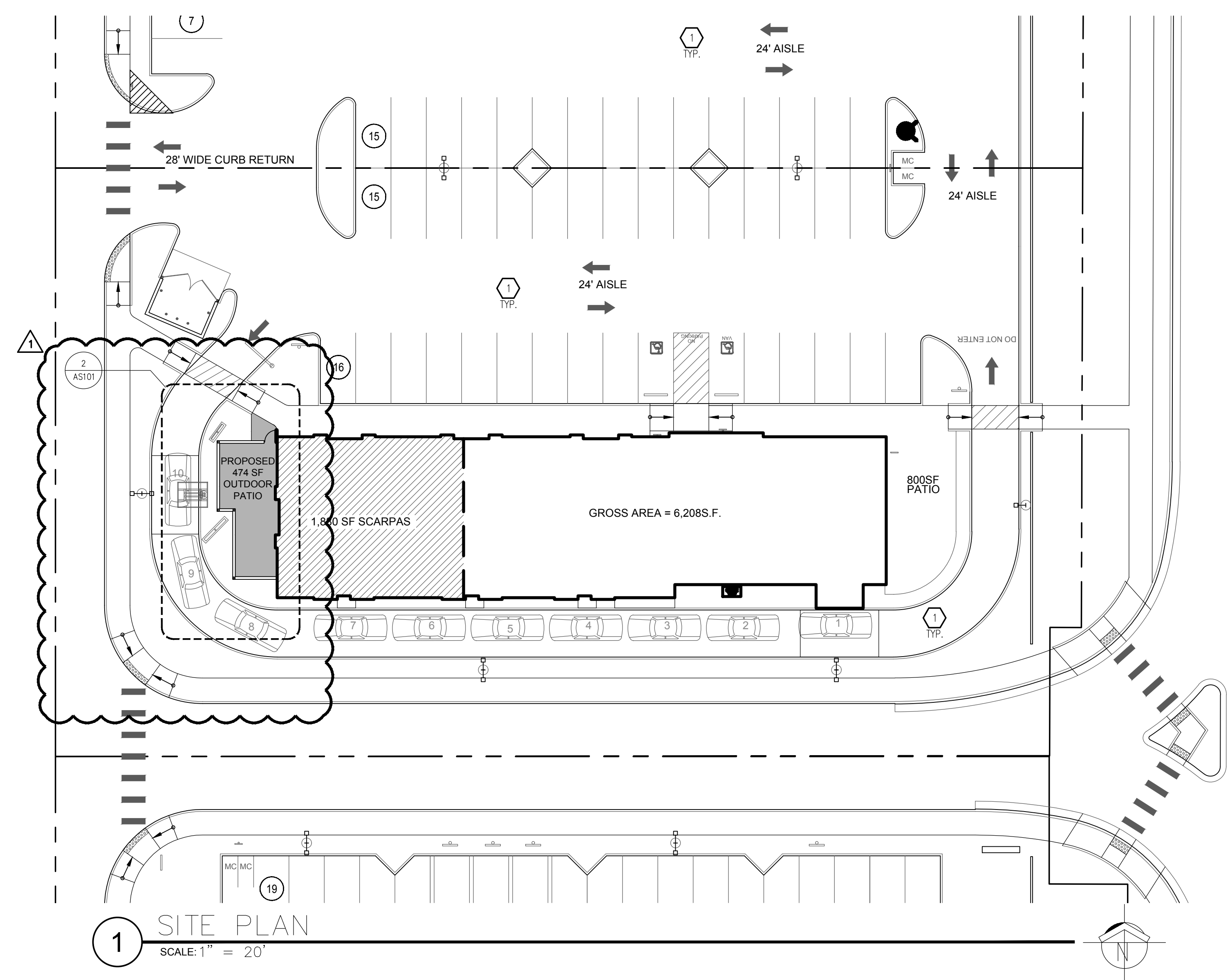
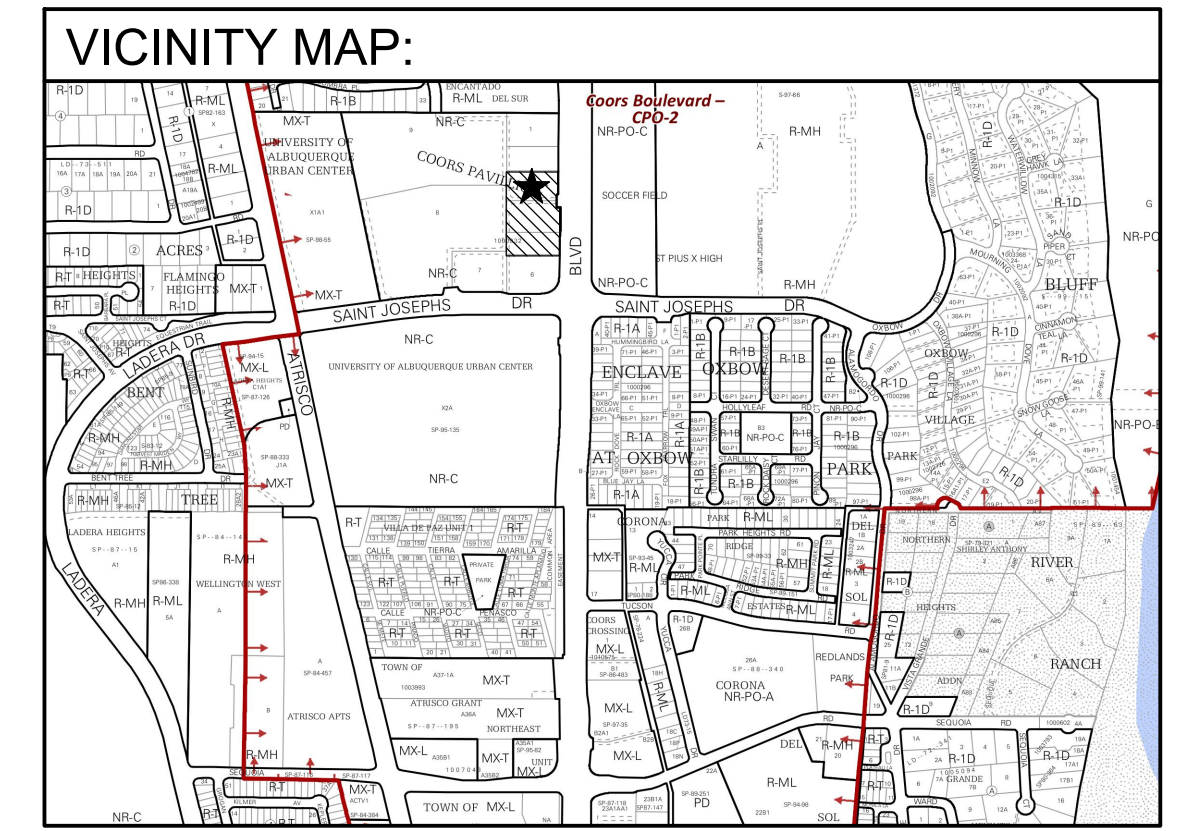


2 ENLARGED PATIO PLAN
SCALE: 1:10



1 SITE PLAN
SCALE: 1" = 20'



SITE DATA:

PROJECT ADDRESS: 4101 COORS BLVD. NW, SUITE C

LEGAL DESCRIPTION: LOT 3, COORS PAVILION SUBDIVISION

PROPERTY SIZE: 0.9002 ACRES

CURRENT ZONING: NR-C

CURRENT USE: COMMERCIAL RETAIL

BUILDING SIZE: 6,208 SF

PARKING DATA:

BUILDING DATA			
TOTAL BUILDING AREA:	6,208 SF		
RETAIL AREA:	4,328 SF		
RESTAURANT AREA:	1,880 SF		
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (RETAIL)	4 PER 1,000 SF	17	17
OFF-STREET PARKING SPACES (RESTAURANT)	8 PER 1,000 SF	15	14
TOTAL OFF-STREET PARKING SPACES	-	32	31
TRANSIT STOP PROXIMITY REDUCTION	30%	22	31
ACCESSIBLE PARKING SPACES	26-35 SPACES	2	2
MOTORCYCLE PARKING	26-50 SPACES	2	2
BICYCLE PARKING SPACES	3 OR 10% REQUIRED	3	3

GENERAL NOTES:

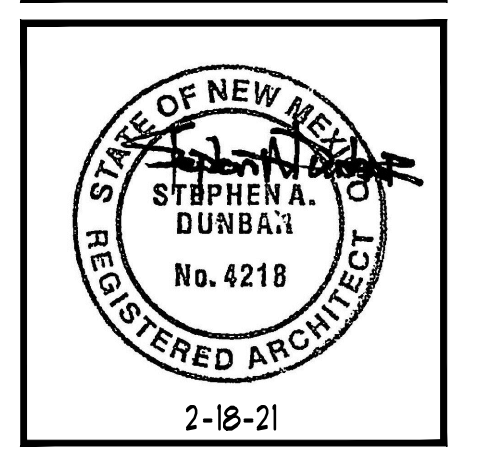
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL TOWN OF BERNALILLO STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
- LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES:

- EXISTING PARKING & SITE FEATURES TO REMAIN AS IS.
- EXISTING DRIVE-THRU ORDER EQUIPMENT TO REMAIN AS IS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH NEW PATIO SCREEN WALL.
- NEW 30" WIDE 42" TALL AMERISTAR MAJESTIC METAL GATE.
- 5' TALL DARK GREY CMU PATIO WALL W/ ALTERNATING SPLIT-FACE & BURNISHED COURSES - MATCH EXISTING CMU ON BUILDING, REFER TO STRUCTURAL FOR DETAILS.
- NEW 4" THICK CONCRETE SLAB WITH 6X6-10/10 W.W.M. SLOPE TO DRAIN AWAY FROM BUILDING.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



ADMINISTRATIVE AMENDMENT TO SPBP

PROJECT TITLE TENANT IMPROVEMENT FOR SCARFAS 4101 COORS BLVD. NW, SUITE D ALBUQUERQUE, NT 87109	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. ..
SHEET TITLE SITE PLAN	
DATE 02/18/2021	SHEET NO. AS101
SCALE AS NOTED	et.