



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

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

APPLICATION INFORMATION

Applicant: Boyd Newsome		Phone: 505-821-6910
Address: 4421 Irving Blvd NW		Email: dmd1@riverpointfamilydental.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): FBT Architects - Jared Larsen		Phone: 505-883-5200
Address: 6501 Americas Pkwy NE Suite 300		Email: jll@fbtarch.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site: Owner	List <u>all</u> owners: Boyd Newsome, JJ Mancini, Paul Cassidy	

BRIEF DESCRIPTION OF REQUEST

Relocation of dumpster enclosure and addition of parking spaces

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

Lot or Tract No.: Tract D-1-B	Block:	Unit:
Subdivision/Addition: Adobe Wells Subdivision	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): B-13-Z	Existing Zoning: C-2	Proposed Zoning: C-2
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.71

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4421 Irving Blvd. NW Between: Eagle Ranch Rd. and: Golf Course Rd.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

10048200, 06-DRB-01007

Signature:	Date: 5/1/2020
Printed Name: Jared Larsen	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00240	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2020-003720

Date: May 1, 2020

Re: Administrative Amendment of Site Plan (4421 Irving Blvd. NW, Project # 10048200
DRB application # 06-DRB-01007)

To Whom It May Concern:

As Owner of the property being affected by this application (TRACT D-1-B ADOBE
WELLS SUBDIVISION), I hereby grant Fanning Bard Tatum Architects authorization to
act as agent on my behalf.

Signature: Boyd Newsome

Printed Name: Boyd Newsome

Boyd Newsome, President - Sandia View Commercial Condominium Association.
- Site owner

Date: 05/01/2020

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 5/1/2020</p>
<p>Printed Name: Jared Larsen</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2020-003720</p>	<p>Case Numbers: SI-2020-00240</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



NEW MEXICO
TEXAS
COLORADO

CORPORATE OFFICE:
MAIL One Park Square
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110
PHO 505.883.5200
WEB fbtarch.com

REGIONAL OFFICES:
MAIL 500 East 50th Street, Ste. C-2
Lubbock, TX 79404
PHO 806.747.2244
MAIL 415 N. Tejon St.
Colorado Springs, CO 80903
PHO 719.309.9440
MAIL 108 N. Orchard Avenue, Ste. 202
Farmington, NM 87401
PHO 505.278.7271

May 1, 2020

Re: Tract D-1-B Adobe Wells Subdivision, Project # 1004820, DRB Site Plan Application # 06DRB-01007. Riverpoint Family, Cosmetic & Implant Dentistry located at 4421 Irving Blvd NW, Suite B, Albuquerque, NM 87114

To whom it may concern,

Due to the need for additional parking at the above referenced property, we kindly request that the enclosed modifications to the EBC/DRB site plan dated July 2006 be considered and approved.

Minor changes to the site plan include the following:

- Addition of 4 new compact parking spaces located along the wall at the Eastern boundary of the property
- Addition of 3 new parallel parking spaces within the same general area and as indicated and shown on the attached amended site plan
- Addition of a new Dumpster enclosure conforming to the City of Albuquerque solid waste department requirements and configured for direct access by solid waste department that coordinates with the addition of the 4 new compact parking spaces.

The proposed improvements described above do not conflict with any of the requirements in place at time of original approval and conform to all requirements of the current City of Albuquerque IDO.

For your information the applicant attended a Pre-Application review team meeting with Linda Rumpf and Carl Garcia on 3/3/20 and was instructed at that time to proceed with an Administrative Amendment to site development plan approved prior to the effective date of the IDO as described on Form P3 (attached).

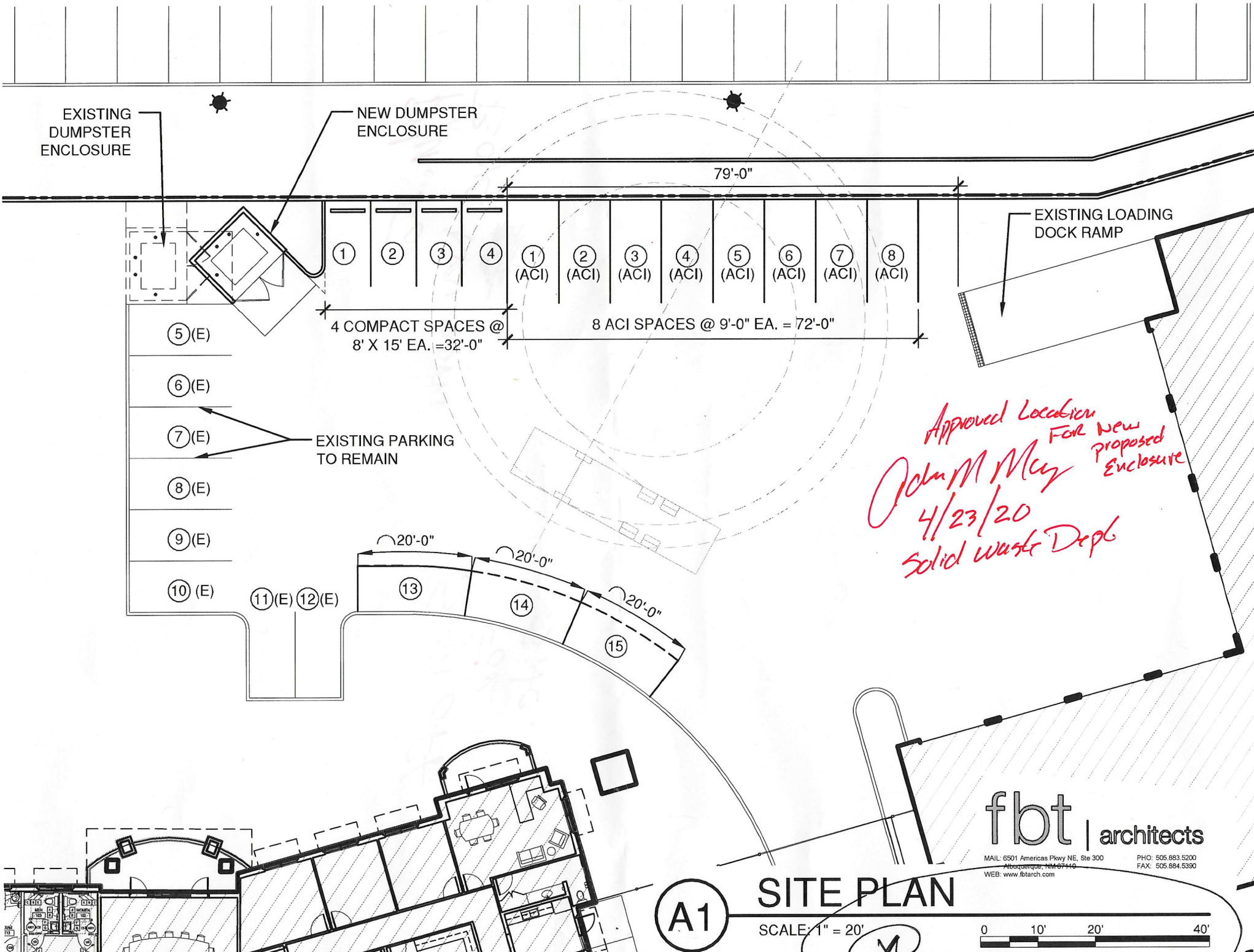
The proposed changes have also been presented to the Solid Waste department and they have approved the revised dumpster location and layout. See attached.

If you have any questions or need any additional information, please let us know.

We greatly appreciate your timely review of this application.

Respectfully,

Jared Larsen, Principal
FBT Architects
505-883-5200
jll@fbtarch.com



*Approved Location
For New
Proposed
Enclosure*
John M. May
4/23/20
Solid Waste Dept

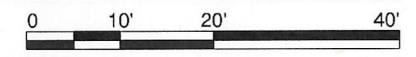
f b t | architects

MAIL: 6501 Americas Pkwy NE, Ste 300
Albuquerque, NM 87110
PHO: 505.883.5200
FAX: 505.884.5390
WEB: www.fbtarch.com

SITE PLAN

A1

SCALE: 1" = 20'





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 7, 2008

Project# 1004820
08DRB-70157 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on the west side of EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 3.45 acre(s). (B-13)

At the May 7, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement and the public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

The Preliminary/Final Plat was approved with final sign off delegated to Planning for AGIS DXF, NM Utilities signature, 15 day appeal period and to record.

If you wish to appeal this decision, you must do so by May 22, 2008 in the manner described below.

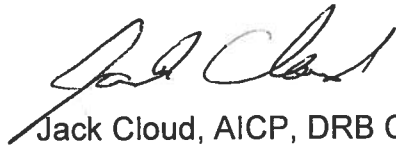
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek, Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114
Cc: ACI Management, LLC – 4415 Hawkins NE Ste D – Albuquerque, NM
87109
Marilyn Maldonado
Scott Howell
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 20, 2009

Project# 1004820

09DRB-70173 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

EASTERLING CONSULTANTS LLC agent(s) for AQUATIC CONSULTANTS request(s) the above action(s) for all or a portion of Tract(s) D-1-B, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH BETWEEN IRVING AND EAGLE RANCH containing approximately 3.5 acre(s). (B-13)

At the May 20, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 4, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

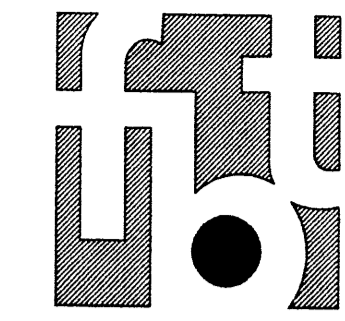
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, AICP, DRB Chair

Cc: Aquatic Consultants – 4415-D Hawkins Street NE – Albuquerque, NM 87109
Cc: Esterling Constultants LLC – 3613 NM 528 NW, Ste E-2 – Albuquerque, NM 87114

Marilyn Maldonado

File



ARCHITECTS

Fanning Bard Tatum Architects AIA, Inc.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

Project # 1004820
DRB SITE DEVELOPMENT PLAN
SIGNOFF APPROVAL:
Application # 0602B-01007

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION <i>Roger J. Shan</i>	DATE 7/19/06
WATER UTILITY DEPARTMENT <i>Bradley D. Bughan</i>	DATE 7/19/06
PARKS AND RECREATION DEPARTMENT <i>Christina Danaher</i>	DATE 7/19/06
CITY ENGINEER <i>N/A</i>	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) <i>Michael Holton</i>	DATE 8/21/07
SOLID WASTE MANAGEMENT <i>Mark Andrew Gyure</i>	DATE 12/11/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	

PROJECT NUMBER 1004820
APPLICATION NUMBER 06 DRB - 01007, 01008, 01009

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 19, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List Required? () Yes () No
If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

AQUATIC CONSULTANTS, INC
OFFICE BUILDING/ COMPLEX
4411 IRVING BLVD. NW
ALBUQUERQUE, NEW MEXICO 87114

EPC CASE NO. 06EPC 00470
ORIGINAL EPC CASE NO. Z-91-96
TRACT D-1-B ADOBE WELLS SUBDIVISION

JULY 2006

SHEET TITLE
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

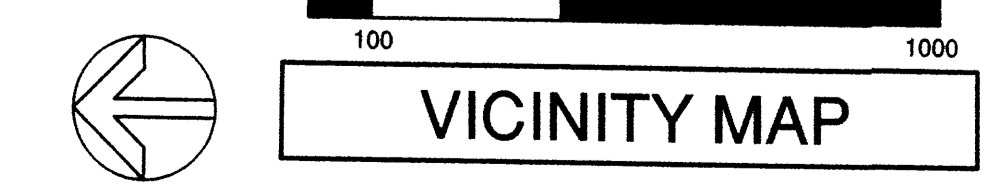
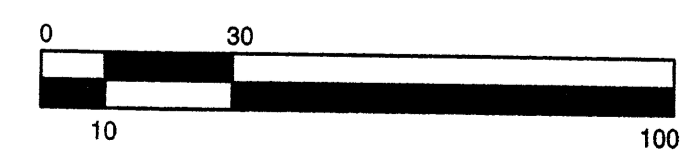
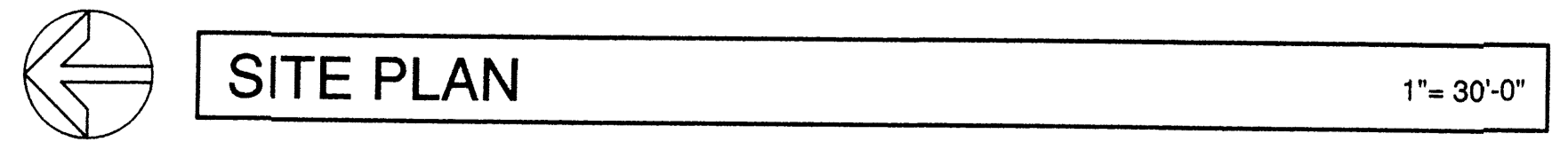
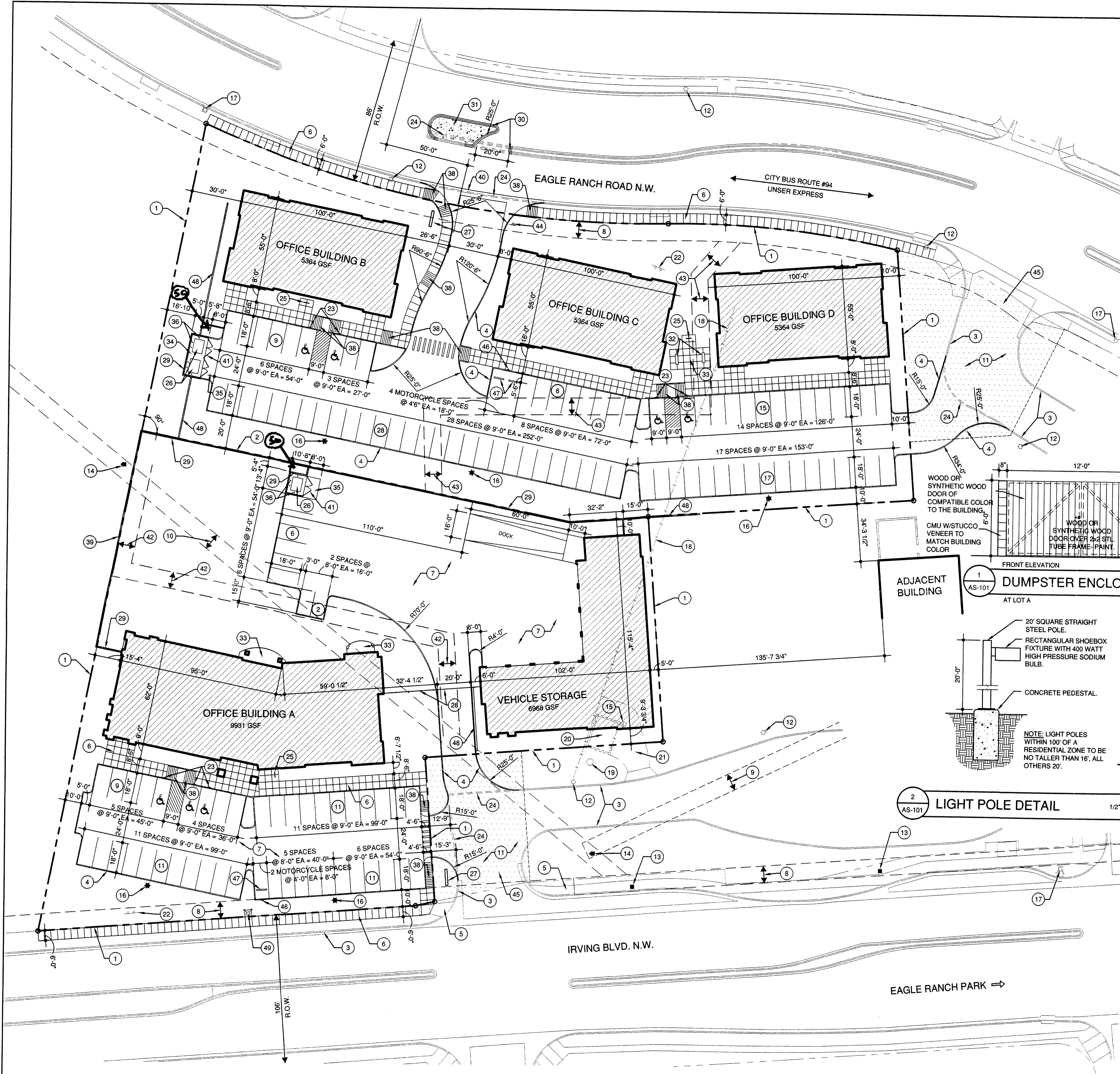
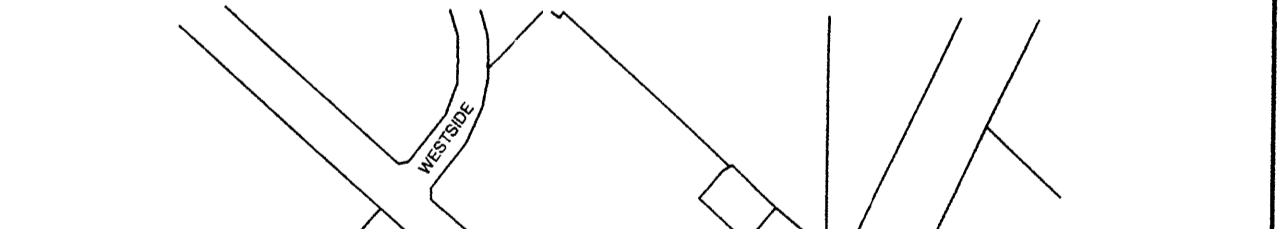
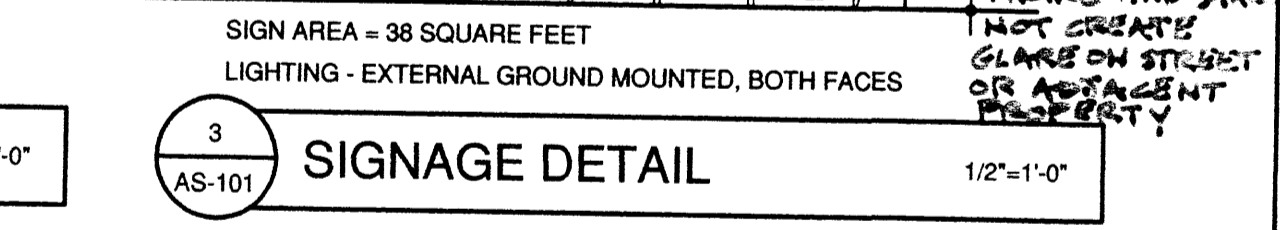
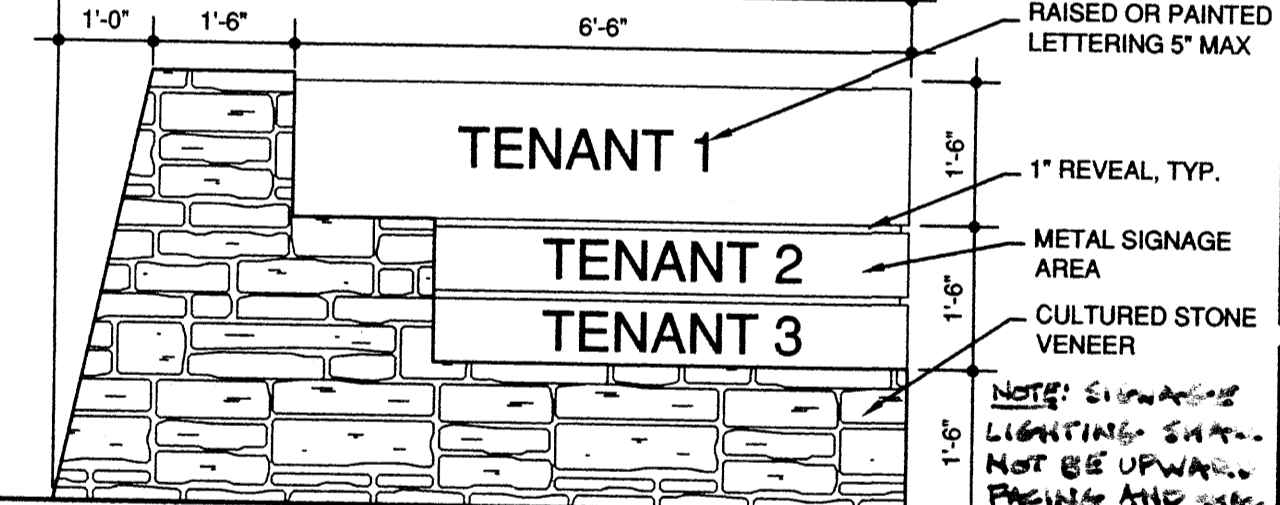
AS-101

KEYED NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB
- EXISTING CONCRETE SIDE WALK
- NEW CONCRETE SIDEWALK - 6' wide, per COA set. 04/03/02
- NEW ASPHALT PAVING
- 10' PUBLIC UTILITY EASEMENT 2430-2
- 10' PHM EASEMENT
- 10' PHM & MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT TO BE RELOCATED.
- PRIVATE INGRESS/ EGRESS EASEMENT.
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING POWER POLE W/FEED
- EXISTING ELECTRIC METER TO BE RELOCATED BY CRICKET COMMUNICATIONS.
- NEW PARKING LOT LIGHTING. SEE DETAIL 2AS-101 THIS SHEET
- EXISTING FIRE HYDRANT
- EXISTING FENCE TO BE REMOVED
- EXISTING WIRELESS COMMUNICATIONS TOWER
- EXISTING BLOCK WALL ENCLOSURE AND COMMUNICATIONS EQUIPMENT TO BE RELOCATED BY CRICKET COMMUNICATIONS.
- GRAVEL ACCESS AND PARKING AREA ENCROACH TO BE REMOVED BY CRICKET COMMUNICATIONS.
- REMOVE EXISTING SIGN
- ACCESSIBLE PARKING SIGN TYPICAL AT ALL ACCESSIBLE PARKING SPACES.
- DEMO. EXISTING CURB
- BICYCLE PARKING FOR 5 BICYCLES
- DUMPSTER
- NEW MONUMENT SIGN. SEE DETAIL 3/AS-101 THIS SHEET.
- 6' HIGH WROUGHT IRON FENCE AND GATE
- 6' HIGH YARD WALL W/STUCCO VENEER TO MATCH BUILDING COLOR.
- NEW MEDIAN CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARDS
- NEW MEDIAN CONCRETE PAVING TO MATCH NEARBY PAVING.
- BENCH
- PUBLIC/ EMPLOYEE OUTDOOR SPACE.
- 6" THICK CONCRETE SLAB
- 6" THICK CONCRETE APRON
- 4' HIGH, 6" THICK STEEL BOLLARDS
- PAINTED METAL DOOR
- NEW ACCESSIBLE RAMP
- 6' HIGH YARD WALL TO BE CONSTRUCTED BY ADJACENT PROPERTY OWNER.
- NEW VALLEY GUTTER PER CITY OF ALBUQUERQUE STANDARDS
- WOOD OR SYNTHETIC WOOD DOOR OF COMPATIBLE COLOR TO THE BUILDING.
- NEW 10' ELECTRICAL EASEMENT
- NEW 10' SAS EASEMENT
- NO LEFT TURN SIGN POST
- EXISTING SITE DRIVE
- MOTORCYCLE PARKING SIGN
- CONCRETE PARKING BUMPER
- RETAINING WALL
- NEW FIRE HYDRANT

ADDRESS	OFFICE BUILDING A 4411 IRVING BLVD. NW ALBUQUERQUE, NM 87114	47
OWNER	AQUATIC CONSULTANTS, INC 4415 HAWKINS ST. NE, SUITE D, ALBUQUERQUE, NM 87109	3
LEGAL DESCRIPTION	TRACT D-1-B ADOBE WELLS SUBDIVISION	50
SEIZURE ZONE	2B	3
ZONING	C-2 COMMUNITY COMMERCIAL ZONE	3
LOT SIZE	LOT A - 1.71 ACRES LOT B - 1.73 ACRES	26
BUILDING HEIGHT	26' AT ANY LEGAL LOCATION	26
BUILDING SETBACK	5' MIN. - FRONT AND SIDE 11' MIN. - FROM DRIVEWAY/ ALLEY/ PUBLIC SIDEWALK	26

PARKING - LOT A	OFFICE BUILDING A 9451 NSF/200	= 47
	VEHICLE STORAGE 6693 NSF/2000	= 3
	TOTAL PARKING REQUIRED	= 50
	TOTAL PARKING PROVIDED	= 50
	ACCESSIBLE PARKING REQUIRED	= 3
	ACCESSIBLE PARKING PROVIDED	= (1)
	VAN ACCESSIBLE PARKING REQUIRED	= (1)
	VAN ACCESSIBLE PARKING PROVIDED	= (2)
	MOTOR CYCLE PARKING REQUIRED	= 2
	MOTOR CYCLE PARKING PROVIDED	= 3
	BICYCLE PARKING REQUIRED	= 5
	BICYCLE PARKING PROVIDED	= 5



AQUATIC CONSULTANTS, INC. BUILDING/ COMPLEX 1004820



ARCHITECTS
 Fanning Bard Tatum Architects AIA, Ltd.
 6100 Indian School Rd. NE Ste 210
 Albuquerque NM 87110
 Phone 505/883.5200
 Facsimile 505/884.5390
 Web www.fbtarch.com

Project # 1004820
 DRB SITE DEVELOPMENT PLAN
 SIGNOFF APPROVAL:
 Application # 06ORB-c1007

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7/19/06 DATE
WATER UTILITY DEPARTMENT	7/19/06 DATE
PARKS AND RECREATION DEPARTMENT	7/19/06 DATE
CITY ENGINEER	7/19/06 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	8/21/07 DATE
SOLID WASTE MANAGEMENT	12/11/07 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

PROJECT NUMBER 1004820
 APPLICATION NUMBER 06 DRB - 01007, 06ORB, 01009
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 19, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List Required? () Yes () No
 If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

AQUATIC CONSULTANTS, INC
 OFFICE BUILDING/ COMPLEX
 4411 IRVING BLVD. NW
 ALBUQUERQUE, NEW MEXICO 87114
 EPC CASE NO. 06EPC 00470
 ORIGINAL EPC CASE NO. Z-91-6
 TRACT D-1-B ADOBE WELLS SUBDIVISION
 JULY 2006

SHEET TITLE
**SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT**

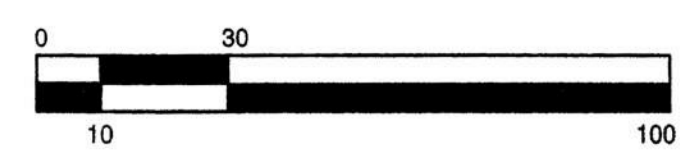
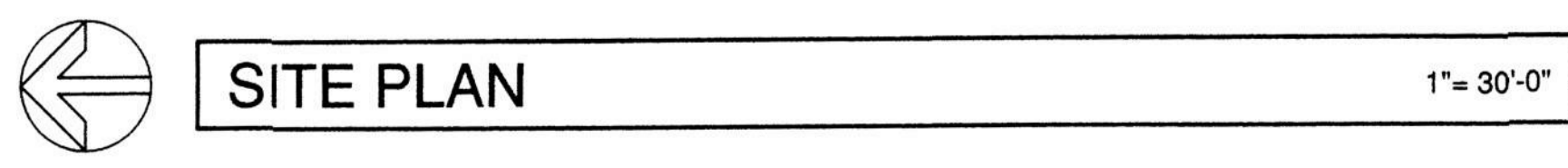
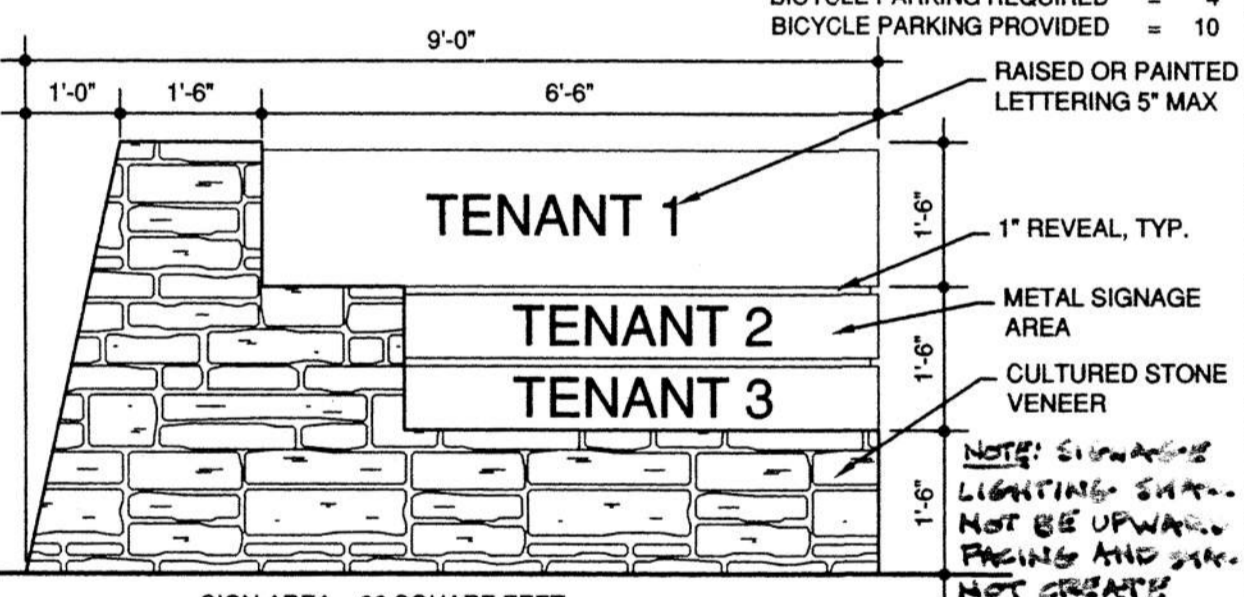
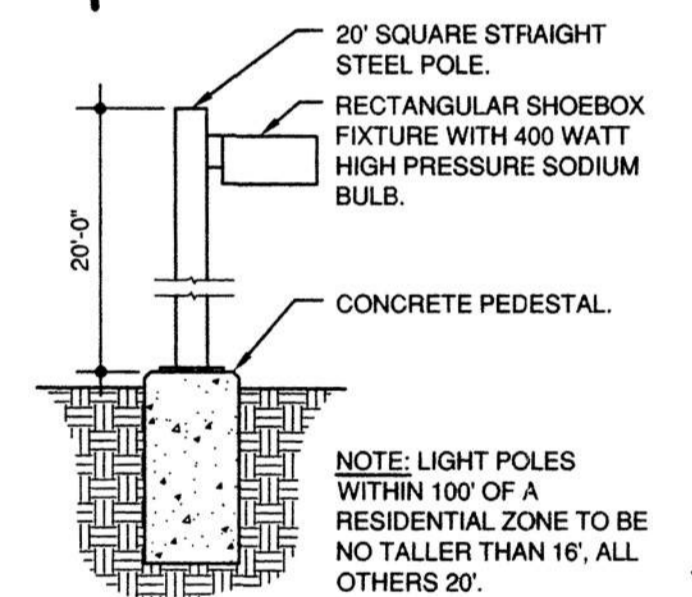
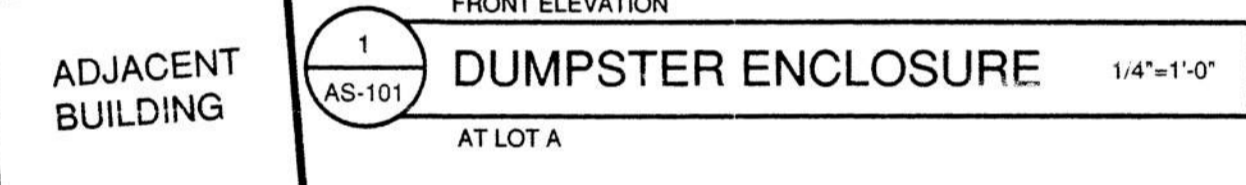
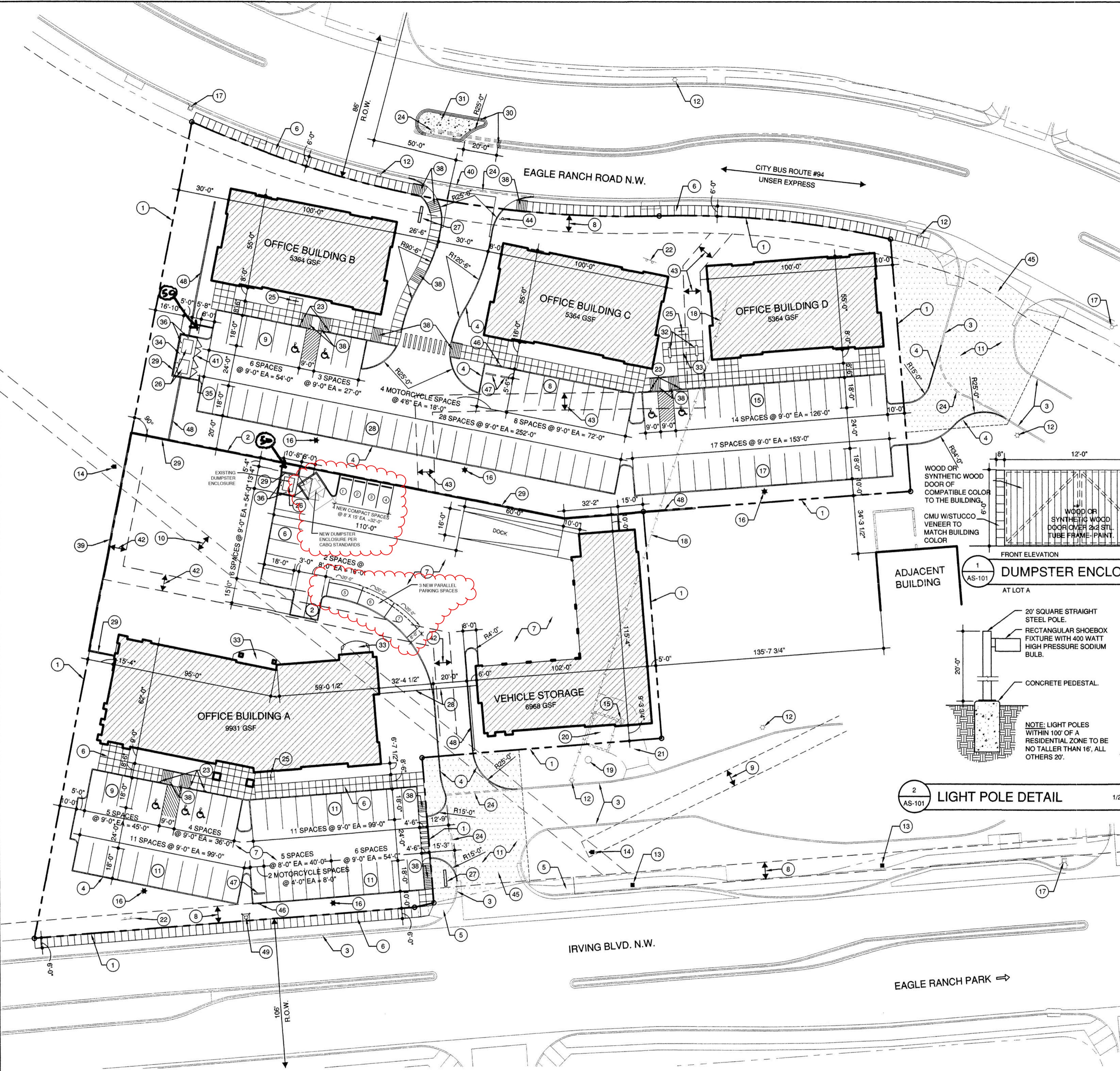
AS-101

KEYED NOTES

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- NEW CONCRETE SIDE WALK - 6" wide, per NEW ASPHALT PAVING COA 5/11/05.
- 10' PUBLIC UTILITY EASEMENT 2430-2
- 10' PNM EASEMENT
- 10' PNM & MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT TO BE RELOCATED.
- PRIVATE INGRESS/ EGRESS EASEMENT.
- EXISTING LIGHT POLE
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- NEW PARKING LOT LIGHTING. SEE DETAIL 2/AS-101 THIS SHEET.
- EXISTING FIRE HYDRANT
- EXISTING FENCE TO BE REMOVED
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- REMOVE EXISTING SIGN
- ACCESSIBLE PARKING SIGN TYPICAL AT ALL ACCESSIBLE PARKING SPACES.
- DEMO. EXISTING CURB
- BICYCLE PARKING FOR 5 BICYCLES
- DUMPSTER
- NEW MONUMENT SIGN. SEE DETAIL 3/AS-101 THIS SHEET.
- 8" HIGH WROUGHT IRON FENCE AND GATE
- 6" HIGH YARD WALL W/STUCCO VENEER TO MATCH BUILDING COLOR.
- NEW MEDIAN CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARDS
- NEW MEDIAN CONCRETE PAVING TO MATCH NEARBY PAVING.
- BENCH
- PUBLIC/ EMPLOYEE OUTDOOR SPACE.
- 6" THICK CONCRETE SLAB
- 6" THICK CONCRETE APRON
- 4" HIGH, 6" THICK STEEL BOLLARDS
- PAINTED METAL DOOR
- NEW ACCESSIBLE RAMP
- 6" HIGH YARD WALL TO BE CONSTRUCTED BY ADJACENT PROPERTY OWNER
- NEW VALLEY GUTTER PER CITY OF ALBUQUERQUE STANDARDS
- WOOD OR SYNTHETIC WOOD DOOR OF COMPATIBLE COLOR TO THE BUILDING.
- NEW 10' ELECTRICAL EASEMENT
- NEW 10' GAS EASEMENT
- NO LEFT TURN SIGN POST
- EXISTING SITE DRIVE
- MOTORCYCLE PARKING SIGN
- CONCRETE PARKING BUMPER
- RETAINING WALL
- EXISTING HYDRANT

PROPOSED FUTURE RECYCLE BIN AREA

<input type="checkbox"/> ADDRESS	<input type="checkbox"/> PARKING - LOT A
4411 IRVING BLVD. NW	OFFICE BUILDING A
ALBUQUERQUE, NM 87114	9451 NSF/2000 = 47
<input type="checkbox"/> OWNER	VEHICLE STORAGE
AQUATIC CONSULTANTS, INC	6693 NSF/2000 = 3
4415 HAWKINS ST. NE, SUITE D,	TOTAL PARKING REQUIRED = 50
ALBUQUERQUE, NM 87109	TOTAL PARKING PROVIDED = 50
<input type="checkbox"/> LEGAL DESCRIPTION	ACCESSIBLE PARKING REQUIRED = 3
TRACT D-1-B	ACCESSIBLE PARKING PROVIDED = 3
ADOBE WELLS SUBDIVISION	VAN ACCESSIBLE PARKING REQUIRED = (1)
<input type="checkbox"/> SEISMIC ZONE	VAN ACCESSIBLE PARKING PROVIDED = (1)
2B	MOTOR CYCLE PARKING REQUIRED = 2
<input type="checkbox"/> ZONING	MOTOR CYCLE PARKING PROVIDED = 2
C-2	BICYCLE PARKING REQUIRED = 3
COMMUNITY COMMERCIAL ZONE	BICYCLE PARKING PROVIDED = 5
<input type="checkbox"/> LOT SIZE	<input type="checkbox"/> PARKING - LOT B
LOT A - 1.71 ACRES	OFFICE BUILDING B
LOT B - 1.73 ACRES	5200 NSF/2000 = 26
<input type="checkbox"/> BUILDING HEIGHT	OFFICE BUILDING C
26' AT ANY LEGAL LOCATION	5200 NSF/2000 = 26
<input type="checkbox"/> BUILDING SETBACK	OFFICE BUILDING D
5' MIN. - FRONT AND SIDE	5200 NSF/2000 = 26
11' MIN. - FROM DRIVEWAY/ ALLEY/	TOTAL PARKING REQUIRED = 78
PUBLIC SIDEWALK	10% TRANSIT REDUCTION = (8)
	TOTAL PARKING PROVIDED = 70
	TOTAL PARKING REQUIRED = 78
	TOTAL PARKING PROVIDED = 70
	ACCESSIBLE PARKING REQUIRED = 4
	ACCESSIBLE PARKING PROVIDED = 4
	VAN ACCESSIBLE PARKING REQUIRED = (1)
	VAN ACCESSIBLE PARKING PROVIDED = (1)
	MOTOR CYCLE PARKING REQUIRED = 3
	MOTOR CYCLE PARKING PROVIDED = 3
	BICYCLE PARKING REQUIRED = 4
	BICYCLE PARKING PROVIDED = 10



AQUATIC CONSULTANTS, INC. OFFICE BUILDING/ COMPLEX

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