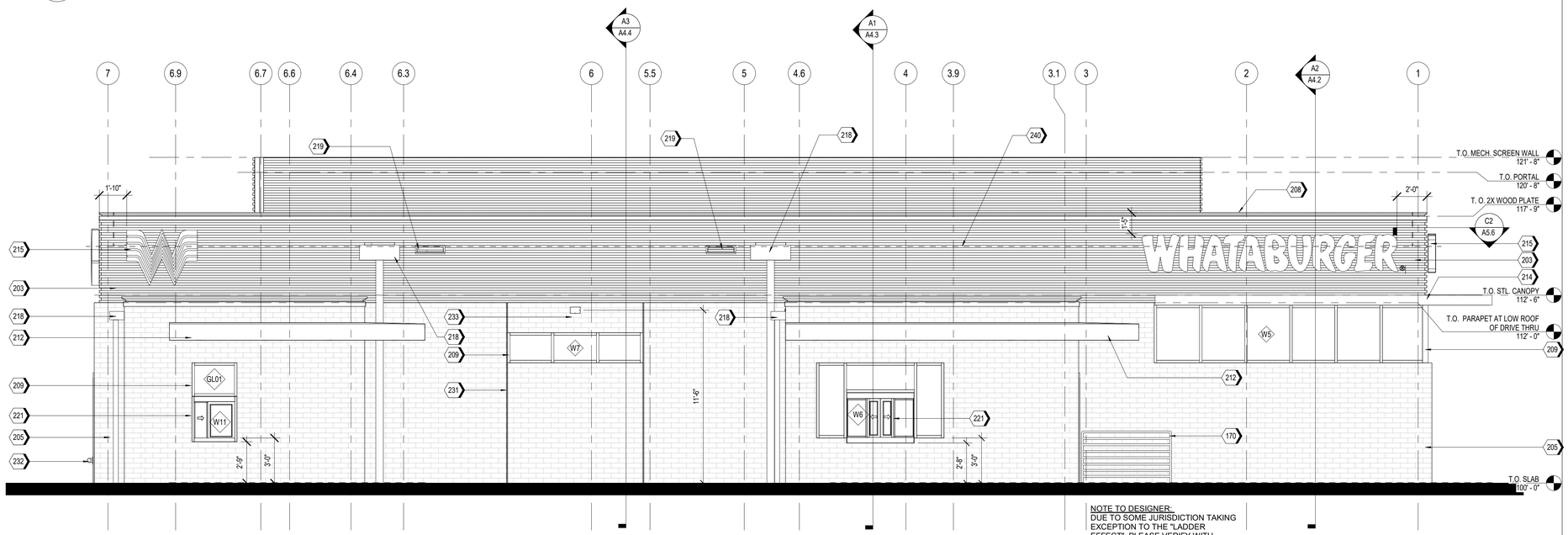
170	GUARDRAIL RE:B4/A0.1
203	MP-01; PRE-FINISHED CORRUGATED METAL PANEL
204	MP-02
205	BR-01; BRICK VENEER
208	MC-01; PRE-FINISHED METAL COPING
209	SS-01; ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
214	SUN SHADE CANOPY, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-5. COORDINATE SIZE WITH REGIONAL RAINFALL DATA. RE:B3/A5.4

KEYNOTES

219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03; ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-5) EXTERIOR DOORS.



A2 SOUTH ELEVATION
1/4" = 1'-0"



NOTE TO DESIGNER:
DUE TO SOME JURISDICTION TAKING EXCEPTION TO THE "LADDER EFFECT", PLEASE VERIFY WITH JURISDICTION THAT INTERMEDIATE HORIZONTAL BARS ARE ALLOWED.

A1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 COATING: VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948 MEDIUM GRAY #4 SURFACE COATING : VUE-30 ON #2 SURFACE NOTE: REFER TO GLASS SPECIFICATIONS ON SHEET A0.3
GL-04	NOT USED
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: LEAD-COTE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA -N
MC-01	METAL COPING MANUFACTURER: METAL-ERA STYLE: CREATIVE DESIGN REVEAL COPING COLOR: SILVERSMITH
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6277 SPECIAL GRAY SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
MS-02	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-12 FINISH: PRE-FINISHED TO MATCH PT-5

Castles Design Group
A Professional Corporation
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fax: 713 664 9756

REV	DESCRIPTION	DATE

PROTOTYPE: PT20M
VOLCANO RD & 98TH STREET
ALBUQUERQUE, NEW MEXICO

WHATABURGER

Project No.: 202108-257
Client Project No.: 2105134

Drawing Title:
EXTERIOR ELEVATIONS

Date: 12.06.21 Phase: 90% REVIEW
Designed: WB
Drawn : BKN
Checked : AMF
Drawing No.: A2.2

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