

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

KEYED NOTES:

- 1 EXISTING PAINTED CROSSWALK
- 2 PROPOSED DECIDUOUS CANOPY-TYPE SHADE TREE W/ A MINIMUM 25' MATURE DIAMETER. RE LANDSCAPE PLAN
- 3 PROPOSED CONC. SIDEWALK ADJACENT TO BLDG. RE: DET. 1/5/D1
- 4 PROPOSED CONC. PATIO AREA ADJACENT TO BLDG
- 5 PROPOSED BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/3/SD2. TYPICAL GRAPHIC SYMBOL = 
- 6 EXISTING PYLON SIGN LOCATION TO REMAIN
- 7 PROPOSED 6' WIDE PEDESTRIAN SIDEWALK
- 8 PROPOSED HANDICAP RAMP RE: 16/5/D1
- 9 EXISTING CURB RAMP
- 10 PROPOSED HANDICAP RAMP RE: 11/5/D1
- 11 PROPOSED LANDSCAPE PLANTING AREA G.C TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION WITH LANDSCAPER. RE: LANDSCAPE PLAN FOR INFO
- 12 PROPOSED BENCH, RE: 10/5/D2
- 13 PROPOSED CONC. HEADER CURB TYPICAL RE: DET 10/5/D1
- 14 PROPOSED REFUSE ENCLOSURE RE: DET.4/5/P13
- 15 PROPOSED HC PARKING STALL RE: DET 2/5/D2
- 16 "DO NOT ENTER" PAVEMENT MARKING & SIGN, RE: DET 8/5/D2 & DET. 12/5/D2
- 17 PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 12/5/D2
- 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
- 19 EXISTING CURB & GUTTER TO REMAIN
- 20 EXISTING SIDEWALK TO REMAIN
- 21 NEW ASPHALT PAVING, RE: GRADING PLAN FOR SAW CUTS AND LIMITS OF NEW PAVING
- 22 EXISTING ELECTRICAL TRANSFORMER LOCATION
- 23 EXISTING HYDRANT LOCATION TO REMAIN
- 24 PROPOSED CONCRETE CROSSWALK, RE: DET. 5/5/D2
- 25 EXISTING FIRE DEPARTMENT CONNECTION
- 26 PROPOSED FIRE DEPARTMENT CONNECTION
- 27 LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQ. NO SIGNS, WALLS, TREES OR SHRUBS BETWEEN 3' AND 8' TALL ALLOWED IN THIS AREA

PROJECT NARRATIVE:

THIS SHOPPING CENTER WAS ORIGINALLY DEVELOPED AS A KMART IN THE LATE 10'S. THE CURRENT PROPERTY OWNER REDEVELOPED THE KMART BUILDING AND ASSOCIATED SITE, IN 2015, THROUGH AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT. THE AS-BUILT SURVEY BECAME THE HISTORIC SITE PLAN FROM WHICH THE PROPOSED IMPROVEMENTS WERE IMPLEMENTED.

THE RECENT IMPROVEMENTS INCLUDED: REMODELING THE OLD KMART TO CREATE A NEW CONN'S HOME PLUS, BURLINGTON COAT FACTORY AND 3,600 SF OF FUTURE TENANT SPACE, NEW PARKING LAYOUT, PEDESTRIAN CONNECTIONS TO CENTRAL AVENUE AND ATRISCO DRIVE, NEW LANDSCAPING & DRAINAGE. THIS DID NOT INCLUDE A CHANGE IN THE EXISTING BUILDING SQUARE FOOTAGE.

THE OWNER IS NOW REQUESTING A 24,340 SQUARE FOOT ADDITION TO THE EAST SIDE EXISTING/REDEVELOPED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING, SIDEWALKS, LANDSCAPE AND DRAINAGE AROUND THE BUILDING ADDITION.

SITE DATA:

LEGAL DESCRIPTION:

PART OF TRACT "A" COOGAN & WALTER & SUI LAND DEV. CORP.
 TOTAL ACREAGE: 11.0186 ACRES
 EXISTING ZONING: C-2 SHOPPING CENTER
 PROPOSED USE: GENERAL RETAILING
 CURRENT BUILDING AREA: 129,116 SQUARE FEET
 16,300 + 51,500 + 52,616 + 2,100 + 1,200 = 129,116 SF
 PROPOSED BUILDING ADDITION: 17,230 SQUARE FEET
 17,230 SF / 129,116 SF = 13% ADDITIONAL SQUARE FEET
 TOTAL BUILDING AREA: 146,346 SQUARE FEET
 REQUIRED PUBLIC OUTDOOR SPACE: 1,360 SQUARE FEET
 146,346 SF / 30,000 SF = 4.90 X 400 SF = 1,960 SF
 PROPOSED PEDESTRIAN PATIO AREAS: 2,369 SQUARE FEET
 1,246 SF + 531 SF + 324 SF + 268 SF = 2,369 SF
 OUTDOOR SEATING FOR MAJOR FACADES OVER 100 FT IN LENGTH
 416 LINEAR FT / 25 FT = 16.64 SEATS REQUIRED
 9 BENCHES X 2 SEATS PER BENCH = 18 SEATS PROVIDED

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	545 SPACES	2 ADDNL
TOTAL PARKING SPACES PROVIDED:	631 SPACES	596 SPACES	55 LESS
TOTAL ACCESSIBLE PARKING REQUIRED:	16 SPACES	16 SPACES	NONE
TOTAL ACCESSIBLE PARKING PROVIDED:	16 SPACES	20 SPACES	4 ADDNL
TOTAL MOTORCYCLE SPACES REQUIRED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL MOTORCYCLE SPACES PROVIDED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL BIKE SPACES REQUIRED:	26 SPACES	29 SPACES	3 ADDNL
TOTAL BIKE SPACES PROVIDED:	25 SPACES	30 SPACES	5 ADDNL

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES); THEN ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES); THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.

REQUIRED HC PARKING: 501 TO 800 REQUIRED PARKING SPACES = 16 HC SPACES.

REQUIRED MC PARKING: 501 TO 750 REQUIRED PARKING SPACES = 1 MOTORCYCLE SPACES.

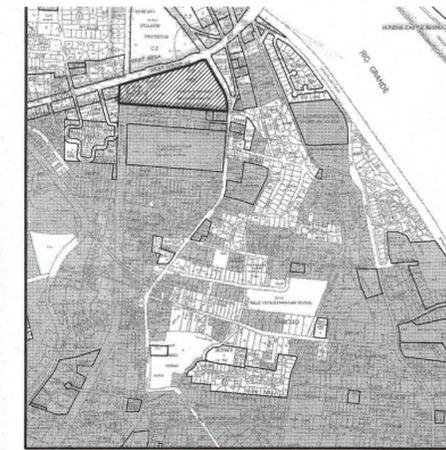
REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES - 563 / 20 = 28 SPACES

GENERAL NOTES:

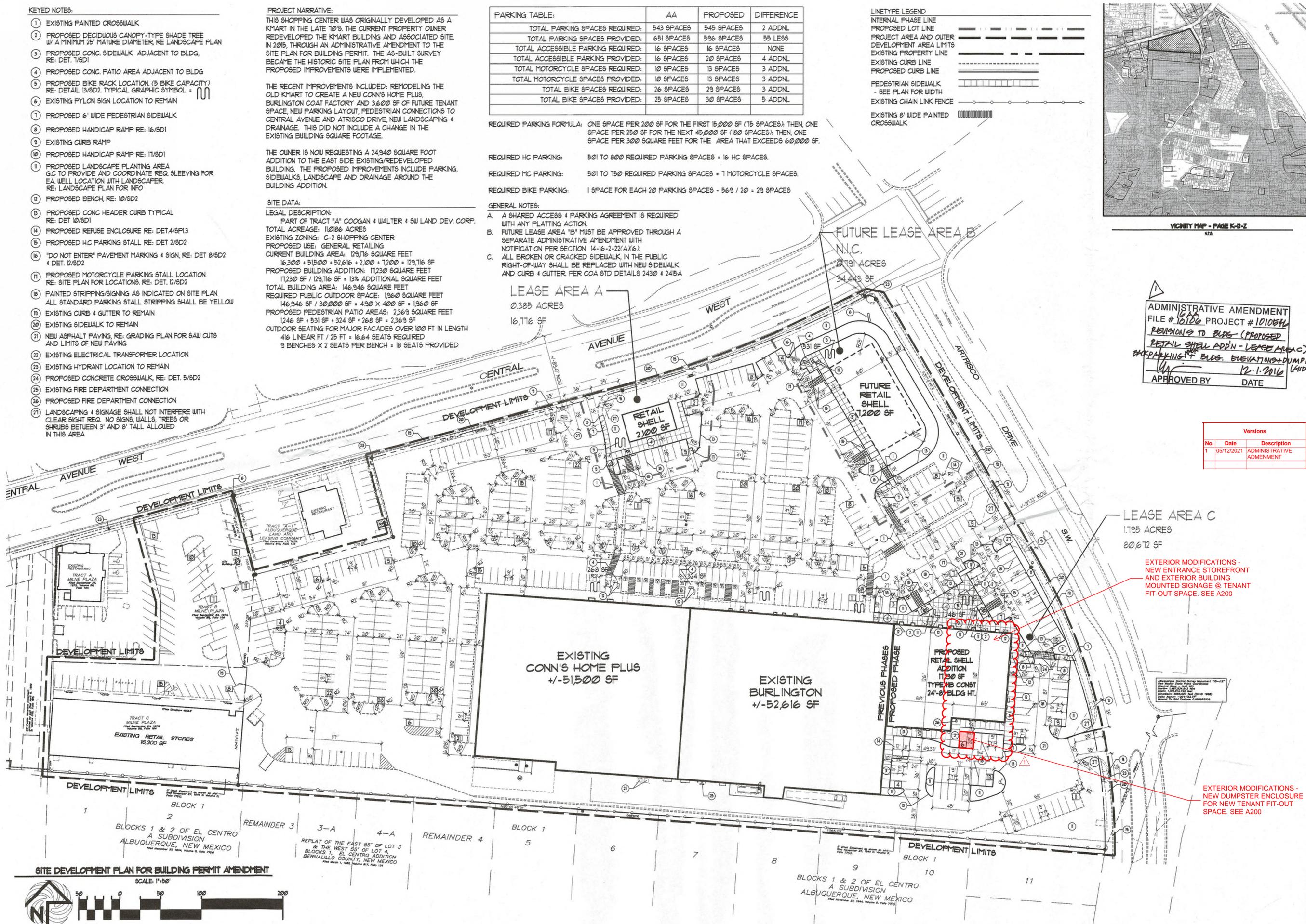
- A. A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).
- C. ALL BROKEN OR CRACKED SIDEWALK, IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER PER COA STD DETAILS 2430 & 2415A

LINE TYPE LEGEND

- INTERNAL PHASE LINE
- PROJECT LOT LINE
- PROJECT AREA AND OUTER DEVELOPMENT AREA LIMITS
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- PEDESTRIAN SIDEWALK - SEE PLAN FOR WIDTH
- EXISTING CHAIN LINK FENCE
- EXISTING 8' WIDE PAINTED CROSSWALK



VICINITY MAP - PAGE K-2-Z
N.T.A.



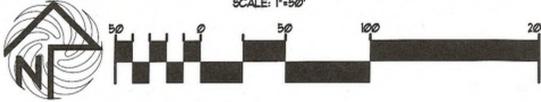
ADMINISTRATIVE AMENDMENT
 FILE # 16106 PROJECT # 101054L
 REVISIONS TO BLDG. (PROPOSED
 RETAIL SHELL ADDN - LEASE AREA C)
 BACKPARKING AT BLDG. ELEVATIONS + DUMPSTERS
 LANDSCAPING
 12-1-2016
 APPROVED BY _____ DATE _____

Versions		
No.	Date	Description
1	05/12/2021	ADMINISTRATIVE AMENDMENT

EXTERIOR MODIFICATIONS -
 NEW ENTRANCE STOREFRONT
 AND EXTERIOR BUILDING
 MOUNTED SIGNAGE @ TENANT
 FIT-OUT SPACE. SEE A200

EXTERIOR MODIFICATIONS -
 NEW DUMPSTER ENCLOSURE
 FOR NEW TENANT FIT-OUT
 SPACE. SEE A200

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT
 SCALE: 1"=50'



REV	DATE	BY	REVISION
1	05/20/2016	CC	APPROVED SITE DEVELOPMENT PLAN
2	09/07/2016	CC	DRG CORRECT REVISIONS
3	06/03/2016	CC	VERSION 3 (V3)
4	04/06/2016	CC	VERSION 2 (V2)

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 330
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: K-AT
 DRAWN BY: CRAIG C.
 SHEET TITLE: SITE DEV PLAN FOR BLDG PERMIT

FIRE # 5/25/16
 SCALE: AS NOTED
 SHEET: 5 OF 5

Versions		
No.	Date	Description
1	05/12/2021	ADMINISTRATIVE ADMENMENT

Architect
COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416
Civil Engineer

Structural Engineer
HJ HUNT & JOINER, INC.
Consulting Structural Engineers

1825 Market Center Boulevard
Suite 620
Dallas, TX 75207
Office: (214) 760-7000

MEP Engineer
EEA CONSULTING ENGINEERS

6615 Vaught Ranch Road
Suite 100
Austin, TX 78730
Office: (512) 744-4400

Signature and Seal
Project

OSH Albuquerque West Central Plaza
4208 CENTRAL AVE SW
ALBUQUERQUE, NM 87107

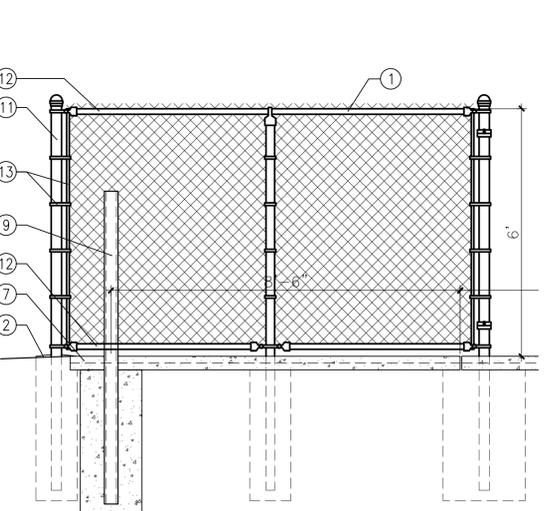
Sheet Title
BUILDING FLOOR PLAN AND ELEVATIONS

Date: 03/29/2021
Scale: As indicated
Drawn: EW
Project No.: 565
Sheet No.:

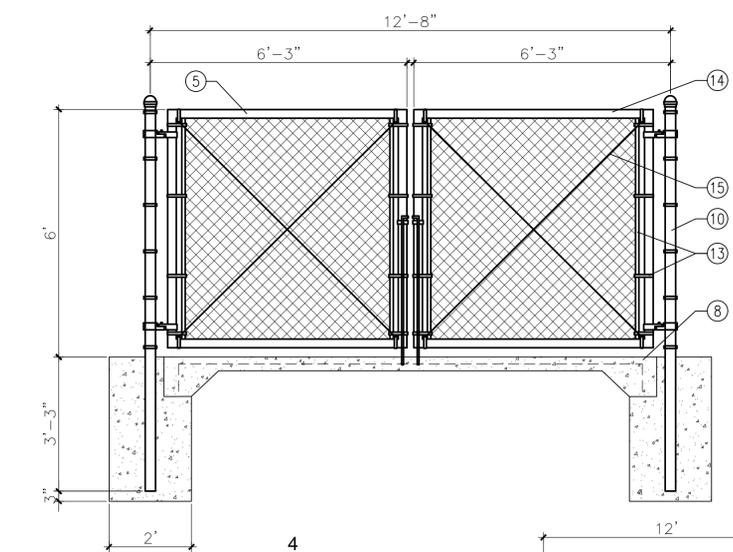
A200



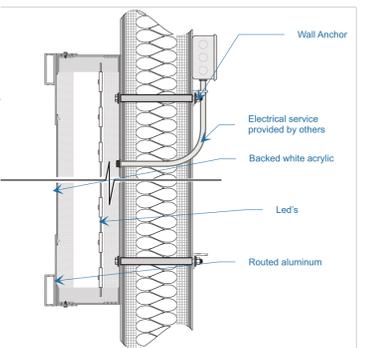
2 FRONT ELEVATION
A200 1/4" = 1'-0"



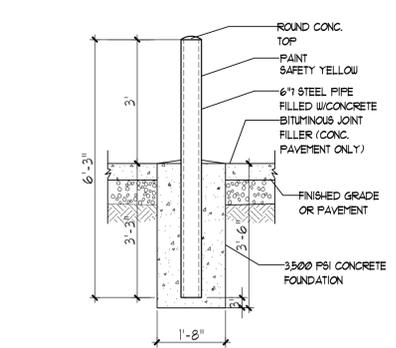
3 DUMPSTER SEC
Scale: 1/2" = 1'-0"



4 GATE ELEV.
Scale: 1/2" = 1'-0"



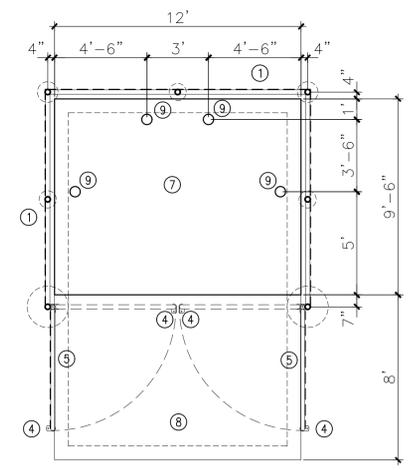
5 SIGNAGE SECTION DETAIL
NTS



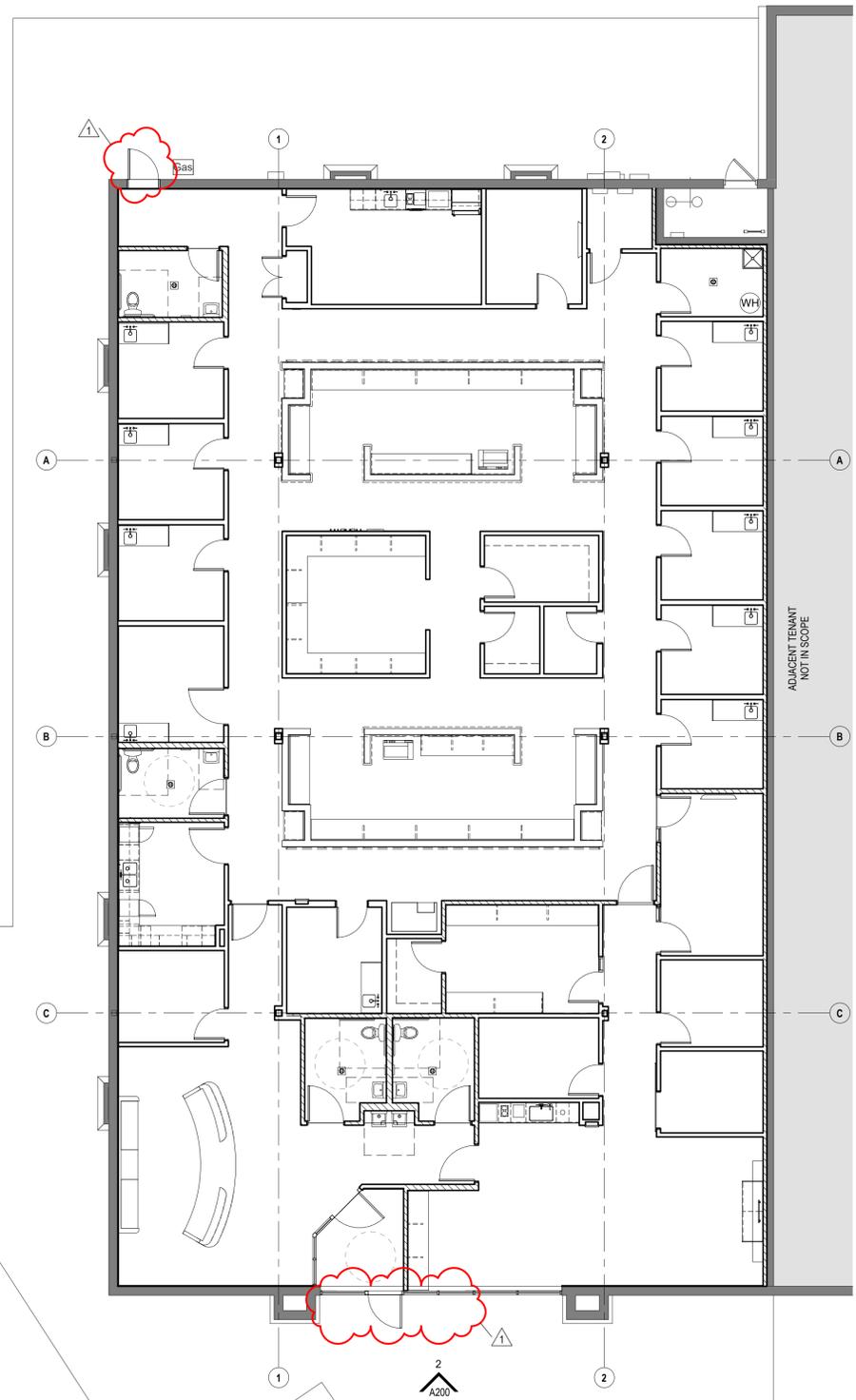
6 BOLLARD DETAIL
NTS

- KEYED NOTES**
- 1 6" HIGH CHAIN LINK FENCE W/ VINYL SLATS - COLOR TO MATCH BUILDING (LIGHT TAN)
 - 2 FINISH GRADE.
 - 3 SLOPE STUCCO CAP.
 - 4 GATE PIN - DRILL HOLE IN CONCRETE PAD TO SECURE PIN IN CLOSED AND 90 DEGREE OPEN POSITIONS.
 - 5 6" HIGH CHAIN LINK GATES W/ VINYL SLATS - COLOR TO MATCH BUILDING
 - 6 1/2" EXPANSION JOINT MATERIAL
 - 7 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.M.
 - 8 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.M. W/ TURNDOWN EDGE.
 - 9 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH BUILDING.
 - 10 ASPHALT PAVING
 - 11 TERMINAL/GATE POST
 - 12 TOP/BOTTOM RAIL
 - 13 STRETCHER BAR AND BAR BANDS @ 12" APART
 - 14 GATE FRAME
 - 15 TRUSS RODS

7 ENCLOSURE NOTES
Scale: N.T.S.



8 DUMPSTER PLAN
Scale: 1/4" = 1'-0"



1 01 - FIRST FLOOR
A200 1/8" = 1'-0"

C:\Users\anderson-blaylock\Documents\OSH West Central_R21_CENTRAL_1_anderson-blaylock\GBSS.rvt 6/15/2021 10:08:35 PM

