

ADMINISTRATIVE AMENDMENT
 FILE # 12-10124 PROJECT # 1027544

APPROVED BY: *Michelle M. Moore* DATE: 11/14/12

TRACT B-14-20
 SEVEN BAR RANCH

TRACT B-14-20
 SEVEN BAR RANCH

TRACT B-2A-1-A
 SEVEN BAR RANCH

TRACT B-2A-2
 SEVEN BAR RANCH

TRACT B-2E
 SEVEN BAR RANCH

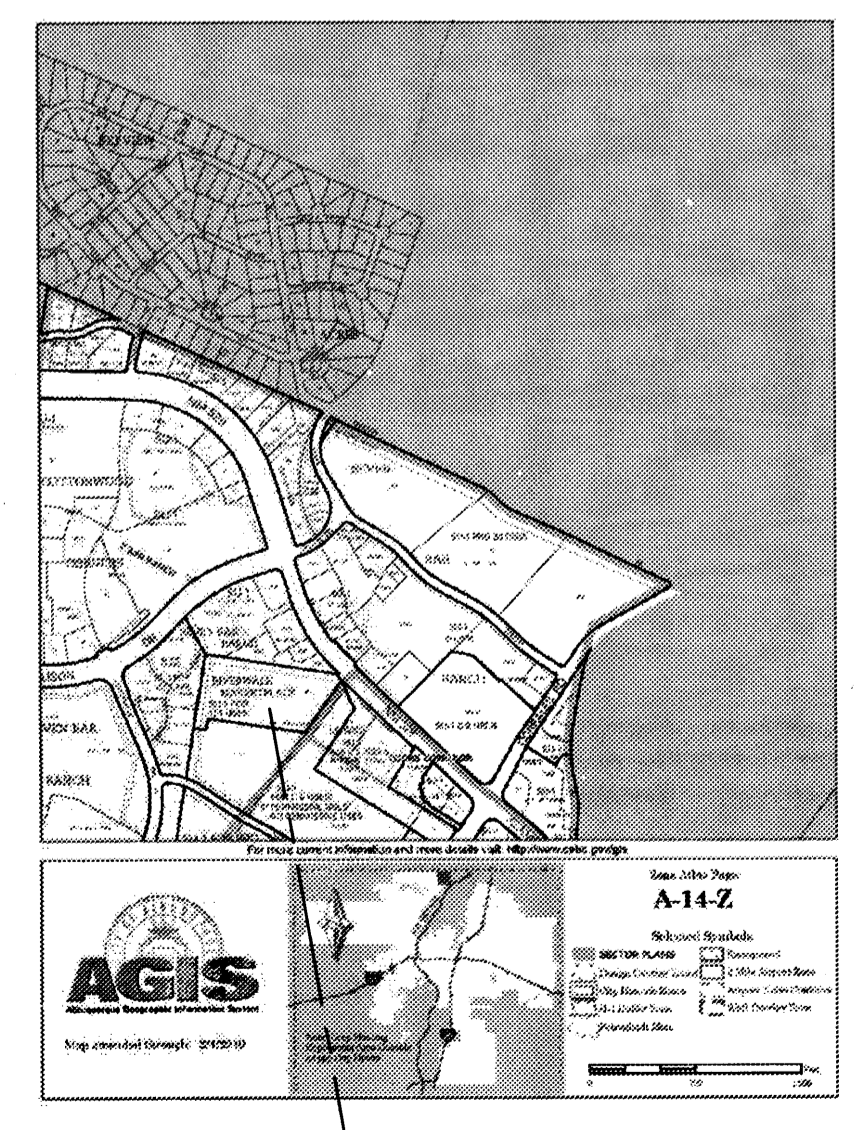
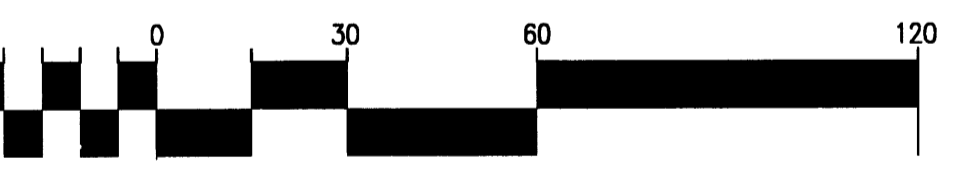


EXISTING TOTAL BLDG AREA = 92,715 SF
 PROPOSED ADDITIONAL BLDG AREA OF 6% = 6,218 SF
 TOTAL PROPOSED BLDG AREA = 98,933 SF

LOT 1-A
 RIVERWALK MARKETPLACE
 SITUATE WITHIN
 THE TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LOT 7
 LOWES
 SUBDIVISION
 3601 Old Airport Avenue N.W.
 2.1269 Ac.

SITE PLAN FOR BUILDING PERMIT
 SCALE: 1"=30'



NOTE: DELTA (Δ) NOTATION INDICATES PROPOSED ADMINISTRATIVE AMENDMENT ITEMS 25 THRU 42 BELOW AND Δ9 BUBBLED WITHIN THE OVERALL SITE PLAN

- KEYED NOTE:
- Δ25 DASHED LINE INDICATES PROPOSED PHASE TRANSITION ELEMENT TYPICAL OF PHASES 1 THRU 2
 - Δ26 PROPOSED PYLON SIGN LOCATION RE: DETAIL 2/SP3
 - Δ27 EXISTING LIGHT POLE LOCATION TO REMAIN RE: DETAIL 3/SP3
 - Δ28 EXISTING SPEED BUMP TO REMAIN
 - Δ29 PROPOSED H.C RAMP RE: DETAIL 4/SP3
 - Δ30 PROPOSED H.C VAN ACCESSIBLE PARKING LOCATION RE: DETAIL 5/SP3

- Δ31 PROPOSED H.C PAINTED ROUTE DESIGNATION RE: DETAIL 8/SP3
- Δ32 PROPOSED H.C CONC. SIDEWALK FLUSH WITH ADJACENT PAVEMENT RE: DETAIL 12/SP3
- Δ33 KNOTCH EXISTING ISLAND AS SHOWN. REINSTALL HEADER CURB AND SIDEWALK RE: DETAIL 12&13/SP3
- Δ34 EXISTING CONC. WALK TO REMIN. REPAIR AS DIRECTED BY TENANT PRI ARCHITECT DURING AFFECTED PHASED IMPROVEMENTS
- Δ35 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 9/SP3
- Δ36 PROPOSED BENCH LOCATION RE: DETAIL 7/SP3

- Δ37 EXISTING LANDSCAPE AREA. RE: LANDSCAPE PLAN FOR DETAILS
- Δ37A PROPOSED TRUCK DOCK LOCATION Δ2
- Δ38 EXISTING FIRE HYDRANT LOCATION TO REMAIN
- Δ39 EXISTING ASPHALT TO REMAIN. SURFACE TO BE RESEALED WITH SLURRY COAT OR RECEIVE AN ADDITIONAL OVERLAY SECTION AS DETERMINED BY LANDLORD PER PHASE
- Δ40 FUTURE EXPANSION AREA
- Δ41 SMALL CAR PARKING LOCATION PROVIDE STRIPED DESIGNATION INDICATING "SMALL CAR" AT EACH SPACE WITH MIN 8" HIGH LETTERING
- Δ42 WHEEL STOP RE: DETAIL 10/SP3
- Δ43 4 X 16" MOTORCYCLE PARKING SPACE RE: DETAIL 6/SP3 FOR SIGNAGE

SITE DATA TABLE	
LEGAL DESCRIPTION	RETAIL BUILDING
TOTAL ACRES:	9.44 AC
EXISTING ZONING:	
BUILDING SIZE:	98,933 SF TOTAL
PROPOSED USES:	RETAIL
TOTAL PARKING PROVIDED:	588 SPACES
TOTAL PARKING REQ.:	413 SPACES
H.C PROVIDED:	12 H.C (INCLUDING 8 VAN ACCESSIBLE)
H.C REQUIRED:	12 H.C SPACES
BIKE SPACES PROVIDED:	25 BIKE SPACES
BIKE SPACES REQUIRED:	25 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	6 BIKE SPACES
MOTORCYCLE SPACES REQUIRED:	6 BIKE SPACES

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



3550 NM 528 NW

PROJECT TITLE: COTTONWOOD COMMONS
 3550 NM 528 NW ALBUQUERQUE NEW MEXICO

PROJECT NUMBER: XXXXX
 DRAWN BY: JS

DATE: 10/12
 SCALE: AS NOTED

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

REV	DATE	BY	REVISION