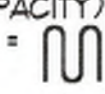


KEYED NOTES:

- 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 H.C. 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 + 12,000 = 129,116 SF
 PROPOSED BUILDING ADDITION: 11,230 SQUARE FEET
 11,230 SF / 129,116 SF = 13% ADDITIONAL SQUARE FEET
 TOTAL BUILDING AREA: 146,946 SQUARE FEET
 REQUIRED PUBLIC OUTDOOR SPACE: 1,360 SQUARE FEET
 146,946 SF / 30,000 SF = 4.90 X 400 SF = 1,960 SF
 PROPOSED PEDESTRIAN PATIO AREAS: 2,369 SQUARE FEET
 1246 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.

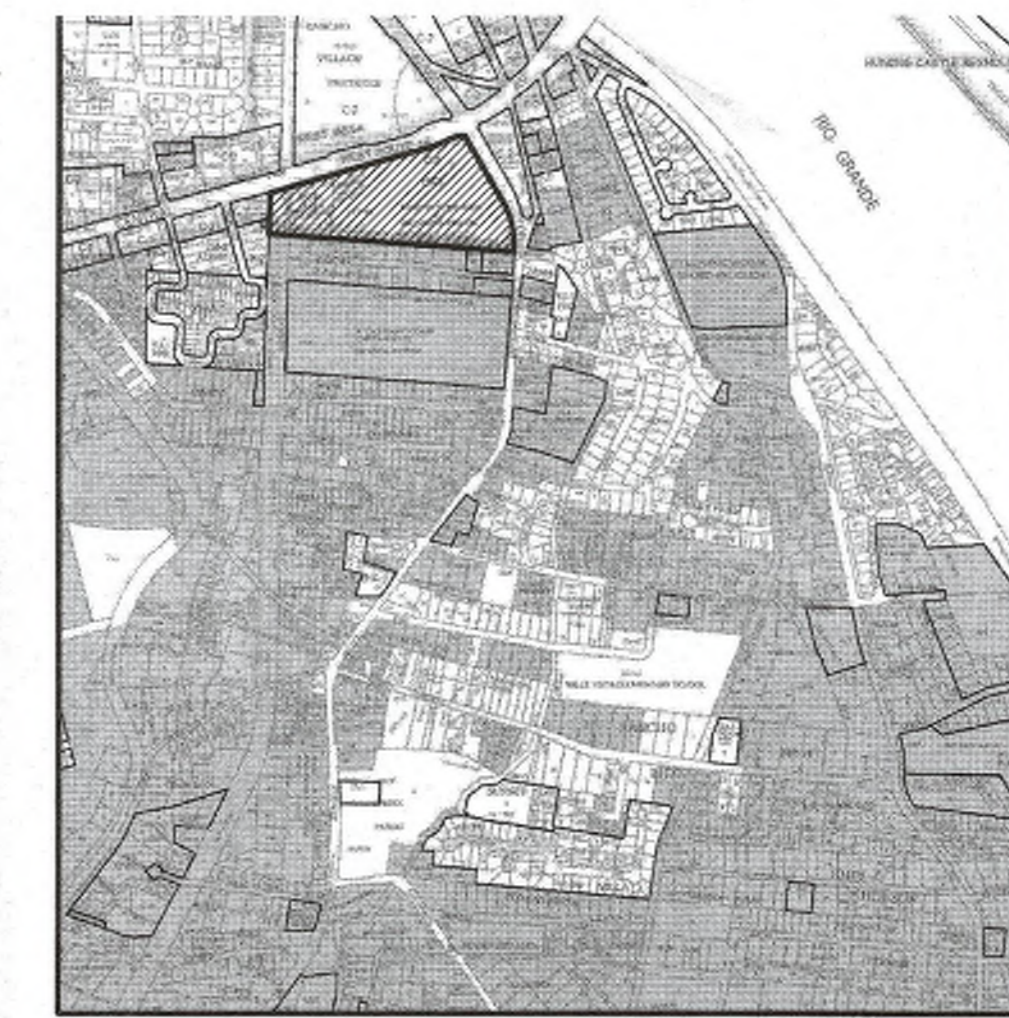
REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES - 563 / 20 = 28 SPACES

GENERAL NOTES:

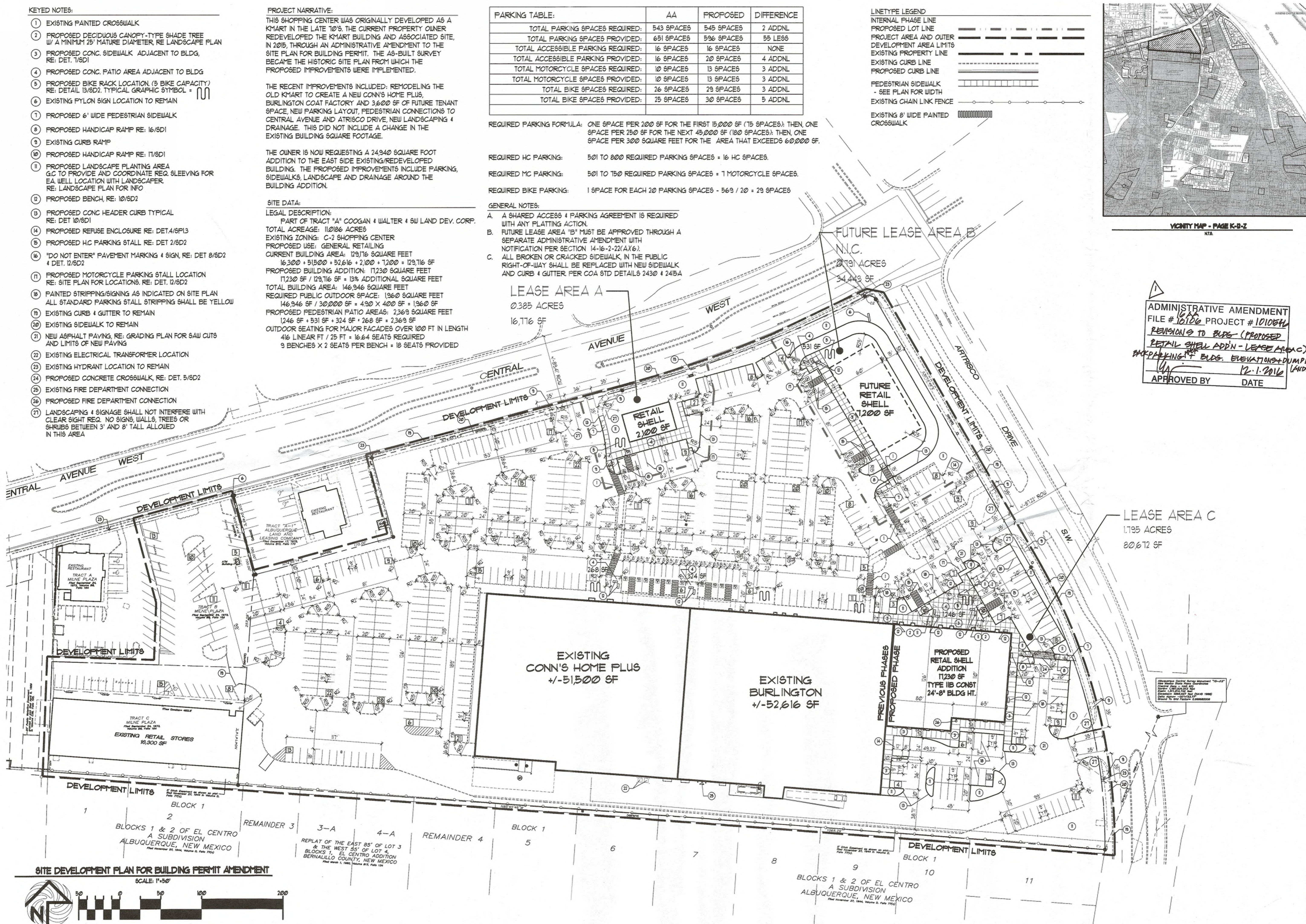
- A. A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).
- C. ALL BROKEN OR CRACKED SIDEWALK, IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH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

LINE TYPE LEGEND

- INTERNAL PHASE LINE
- PROJECTED 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
NTA



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

REV	DATE	BY	REVISION
1	05/20/2016	CCC	APPROVED SITE DEVELOPMENT PLAN
2	09/07/2016	CCC	DRG CORRECT REVISIONS
3	06/03/2016	CCC	VERSION 3 (V2)
4	04/26/2016	CCC	VERSION 2 (V2)

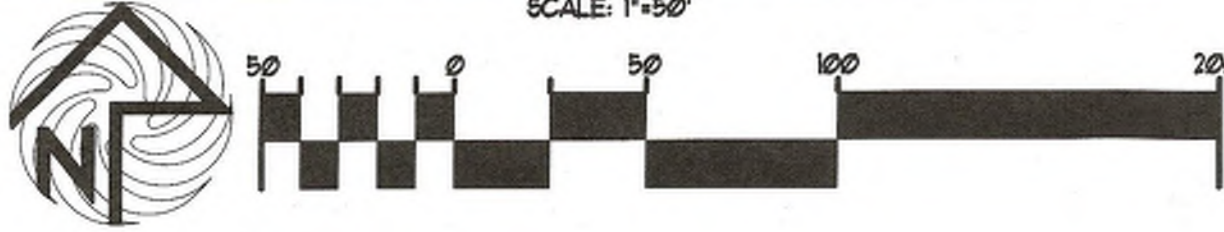
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 330
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

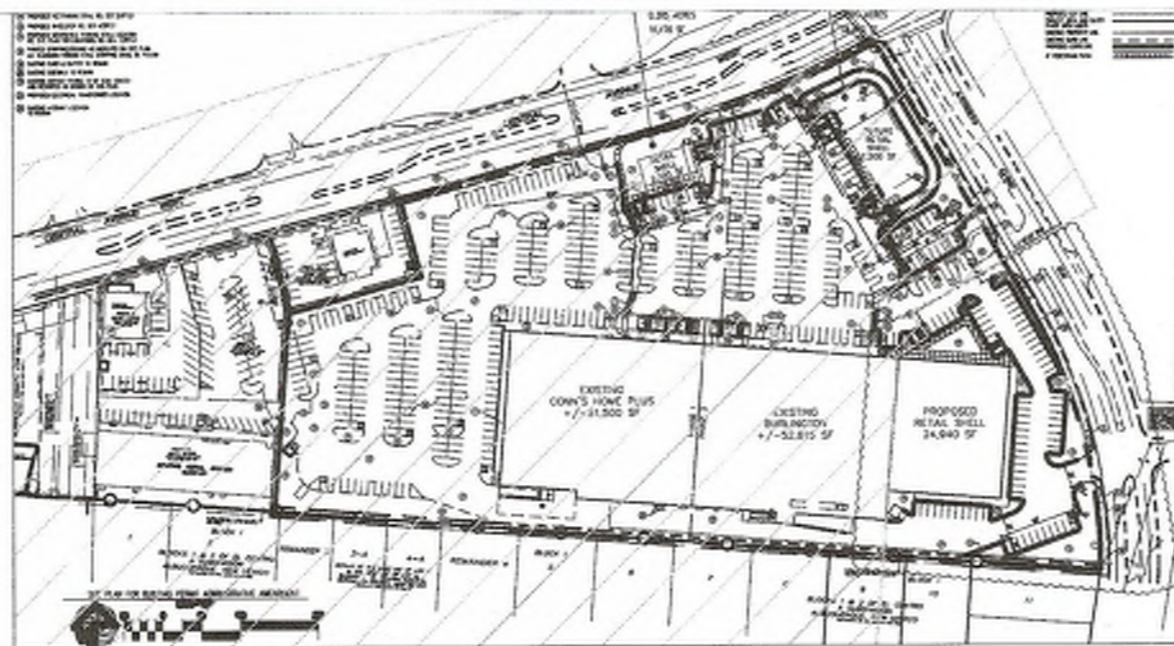
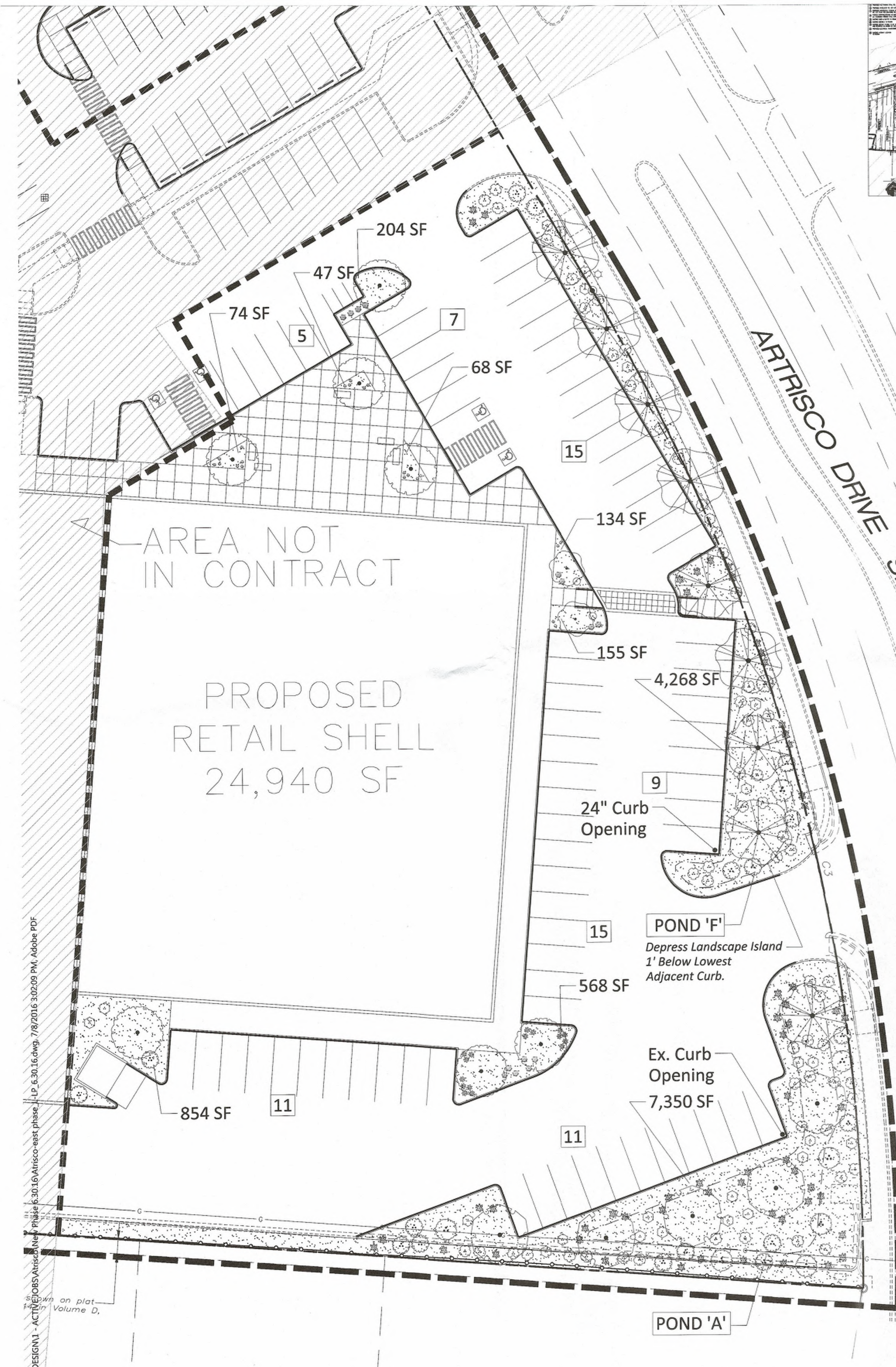


PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE SW ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: K-AT
 DRAWN BY: CRAIG C.
 SHEET TITLE: SITE DEV PLAN FOR BLDG PERMIT

FIRE # 1
 DATE: 5/25/16
 SCALE: AS NOTED
 SHEET: 5 OF 5

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





AREA MAP

LANDSCAPE DATA

GROSS LOT AREA	80,672 SF
LESS BUILDING(S)	24,940 SF
NET LOT AREA	55,732 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	8,360 SF
PROVIDED LANDSCAPE	13,825 SF
PERCENT OF NET LOT AREA	25 %
HIGH WATER USE TURF NONE PROPOSED	
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING STREET	14
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (73 SPACES/10)	7
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (8,360 SF x 75%)	6,270 SF MIN.
PROVIDED LANDSCAPE COVERAGE	6,270 SF (75%)

NOTE

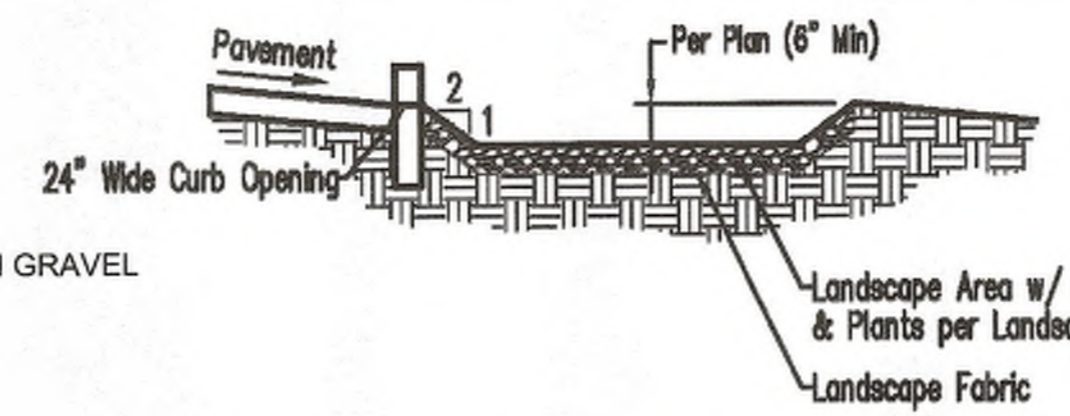
- MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)
- LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH MINIMUM OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
- STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.
- LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.
- TREES ALONG STREET TO BE LOCATED SO AS NOT TO BLOCK SIGNAGE.

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

- 7/8" MOUNTAIN AIR BROWN GRAVEL
- 2"-4" BLUE SAIS COBBLE
- AREA NOT IN CONTRACT



Typical Curb Opening Detail
NTS

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	2	Forestiera neomexicana / New Mexican Privet	24" box	Medium	30 x (2) = 60 SF
	5	Gleditsia triacanthos inermis / Thornless Common Honeylocust	2" B&B	Medium	30 x (5) = 150 SF
	9	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45 x (9) = 405 SF
	7	Prunus cerasifera / Flowering Plum	2" B&B	Medium	35 x (7) = 315 SF

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	2	Salvia greggii / Autumn Sage Cherry	1 gal	Low+	20 x (2) = 40 SF

DESERT ACCENTS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	7	Fouquieria splendens / Ocotillo	5 gal	RW	40 x (7) = 280 SF
	61	Hesperaloe parviflora / Red Yucca	5 gal	Low+	20 x (61) = 1,220 SF
	18	Nolina microcarpa / Beargrass	5 gal	RW	30 x (18) = 540 SF
	23	Yucca rigida / Mexican Blue Yucca	5 gal	RW	35 x (23) = 805 SF

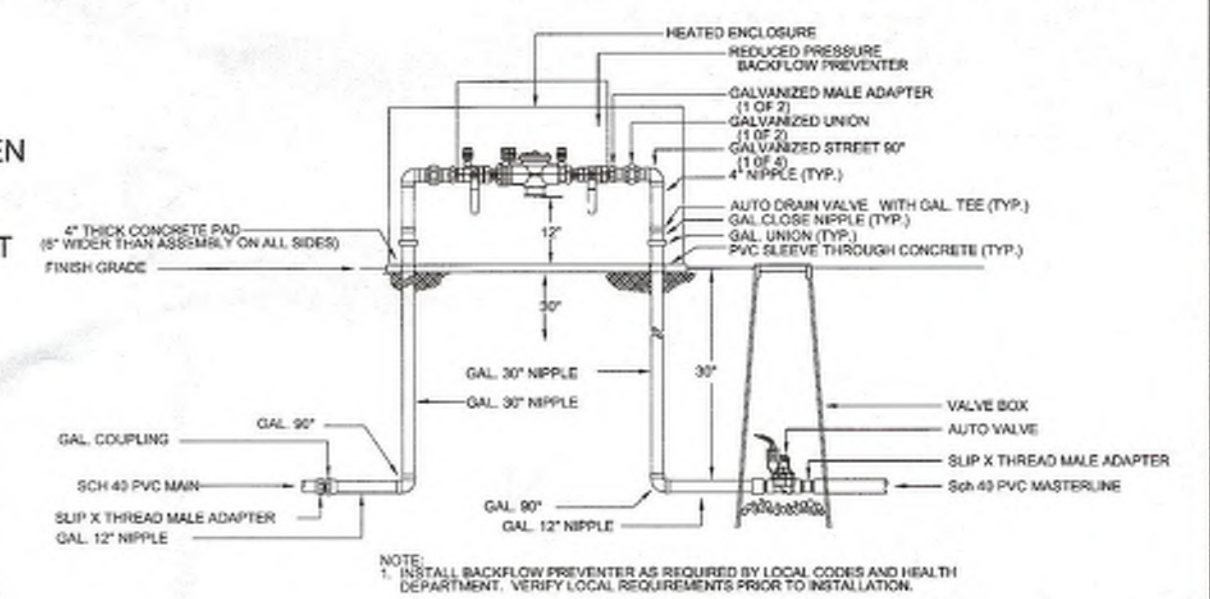
FLOWERING PLANTS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	16	Echinacea purpurea / Purple Coneflower	1 gal	Medium	25 x (16) = 400 SF
	59	Euphorbia rigida / Yellow Spurge	1 gal	Low	20 x (59) = 1,180 SF

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	14	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	25 x (14) = 350 SF
	21	Helictotrichon sempervirens / Blue Oat Grass	5 gal	Medium	25 x (21) = 525 SF

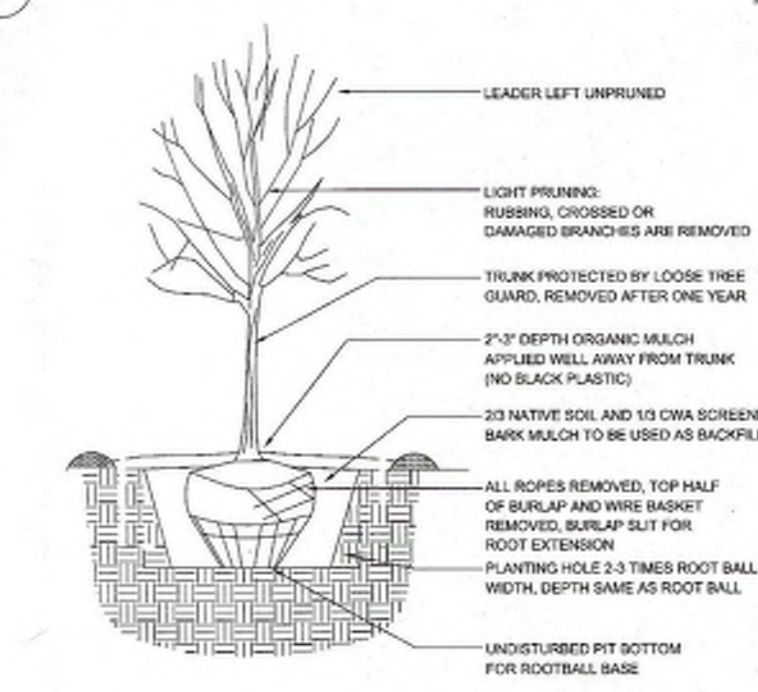
GENERAL NOTES

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OOWNER'S REP. A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA TO BE DRIP IRRIGATION. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

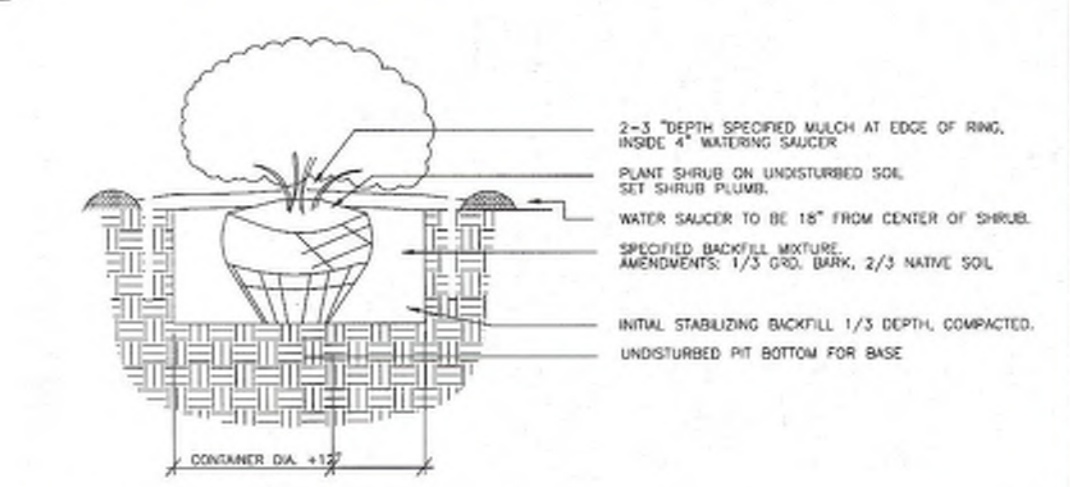
LANDSCAPE COVERAGE : 6,270 SF



1 RP BACKFLOW/MASTER VALVE DETAIL
NTS



2 TREE PLANTING DETAIL
NTS



3 SHRUB PLANTING DETAIL
NTS

growing better
Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O. Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



Date: 03.25.2016

Revisions:

- ▲ 07.05.2016
- ▲
- ▲
- ▲
- ▲

Drawn by: E.C.G.
Reviewed by: EP

West Central Plaza
East Addition
4208 Central Ave SW
Albuquerque, New Mexico

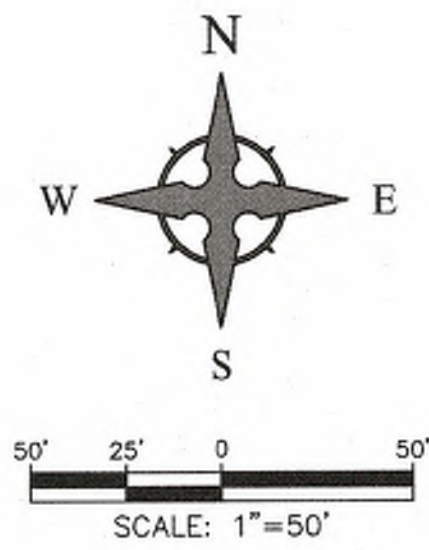


Scale: 1" = 20'
10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

S:\DESIGN\1 - ACTIVE\JOBS\Artrisco\New Phase\6.30.16\Artrisco-east phase - LD_6.30.16.dwg, 7/8/2016 3:02:09 PM, Adobe PDF

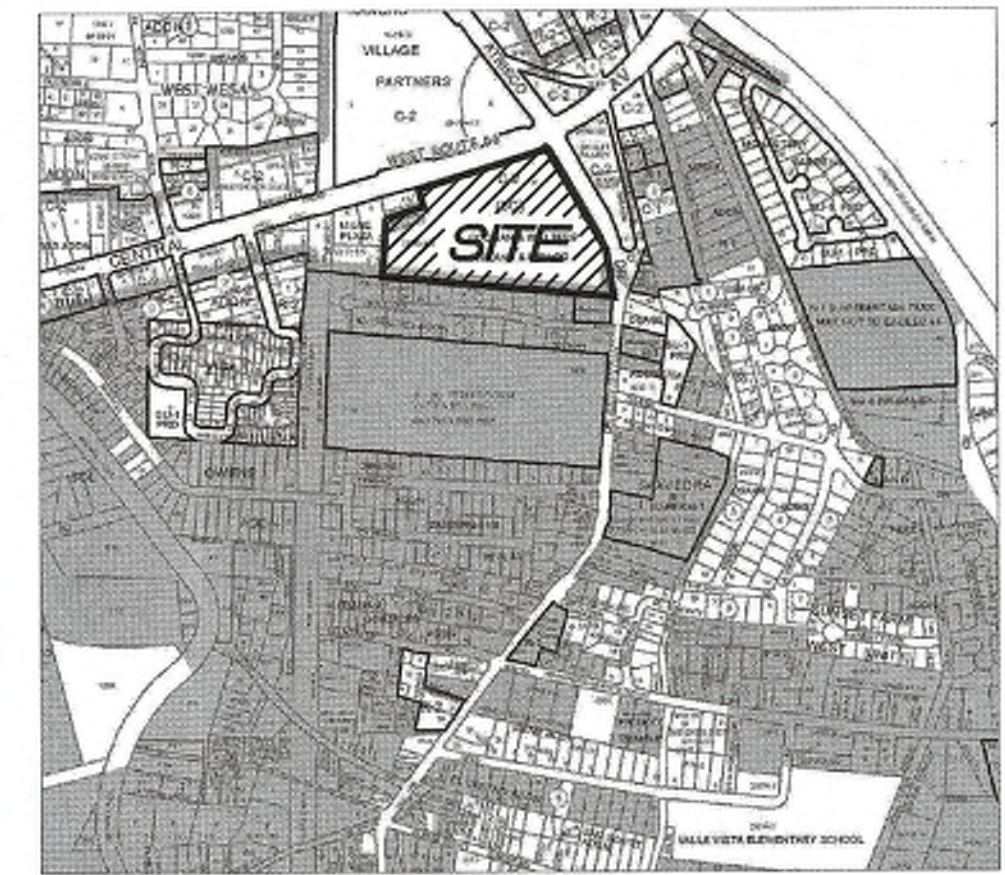


CAUTION - NOTICE TO CONTRACTOR

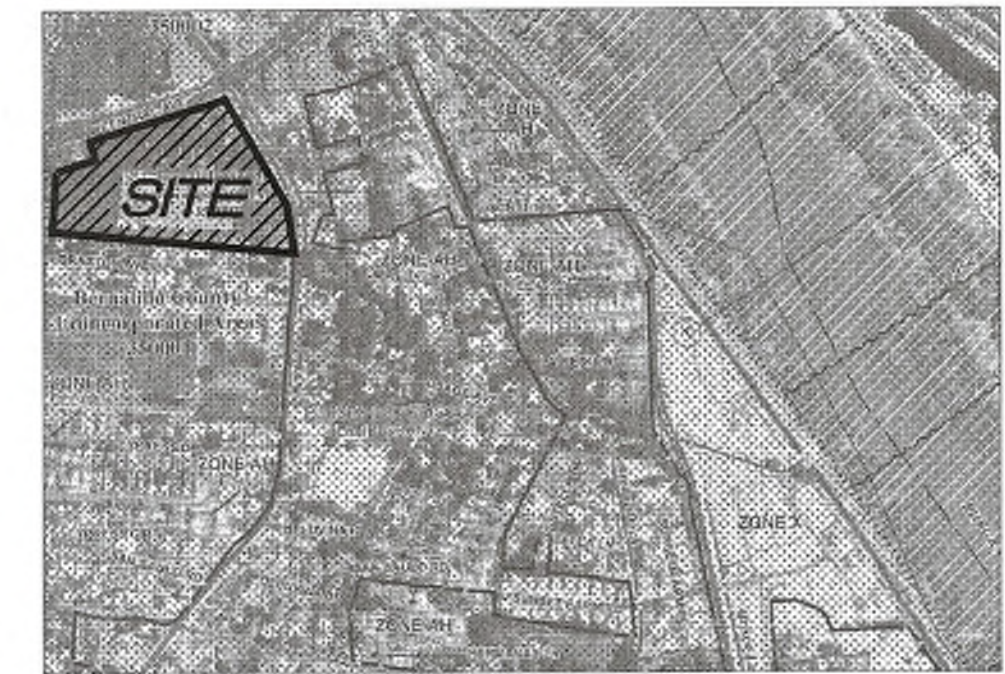
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

- ← FLOW ARROW
- 27.8' PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8' PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8' PROPOSED TOP OF CURB ELEVATIONS
- TG27.8' PROPOSED TOP OF GRATE ELEVATION
- 515 - EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE



VICINITY MAP - Zone Atlas K-12



FIRM MAP 35001C0333H

Per FIRM Map 35001C0333H, dated August 16, 2012, the site is located in the 0.2% chance Annual Floodplain with Average Depth of less than 1 foot.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the Redevelopment of West Central Plaza, located at the SW of Central Ave SW and Atrisco Dr SW in Albuquerque, NM. The site contains approximately 11.02 acres. A prior Drainage Management Plan for this site was submitted by Wooten Engineering on 9/30/2015 and approved on 11/10/2015.

EXISTING HYDROLOGIC CONDITIONS

The site is currently developed and drains via an underground storm drain system which outfalls to an existing 36" storm drain in the alley to the west of the site. The parking lot currently surface drains to several Type 'D' Inlets as shown on the Grading Plan. The roof of the existing main retail buildings (Conn's Home Plus and Burlington) drain to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off-site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins 'A-4' and 'A-5'. Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.78 cfs during the 100-Yr Storm Event. This excludes Basin 'C-1', which is a small area that drains directly to Central Ave.

PROPOSED HYDROLOGIC CONDITIONS

The newest building addition to the site (+/-24,940 SF) will further reduce the impervious area by just over 1,000 SF due to the parking lot configuration. There is an existing 24" storm drain that is located under the proposed building and will be relocated with this project per the grading plan on Sheet 1.1. There is also a new Type 'D' Inlet located within Basin A-1 at the deflection point of the new 24" pipes. The drainage patterns generally remain the same as the Pre-Developed condition; however, we have added some water harvesting ponds in key areas in order to capture the first flush from the site.

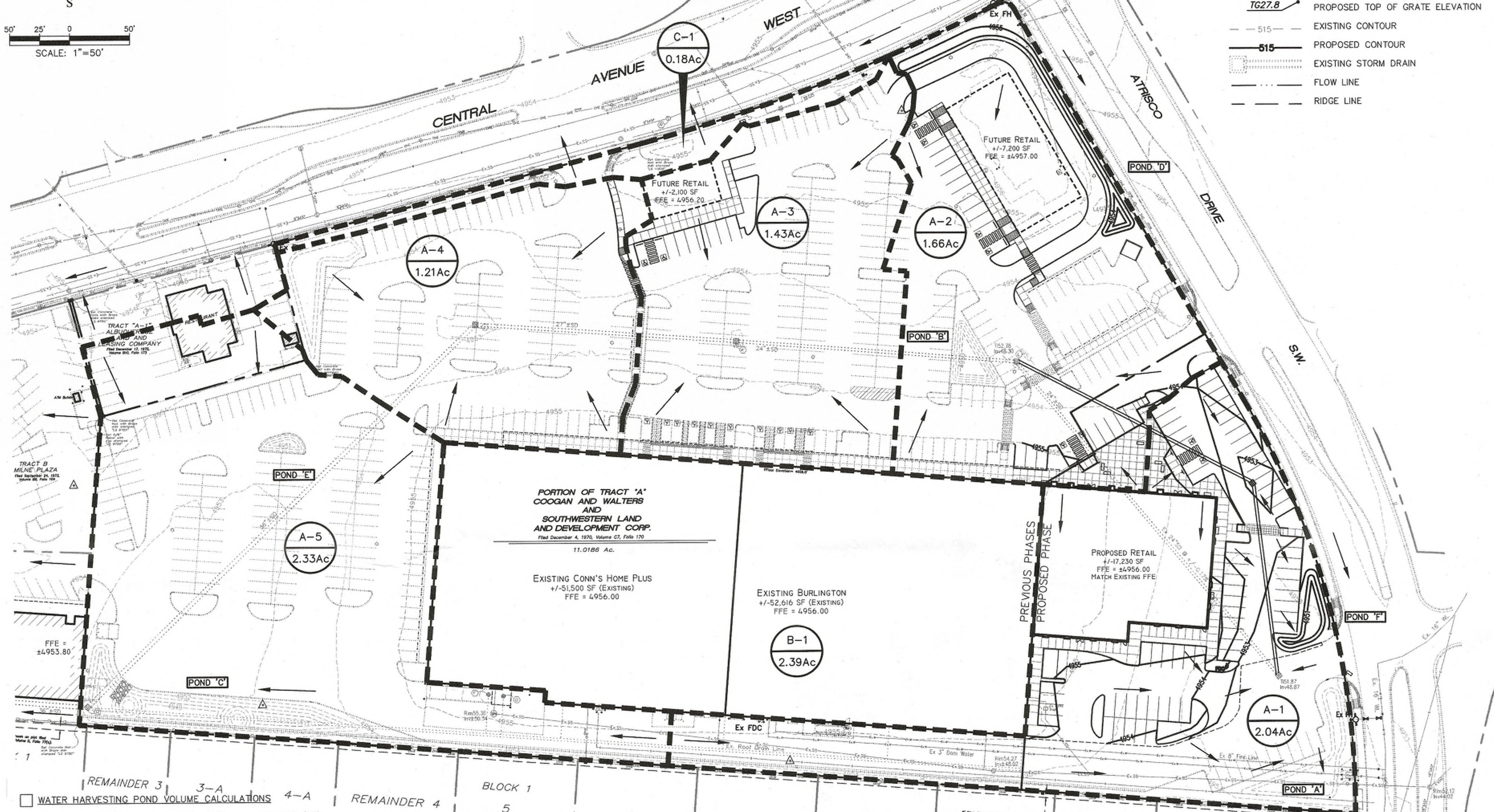
The total runoff from the site (excluding Basin 'C-1') is 46.03 cfs during the 100-Yr, 6-Hr Storm Event which is less than the original KMart development. Reference the Plan approved on 11/10/2015 for additional information.

FIRST FLUSH CALCULATIONS

Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for the site is 8,770 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscaped area, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Pond Calculations table this sheet, we are collecting 14,554.50 CF of flow from the site which is greater than that required.

CONCLUSION

This Drainage Management Plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management and Grading Plan approval for the Site Development Plan for Building Permit.



WATER HARVESTING POND VOLUME CALCULATIONS		
CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 4952.42	2,320 SF	931.0 CF
4951.92	1,404 SF	931.0 CF
TOTAL		931.0 CF
POND 'B' 4953.00	1,166 SF	1,024 CF
4952.00	882 SF	752 CF
4951.00	622 SF	511 CF
4950.00	400 SF	
TOTAL		2,287 CF
POND 'C' 4952.00	5,704 SF	4,732 CF
4951.00	3,760 SF	2,885 CF
4950.00	2,010 SF	1,440 CF
4949.00	870 SF	
TOTAL		9,057 CF
POND 'D' 4955.00	1,844 SF	699.5 CF
4954.50	955 SF	304.5 CF
4954.00	263 SF	168.5 CF
4953.00	74 SF	
TOTAL		1,172.5 CF
POND 'E' 4953.00	378 SF	299 CF
4952.00	220 SF	157 CF
4951.00	94 SF	
TOTAL		456 CF
POND 'A' 4952.00	884 SF	651.0 CF
4951.00	418 SF	
TOTAL		651.0 CF
SUBTOTAL		14,554.5 CF

IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 66,317 SF
 IMPERVIOUS AREA (EXCL BLDGS): 309,537 SF
 MAIN RETAIL BUILDING AREA: 104,115 SF
 TOTAL SITE AREA: 479,969 SF
 % IMPERVIOUS = 86.18%

NOTE: THE MAIN RETAIL BUILDING IS EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO AN EXISTING BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 309,537 SF
 FIRST FLUSH = 309,537 * 0.34' / 12 = **8,770 CF**
 TOTAL VOLUME PROVIDED = **14,554.5 CF**

This table is based on the COA DPM Section 22.2, Zone:1												
BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₂₀₀	V(100) ₁₄₄₀	V(100) _{10day}
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
A-1	88652	2.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
A-2	72473	1.66	0.0%	0.0%	13.4%	86.4%	4.16	6.92	1.83	11081	13168	19430
A-3	62387	1.43	0.0%	0.0%	13.4%	86.4%	4.16	5.96	1.83	9539	11335	16726
A-4	52756	1.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
A-5	101524	2.33	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
B-1	104116	2.39	0.0%	0.0%	13.4%	86.4%	4.16	9.94	1.83	15919	18917	27913
C-1	7960	0.18	0.0%	0.0%	13.4%	86.4%	4.16	0.76	1.83	1217	1446	2134
TOTAL	489868	11.25						46.79		74898	89007	131331

Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Section 22.2, Zone:1												
BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₂₀₀	V(100) ₁₄₄₀	V(100) _{10day}
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
A-1	88652	2.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
A-2	72473	1.66	0.0%	0.0%	13.4%	86.4%	4.16	6.92	1.83	11081	13168	19430
A-3	62387	1.43	0.0%	0.0%	13.4%	86.4%	4.16	5.96	1.83	9539	11335	16726
A-4	52756	1.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
A-5	101524	2.33	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
B-1	104116	2.39	0.0%	0.0%	13.4%	86.4%	4.16	9.94	1.83	15919	18917	27913
C-1	7960	0.18	0.0%	0.0%	13.4%	86.4%	4.16	0.76	1.83	1217	1446	2134
TOTAL	489868	11.25						46.79		74898	89007	131331

REV	DATE	BY	REVISION
6			
5			
4			
3	7/6/2016	JTW	EPC Conditions
2	4/25/2016	JTW	City Comments

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

JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 10/6/2016

PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW
 ALBUQUERQUE NEW MEXICO

JOB NO.: 2015064
 DRAWN BY: JTW

SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 3/28/2016
 SCALE: AS NOTED
 SHEET NO.: 1
 TOTAL SHEETS: 3

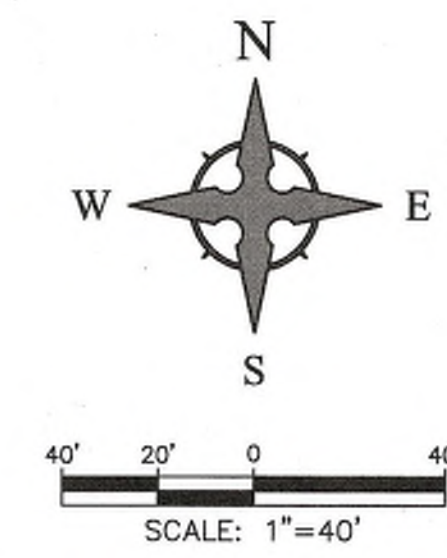
Wooten Engineering
 1005 21st Street SE, Suite B1
 Rio Rancho, NM 87124
 Ph: 505.980.3560

NOTICE TO CONTRACTORS

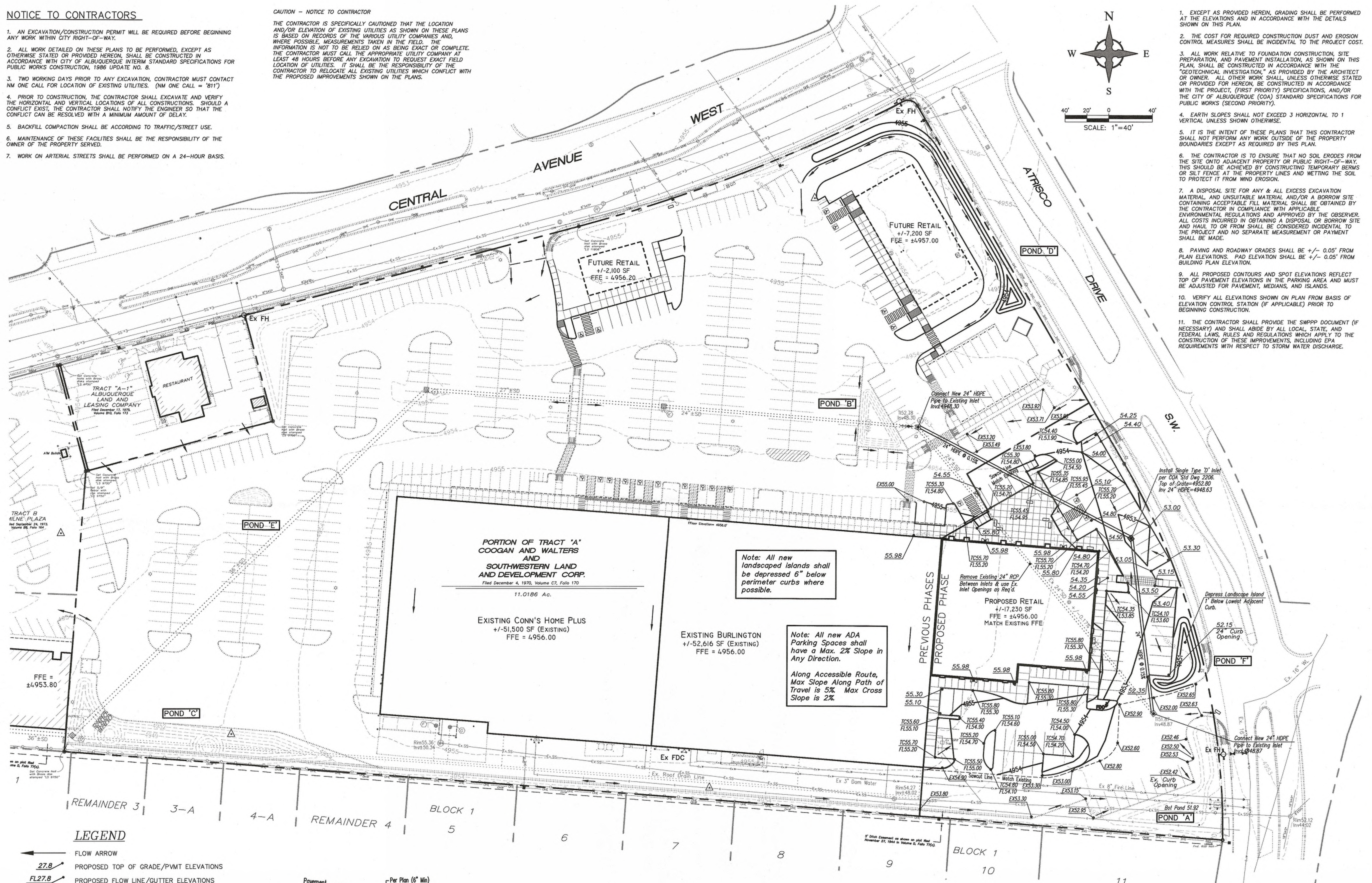
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = '811')
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CAUTION - NOTICE TO CONTRACTOR

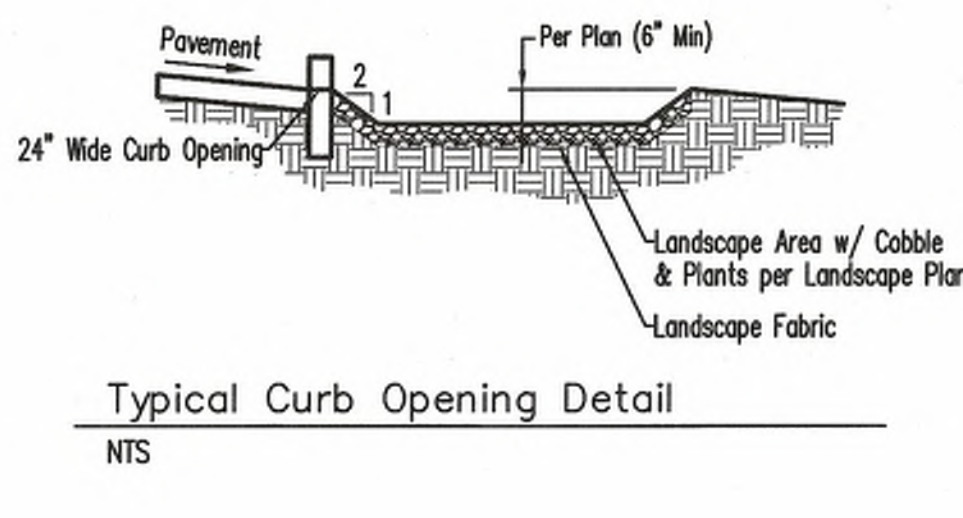
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



- LEGEND**
- ← FLOW ARROW
 - 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
 - TG27.8 PROPOSED TOP OF GRATE ELEVATION
 - - - 515 - - - EXISTING CONTOUR
 - - - 515 - - - PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

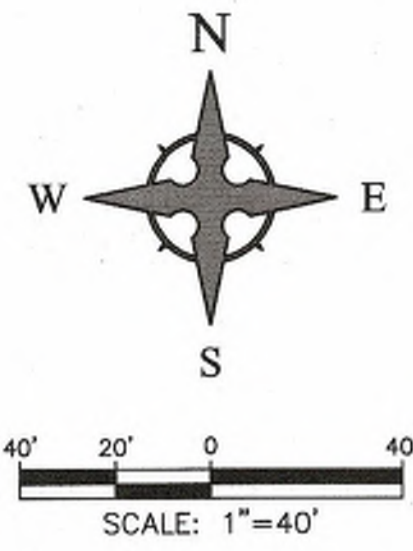
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOLEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 10/6/2016

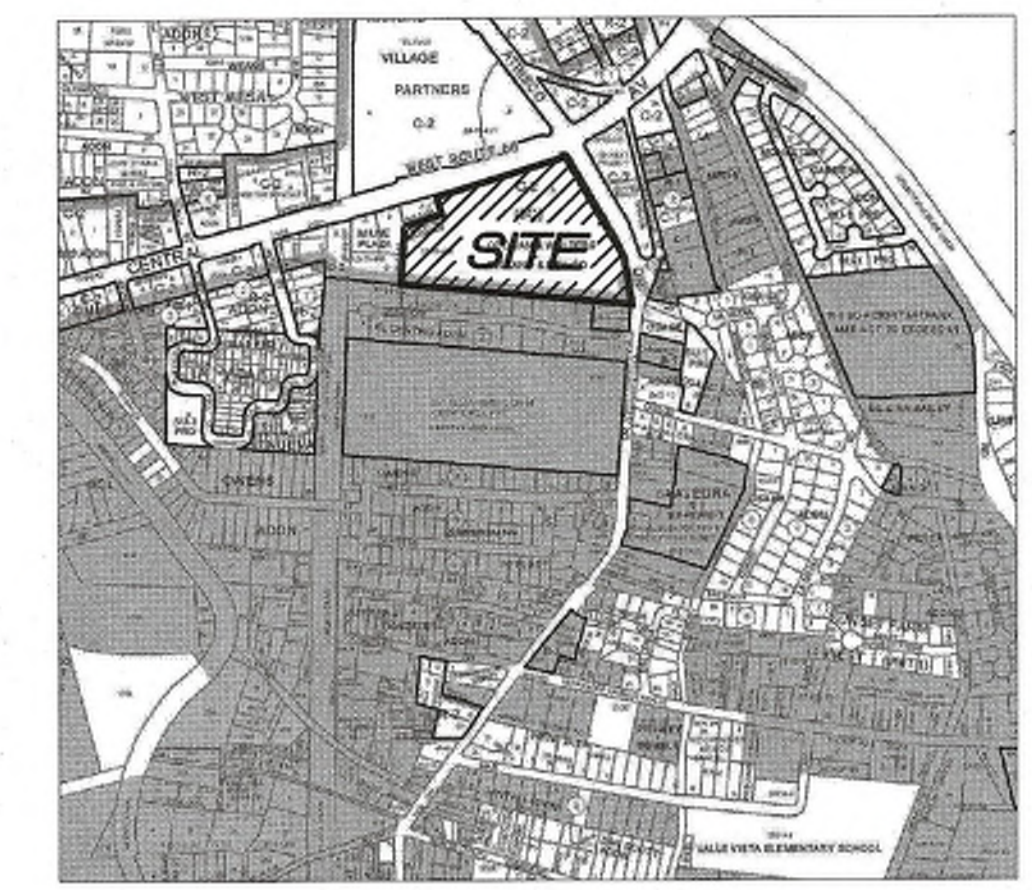
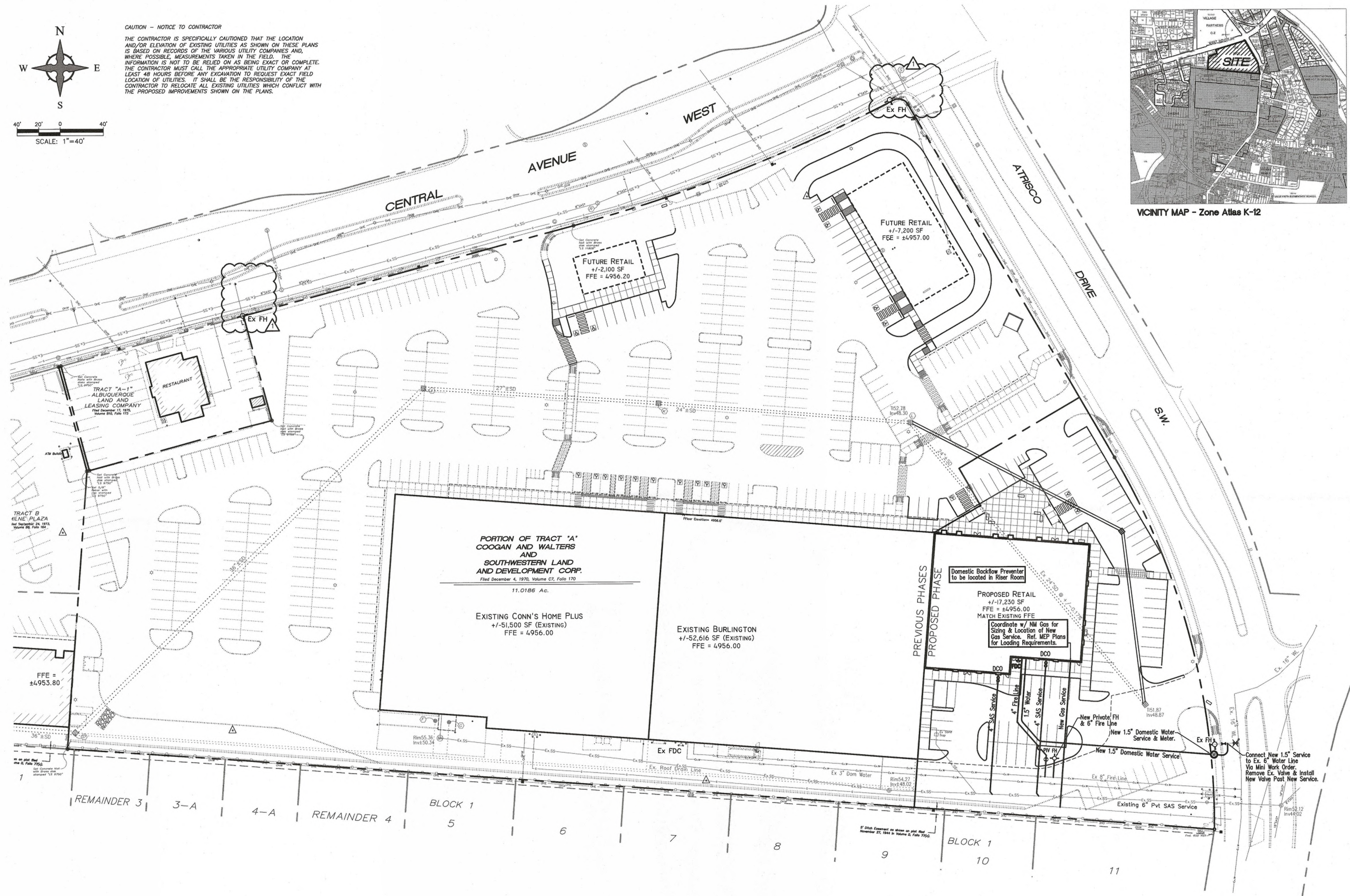
PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: JEFF WOOLEN
 JOB NO.: 2015064
 DRAWN BY: JTW
 SHEET TITLE: GRADING PLAN

DATE: 3/28/2016
 SCALE: AS NOTED
 SHEET: 1
 OF: 3
 C1.2

Wooten Engineering
 1005 21st Street SE, Suite B1
 Rio Rancho, NM 87124
 Ph: 505.980.3560



CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Atlas K-12

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

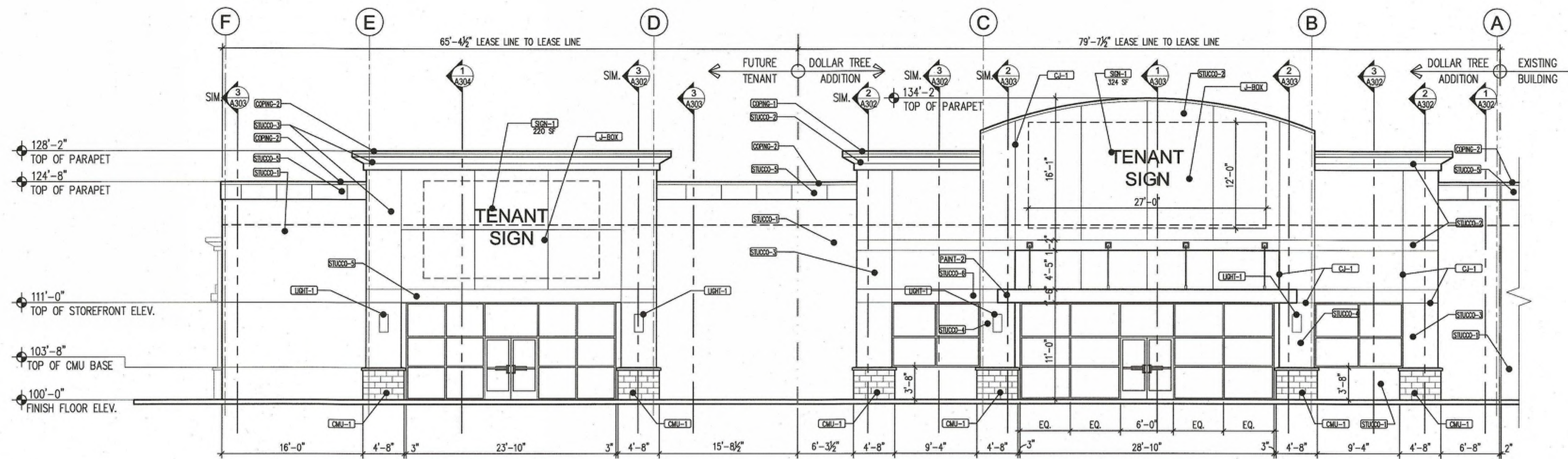
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROFESSIONAL ENGINEER
 JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 10/19/2016

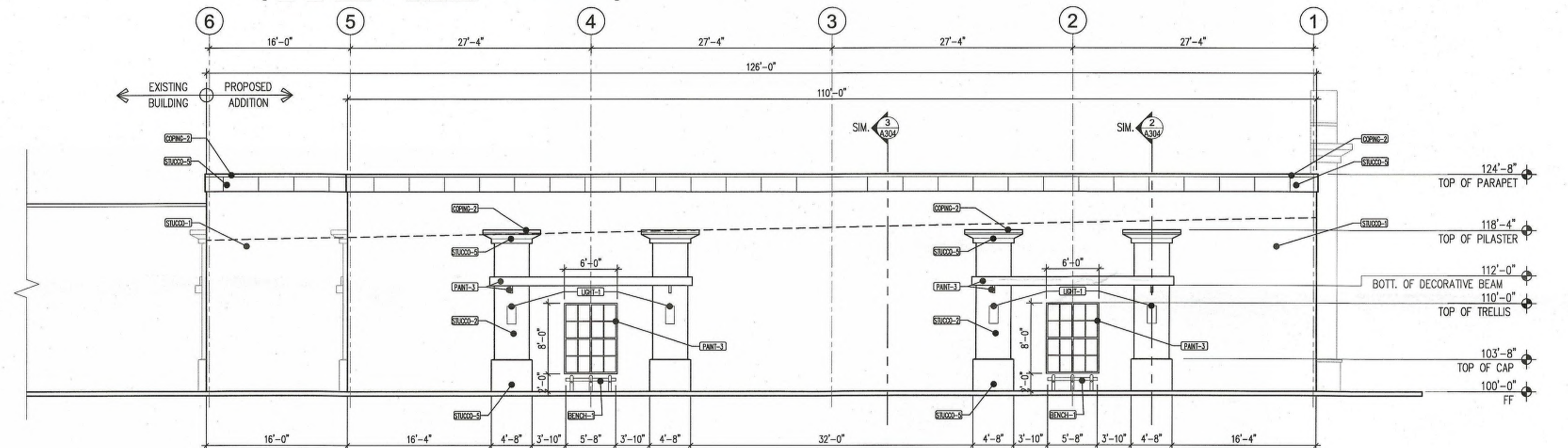
PROJECT TITLE WEST CENTRAL PLAZA - PROP. ADDITION 4208 CENTRAL AVE. SW ALBUQUERQUE NEW MEXICO	DRAWN BY: JTW
PROJECT NUMBER JEFF WOOTEN 2015064	SHEET TITLE UTILITY PLAN

DATE: 3/28/2016	sheet: 1
SCALE: AS NOTED	C2.1 of 3

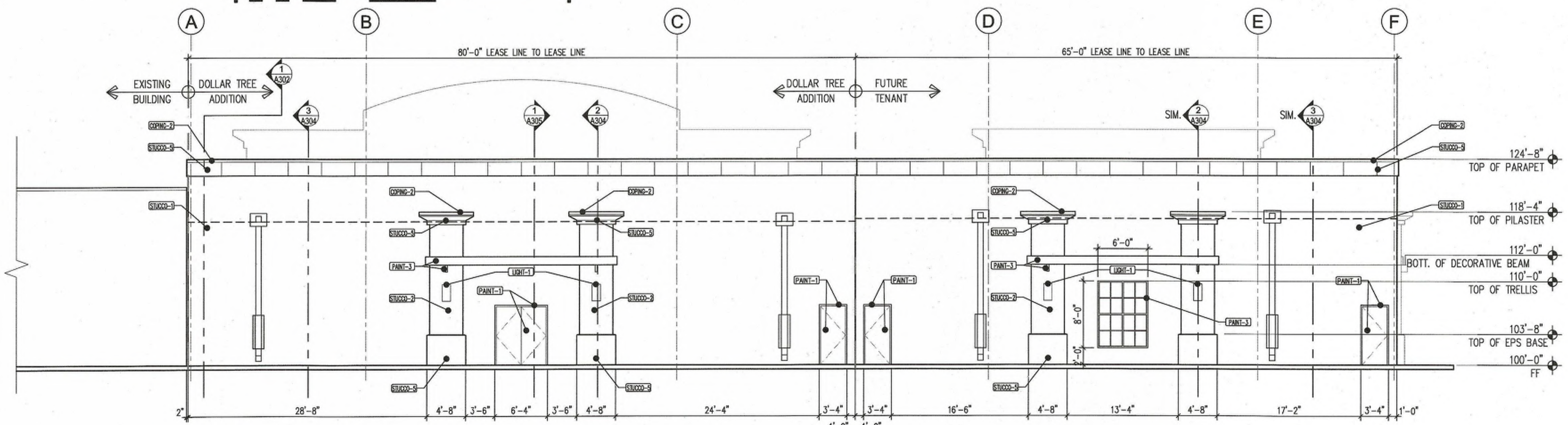
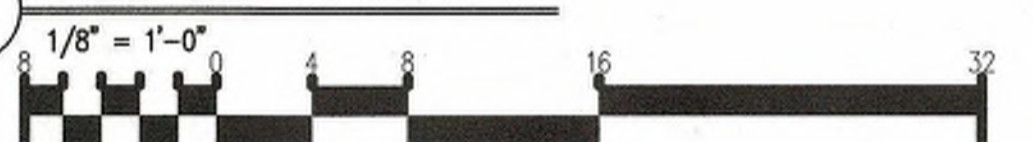
Wooten Engineering
 1005 21st Street SE, Suite A5
 Rio Rancho, NM 87124
 Ph: 505.980.3560



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



EXTERIOR MATERIALS	
CMU-1	NEW 7" SPLIT FACED CONCRETE BLOCK WITH CAP BLOCK PAINTED FINISH - RUGGED BROWN SW 6062
STUCCO-1	EXTERIOR STUCCO SYSTEM COLOR = TRAVERTINE SW 7722
STUCCO-2	EXTERIOR STUCCO SYSTEM COLOR = PURE WHITE SW 7005
STUCCO-3	EXTERIOR STUCCO SYSTEM COLOR = CANDE SW 7724
STUCCO-4	EXTERIOR STUCCO SYSTEM COLOR = SAFARI SW 7097
STUCCO-5	EXTERIOR STUCCO SYSTEM COLOR = RUGGED BROWN SW 6062
STUCCO-6	EXTERIOR STUCCO SYSTEM COLOR = ENVY SW6925
OPENC-1	PREFINISHED METAL COPING COLOR = ENVY SW 6925
OPENC-2	PREFINISHED METAL COPING COLOR = TO MATCH ADJACENT STUCCO COLOR COAT
PANL-1	EXTERIOR PAINT (METAL DOORS AND FRAMES) COLOR = MATCH ADJACENT STUCCO/FINISH COLOR
PANL-2	EXTERIOR PAINT - CANOPY STEEL COLOR = ENVY SW 6925
PANL-3	EXTERIOR PAINT (DECORATIVE STEEL ELEMENTS) COLOR = IRON ORE SW 7069
SIGN-1	INDIVIDUAL CHANNEL LETTER SIGN INTERNALLY ILLUMINATED PROVIDE 5/8" FIRE RETARDANT PLY. BACKING AT SIGN AREA
J-BOX	EXT. SURFACE MOUNT J-BOX FOR SIGNAGE
LGHT-1	DECORATIVE EXTERIOR WALL SCONCE, RE: ELECTRICAL LIGHTING PLAN
CG-1	3/4" FRY CHANNEL SCREED, JOINT IN PATTERN DESIGNATED ON ELEVATION
BENCH-1	STEEL AND WOOD BENCH PER DET. 10/SO2, PAINT STEEL FLAT BLACK

SIGNAGE NOTES:
 ALL BUILDING MOUNTED SIGNAGE TO BE PROVIDED BY TENANT. TENANT'S SIGN VENDOR TO COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE SIGN REGULATIONS PER THE ZONING CODE. ALL SIGNS MUST PERMITTED SEPARATELY.

PER THE C-2 ZONE REGULATIONS (14-16-2-17(A)(10)(c)(12)) BUILDING MOUNTED SIGNAGE CANNOT EXCEED 15% OF THE FACADE TO WHICH IT APPLIES SINCE THERE IS AN EXISTING FREE STANDING SIGN ON THE PREMISE AND THE SIGN AREA WILL BE WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL STREET (CENTRAL).

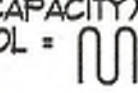
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	WEST CENTRAL PLAZA-PROP ADDITION	DRAWN BY:	C-S
PROJECT NUMBER	4208 CENTRAL AVE. SW ALBUQUERQUE NEW MEXICO	JOB NO.	K-AT
SHEET NUMBER	CRAIG CALVERT	PROPOSED BUILDING ELEVATIONS	

DATE:	03/28/16	Sheet:	4
SCALE:	AS NOTED	Size:	A2.1
			5

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 B/5/D2, 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: 17/5/D1
- 11 PROPOSED LANDSCAPE PLANTING AREA G.C TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION WITH LANDSCAPE RE: LANDSCAPE PLAN FOR INFO
- 12 PROPOSED BENCH, RE: 10/5/D2
- 13 PROPOSED CONC. HEADER CURB TYPICAL RE: DET. 12/5/D1
- 14 PROPOSED REFUSE ENCLOSURE RE: DET. A/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 EXISTING ASPHALT PAVING TO BE SEAL COATED AND RESTRIPTED AS SHOWN ON THIS PLAN'S PROPOSED PHASE AREA
- 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 36,000 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 24,940 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 & S.W. LAND DEV. CORP.
TOTAL ACRES: 110,186 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: 24,940 SQUARE FEET
24,940 SF / 129,116 SF = 19% ADDITIONAL SQUARE FEET
TOTAL BUILDING AREA: 154,656 SQUARE FEET
REQUIRED PUBLIC OUTDOOR SPACE: 2,064 SQUARE FEET
154,656 SF / 30,000 SF = 5.16 X 400 SF + 2,064 SF
PROPOSED PEDESTRIAN PATIO AREAS: 2,369 SQUARE FEET
1246 SF + 531 SF + 324 SF + 268 SF = 2,369 SF
OUTDOOR SEATING FOR MAJOR FACADES OVER 100 FT IN LENGTH
462 LINEAR FT / 25 FT = 185 SEATS REQUIRED
11 BENCHES X 2 SEATS PER BENCH = 22 SEATS PROVIDED

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	569 SPACES	28 ADDNL
TOTAL PARKING SPACES PROVIDED:	651 SPACES	588 SPACES	62 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 150 REQUIRED PARKING SPACES = 1 MOTORCYCLE SPACES.

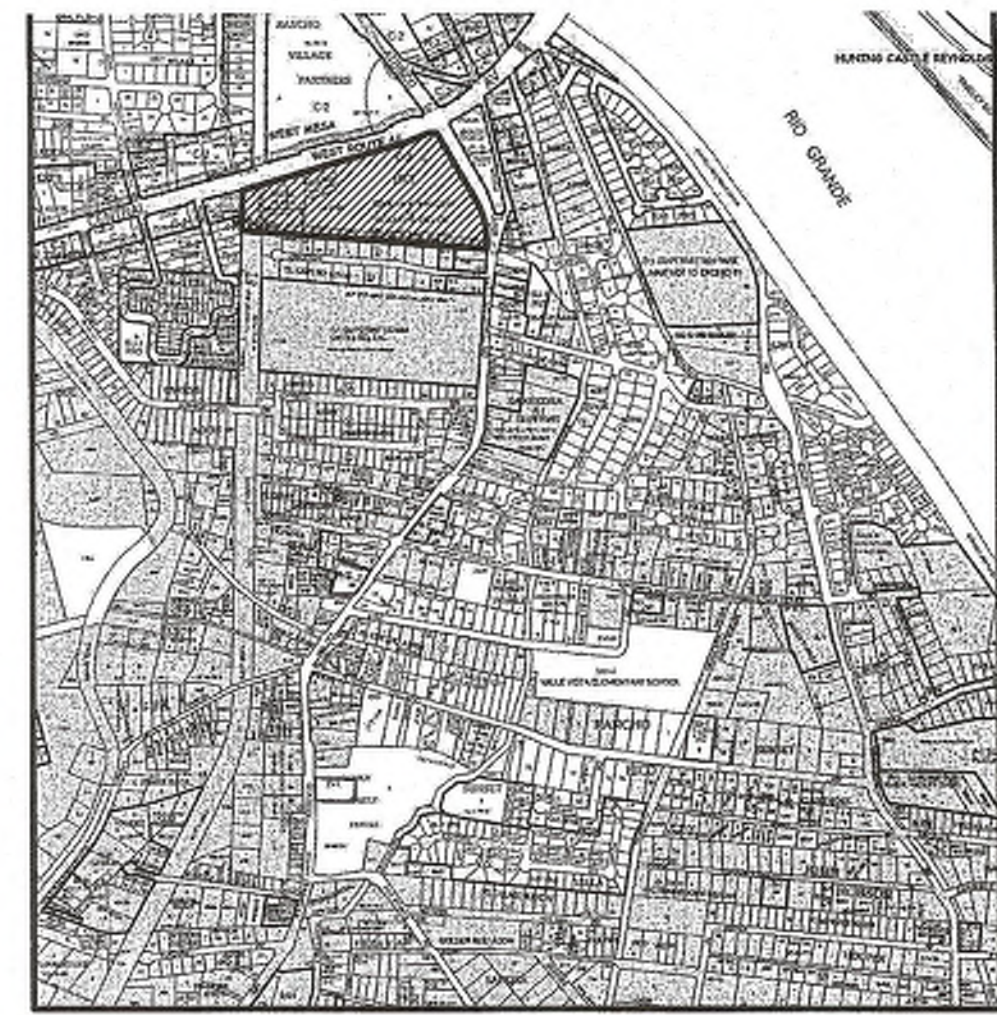
REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES = 569 / 20 = 29 SPACES

GENERAL NOTES:

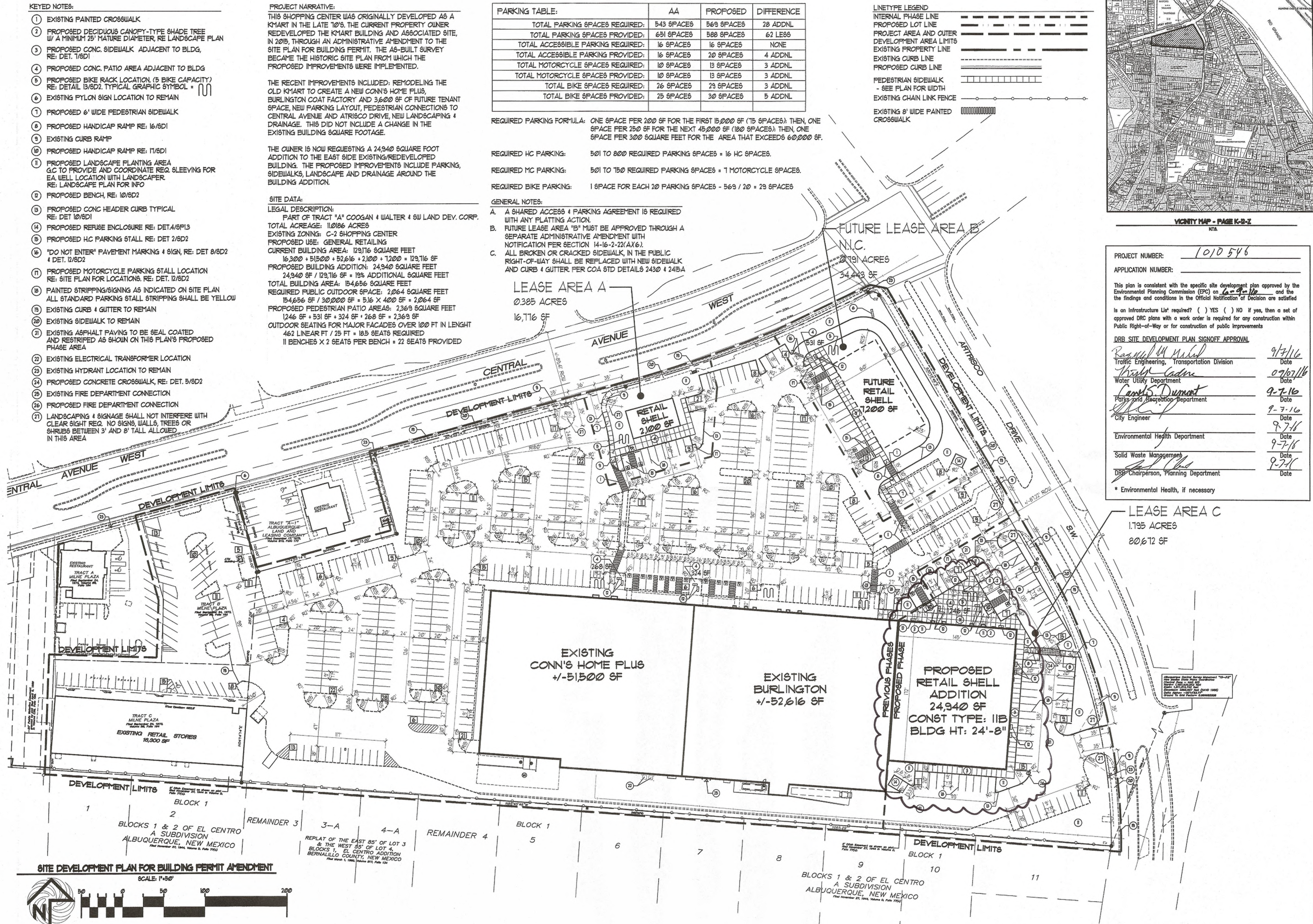
- A. A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).
- C. ALL BROKEN OR CRACKED SIDEWALK IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH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

LINE/TYPE LEGEND

INTERNAL PHASE LINE	---
PROPOSED 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.



PROJECT NUMBER: 1010546
APPLICATION NUMBER: _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 6-9-16 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 DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>Rosario M. Nolasco</i> Traffic Engineering, Transportation Division	9/7/16 Date
<i>Wright Cadre</i> Water Utility Department	09/07/16 Date
<i>Carolee Dumont</i> Parks and Recreation Department	9-7-16 Date
<i>[Signature]</i> City Engineer	9-7-16 Date
Environmental Health Department	9-7-16 Date
Solid Waste Management	9-7-16 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	9-7-16 Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

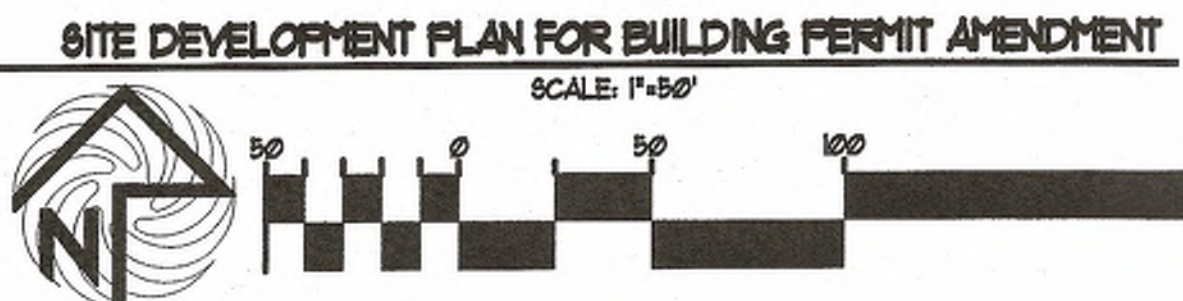
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

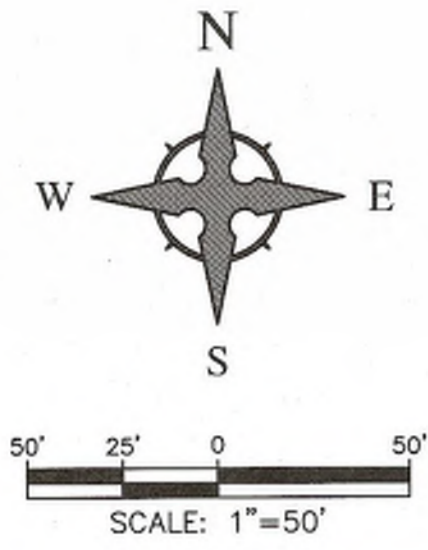


PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
JOB NO.: 4228 CENTRAL AVE SW ALBUQUERQUE NEW MEXICO
DRAWN BY: STEPHEN DUNBAR, AIA
K-AT
CRAIG C.
SHEET TITLE: SITE DEV PLAN FOR BLDG PERMIT

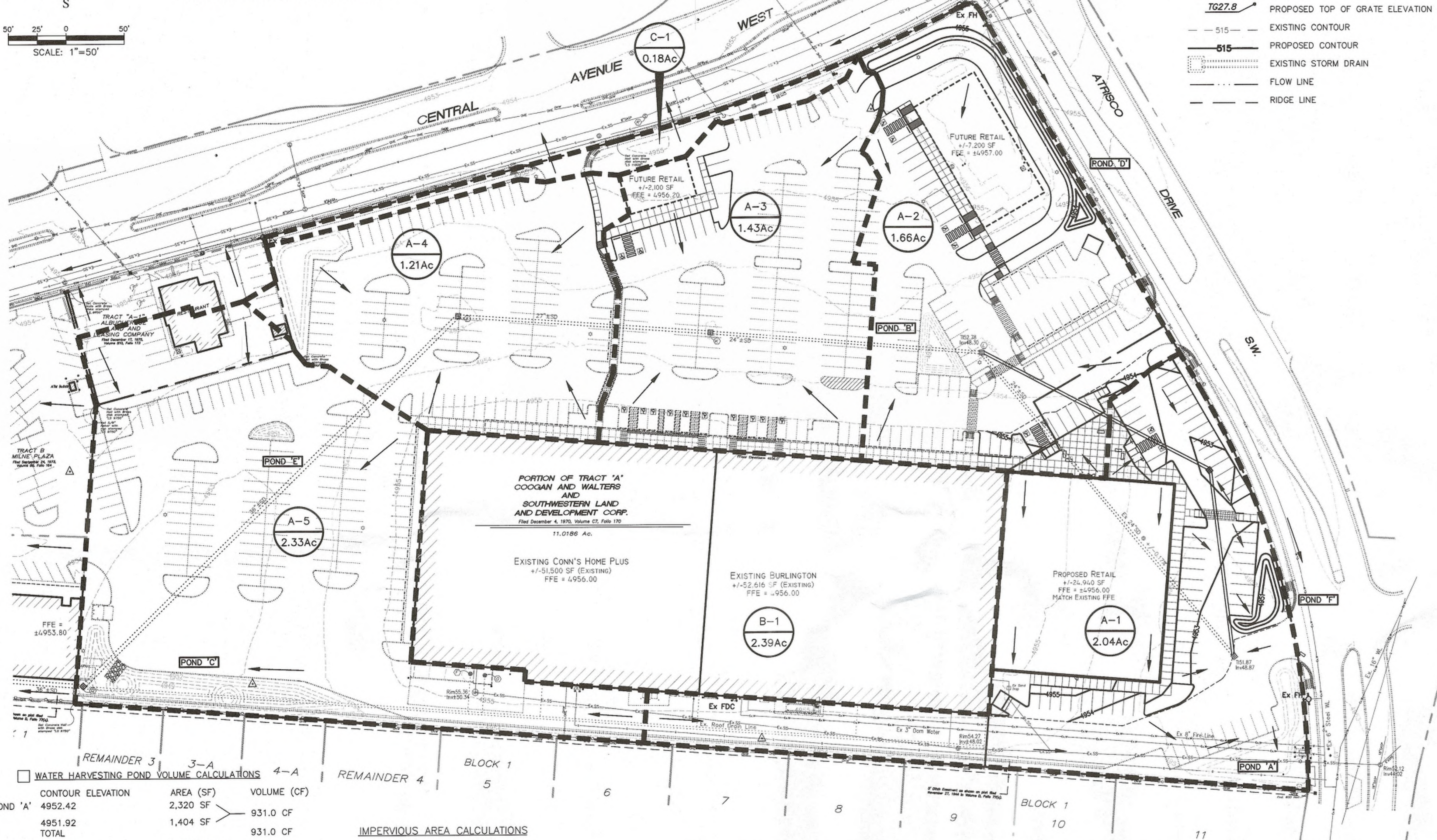
FIRE #1

DATE: 5/25/16
SCALE: AS NOTED
SHEET: 5 OF 5

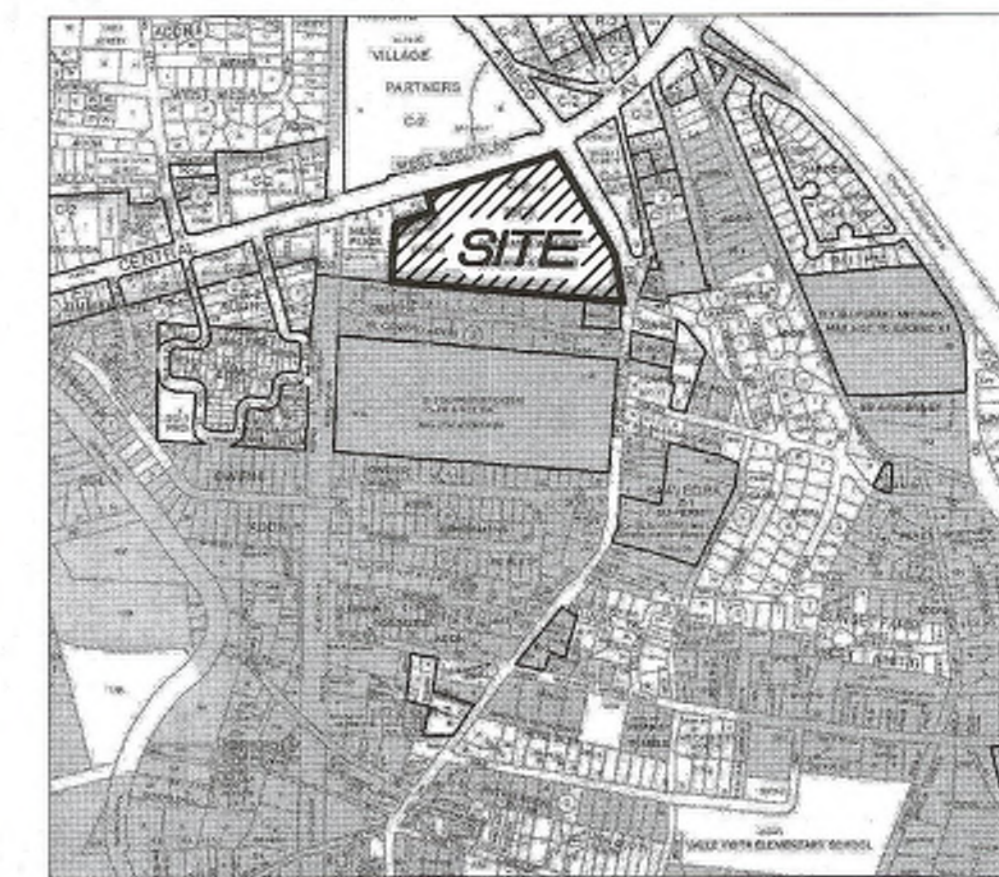




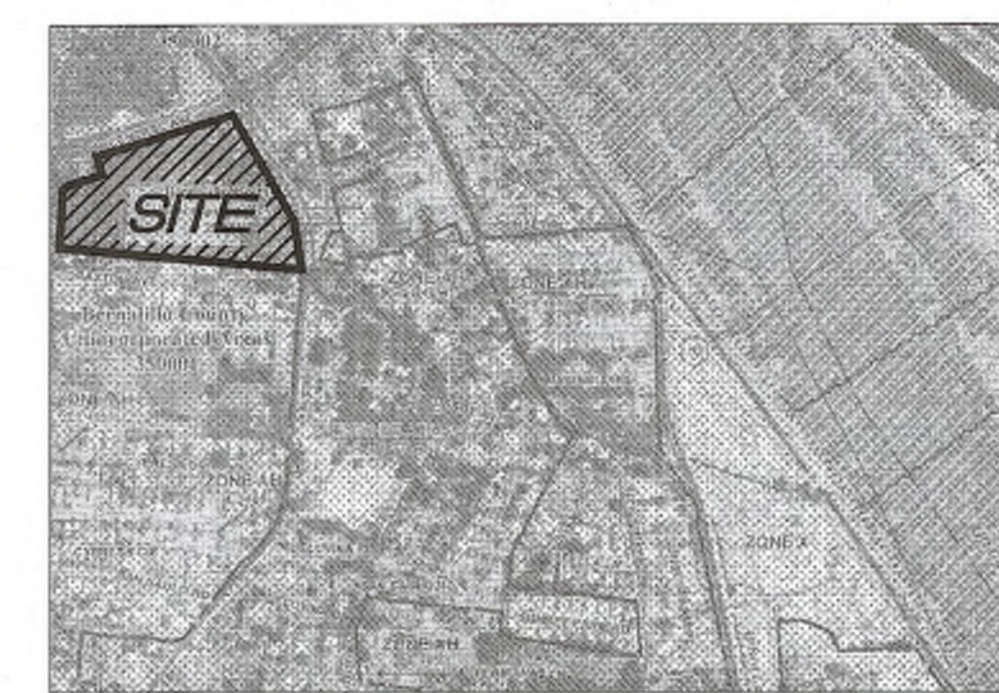
CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



- LEGEND**
- ← FLOW ARROW
 - 27.8' PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8' PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8' PROPOSED TOP OF CURB ELEVATIONS
 - TG27.8' PROPOSED TOP OF GRATE ELEVATION
 - - - 515 - - - EXISTING CONTOUR
 - 515 PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE



VICINITY MAP - Zone Atlas K-12



FIRM MAP 35001C0333H
 Per FIRM Map 35001C0333H, dated August 16, 2012, the site is located in the 0.2% chance Annual Floodplain with Average Depth of less than 1 foot.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
 The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the Redevelopment of West Central Plaza, located at the SWC of Central Ave SW and Atrisco Dr SW in Albuquerque, NM. The site contains approximately 11.02 acres. A prior Drainage Management Plan for this site was submitted by Wooten Engineering on 9/30/2015 and approved on 11/10/2015.

EXISTING HYDROLOGIC CONDITIONS
 The site is currently developed and drains via an underground storm drain system which outfalls to an existing 36" storm drain in the alley to the west of the site. The parking lot currently surface drains to several Type 'D' Inlets as shown on the Grading Plan. The roof of the existing main retail buildings (Conn's Home Plus and Burlington) drain to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off-site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins 'A-4' and 'A-5'. Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.78 cfs during the 100-Yr Storm Event. This excludes Basin 'C-1', which is a small area that drains directly to Central Ave.

PROPOSED HYDROLOGIC CONDITIONS
 The newest building addition to the site (+/-24,940 SF) will further reduce the impervious area by just over 1,000 SF due to the parking lot configuration. There is an existing 24" storm drain that is located under the proposed building and will be relocated with this project per the grading plan on Sheet 1.1. There is also a new Type 'D' inlet located within Basin A-1 at the deflection point of the new 24" pipes. The drainage patterns generally remain the same as the Pre-Developed condition; however, we have added some water harvesting ponds in key areas in order to capture the first flush from the site.

The total runoff from the site (excluding Basin 'C-1') is 46.03 cfs during the 100-Yr, 6-Hr Storm Event which is less than the original Kmart development. Reference the Plan approved on 11/10/2015 for additional information.

FIRST FLUSH CALCULATIONS
 Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for the site is 8,770 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscape area, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Pond Calculations table this sheet, we are collecting 14,554.50 CF of flow from the site which is greater than that required.

CONCLUSION
 This Drainage Management Plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management and Grading Plan approval for the Site Development Plan for Building Permit.

WATER HARVESTING POND VOLUME CALCULATIONS

CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)	
POND 'A'	4952.42	2,320 SF	
4951.92	1,404 SF	931.0 CF	
TOTAL		931.0 CF	
POND 'B'	4953.00	1,166 SF	1,024 CF
4952.00	882 SF	752 CF	
4951.00	622 SF	511 CF	
4950.00	400 SF		
TOTAL		2,287 CF	
POND 'C'	4952.00	5,704 SF	4,732 CF
4951.00	3,760 SF	2,885 CF	
4950.00	2,010 SF	1,440 CF	
4949.00	870 SF		
TOTAL		9,057 CF	
POND 'D'	4955.00	1,844 SF	699.5 CF
4954.50	955 SF	304.5 CF	
4954.00	263 SF	168.5 CF	
4953.00	74 SF		
TOTAL		1,172.5 CF	
POND 'E'	4953.00	378 SF	299 CF
4952.00	220 SF	157 CF	
4951.00	94 SF		
TOTAL		456 CF	
POND 'A'	4952.00	884 SF	651.0 CF
4951.00	418 SF		
TOTAL		651.0 CF	
SUBTOTAL		14,554.5 CF	

IMPERVIOUS AREA CALCULATIONS
PROPOSED SITE CONDITIONS
 PERVIOUS AREA: 66,317 SF
 IMPERVIOUS AREA (EXCL BLDGS): 309,537 SF
 MAIN RETAIL BUILDING AREA: 104,115 SF
 TOTAL SITE AREA: 479,969 SF
 % IMPERVIOUS = 86.18%

NOTE: THE MAIN RETAIL BUILDING IS EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO AN EXISTING BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

FIRST FLUSH CALCULATION
 TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 309,537 SF
 FIRST FLUSH = 309,537 * 0.34" / 12 = **8,770 CF**
 TOTAL VOLUME PROVIDED = **14,554.5 CF**

Existing West Central/Atrisco Drainage Calculations

This table is based on the COA DPM Section 22.2, Zone: 1

BASIN	Area (SQ FT)	Area (AC)	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₀₀	V(100) ₁₄₄₀	V(100) ₁₀₀₀
			A	B	C	D	(cfs/ac)	(CFS)	(inches)	(CF)	(CF)	(CF)
A-1	88652	2.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
A-2	72473	1.66	0.0%	0.0%	13.4%	86.4%	4.16	6.92	1.83	11081	13168	19430
A-3	62387	1.43	0.0%	0.0%	13.4%	86.4%	4.16	5.96	1.83	9539	11335	16726
A-4	52756	1.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
A-5	101524	2.33	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
B-1	104116	2.39	0.0%	0.0%	13.4%	86.4%	4.16	9.94	1.83	15919	18917	27913
C-1	7960	0.18	0.0%	0.0%	13.4%	86.4%	4.16	0.76	1.83	1217	1446	2134
TOTAL	489988	11.25						46.79		74898	89007	131331

Proposed West Central/Atrisco Drainage Calculations

Ultimate Development Conditions Basin Data Table

This table is based on the COA DPM Section 22.2, Zone: 1

BASIN	Area (SQ FT)	Area (AC)	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₀₀	V(100) ₁₄₄₀	V(100) ₁₀₀₀
			A	B	C	D	(cfs/ac)	(CFS)	(inches)	(CF)	(CF)	(CF)
A-1	88652	2.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
A-2	72473	1.66	0.0%	0.0%	13.4%	86.4%	4.16	6.92	1.83	11081	13168	19430
A-3	62387	1.43	0.0%	0.0%	13.4%	86.4%	4.16	5.96	1.83	9539	11335	16726
A-4	52756	1.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
A-5	101524	2.33	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
B-1	104116	2.39	0.0%	0.0%	13.4%	86.4%	4.16	9.94	1.83	15919	18917	27913
C-1	7960	0.18	0.0%	0.0%	13.4%	86.4%	4.16	0.76	1.83	1217	1446	2134
TOTAL	489988	11.25						46.79		74898	89007	131331

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

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

JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 7/27/2016

PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW
 ALBUQUERQUE NEW MEXICO

JOB NO.: 2015064
 DRAWN BY: JTW
 PROJECT MANAGER: JEFF WOOTEN

SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 3/28/2016
 SCALE: AS NOTED
 SHEET: 1 of 3

Wooten Engineering
 1005 21st Street SE, Suite B1
 Rio Rancho, NM 87124
 Ph: 505.980.3560

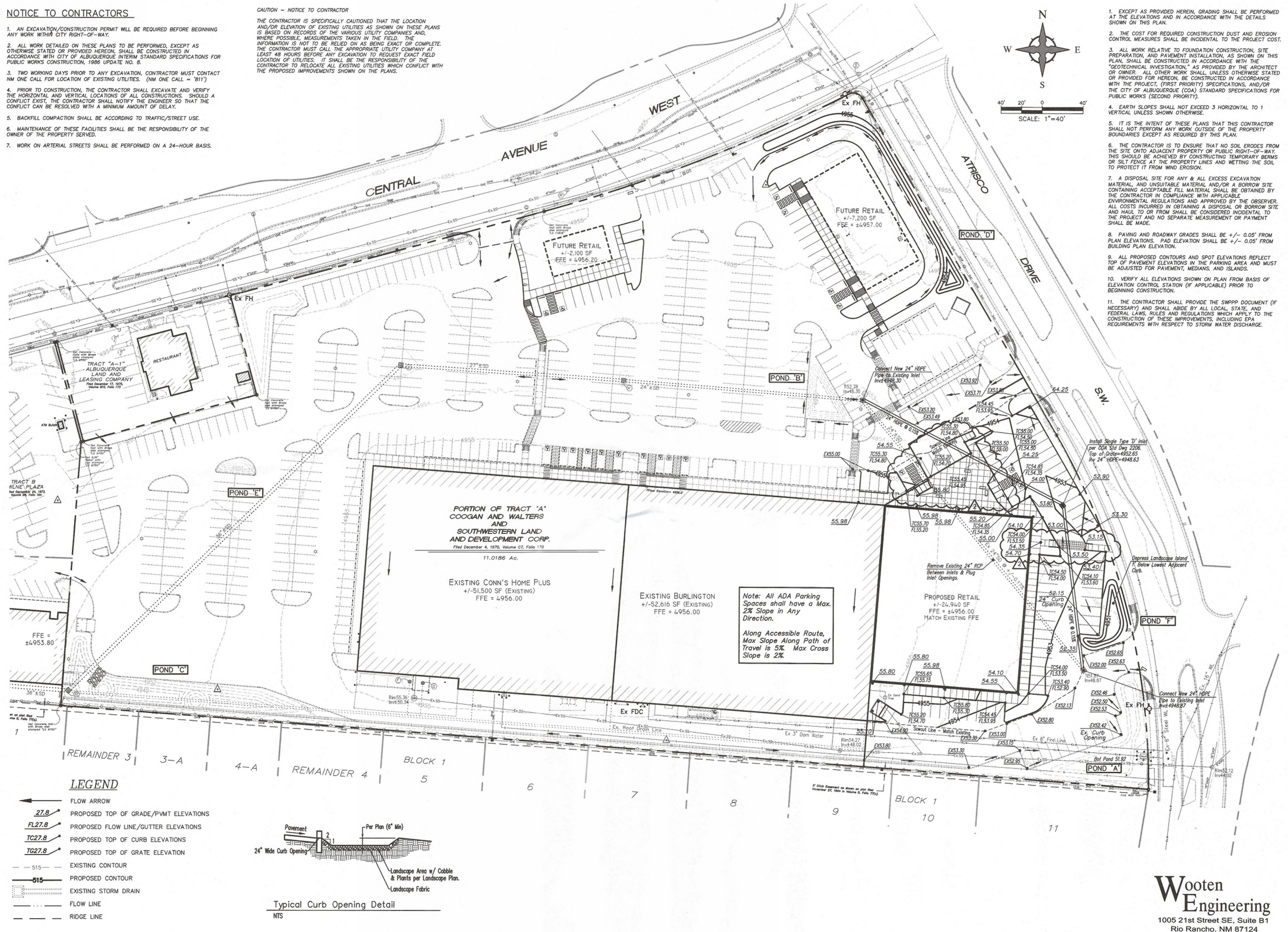
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = '811')
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7	7/6/2016	JTW	EPC Conditions
8	4/25/2016	JTW	City Comments

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

JEFFREY TODD WOOLLEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 7/27/2016

PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: JEFF WOOLLEN
 JOB NO.: 2015064
 DRAWN BY: JTW
 SHEET TITLE: GRADING PLAN
 DATE: 3/28/2016
 SCALE: AS NOTED
 SHEET: 1 of 3

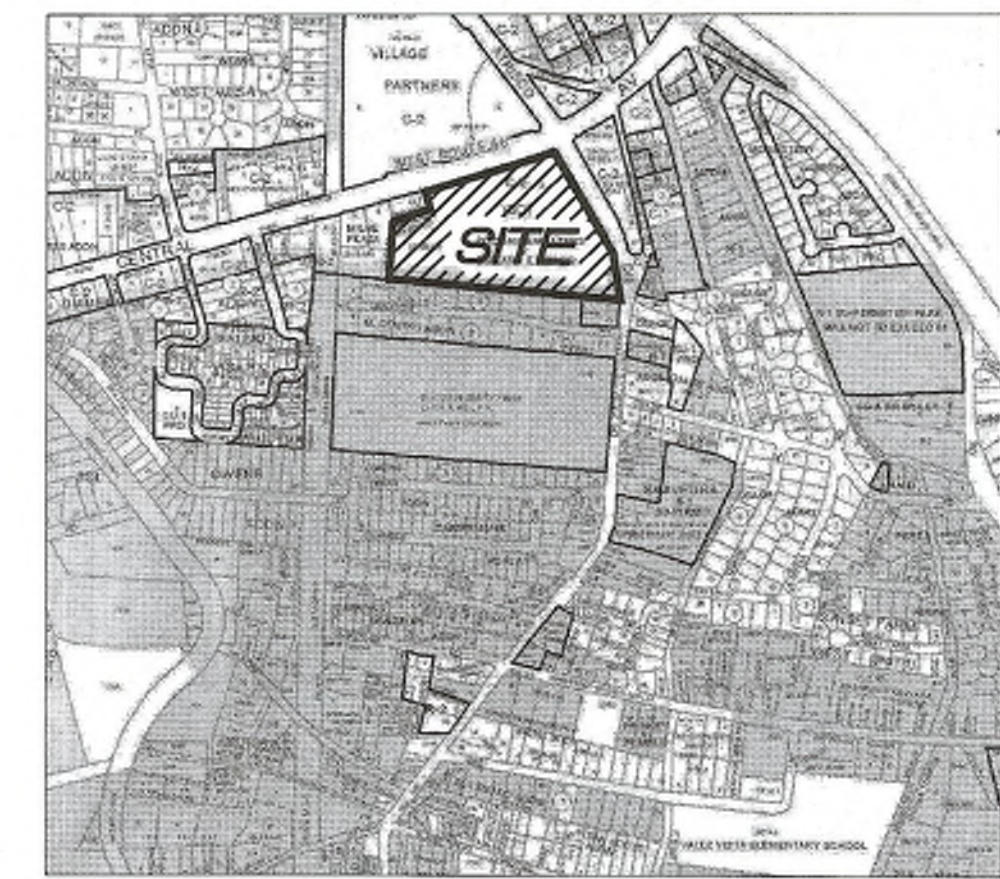
Wooten Engineering
 1005 21st Street SE, Suite B1
 Rio Rancho, NM 87124
 Ph: 505.980.3560

CAUTION - NOTICE TO CONTRACTOR

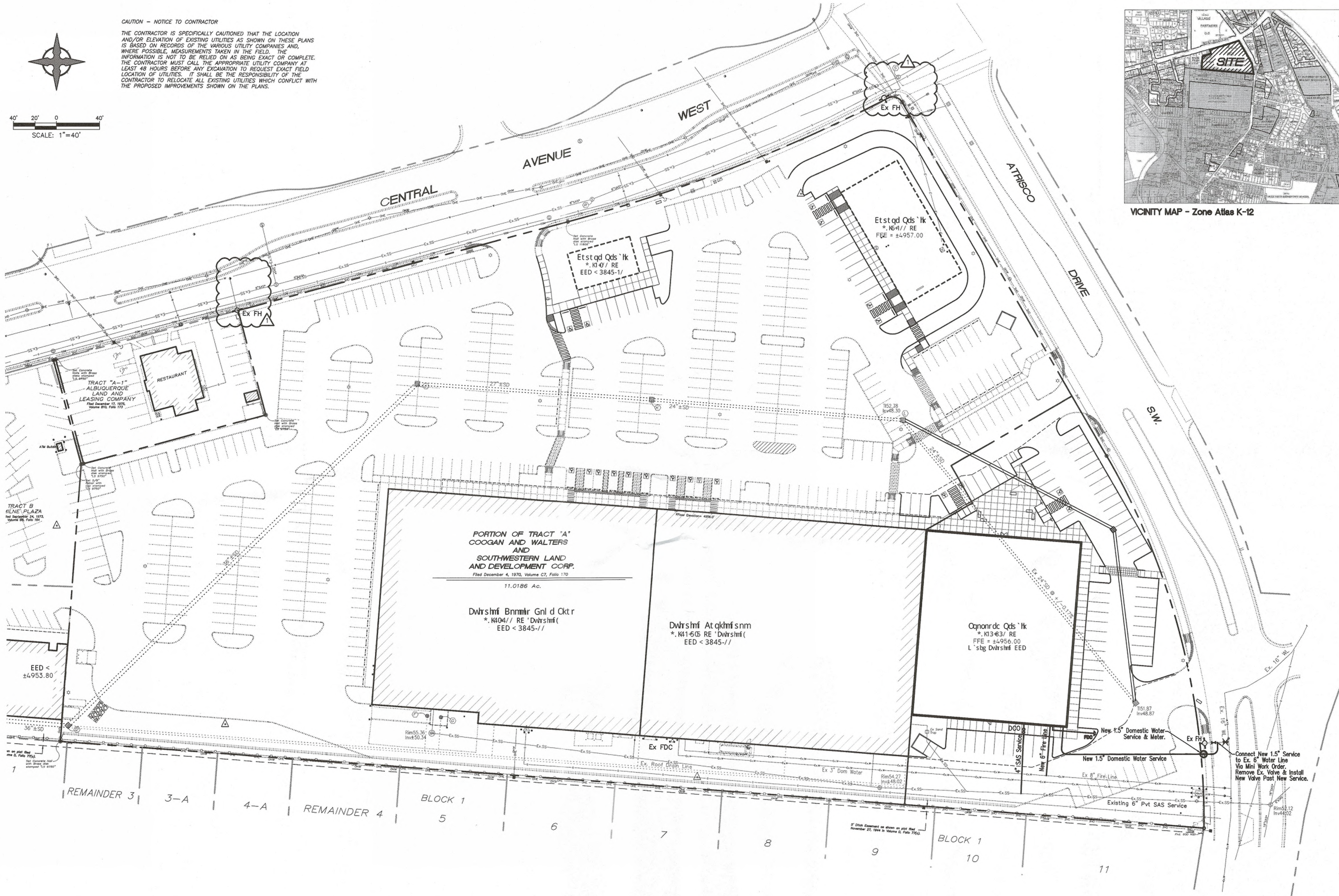
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



40' 20' 0 40'
SCALE: 1"=40'



VICINITY MAP - Zone Atlas K-12



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

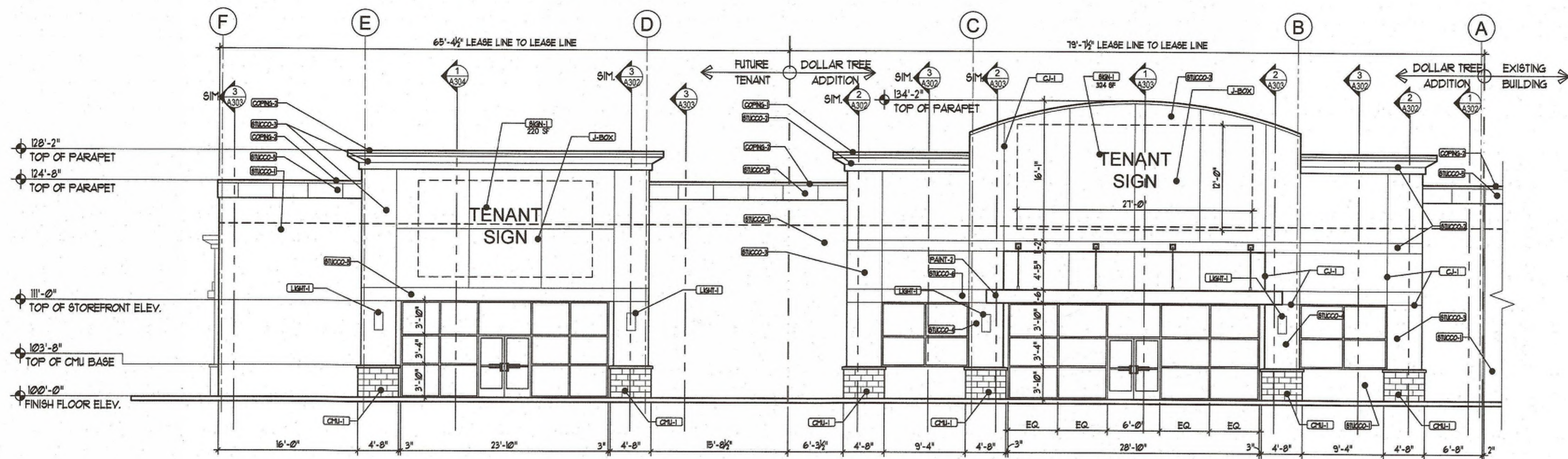
MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN
 NEW MEXICO
 16892
 PROFESSIONAL ENGINEER
 8/25/2016

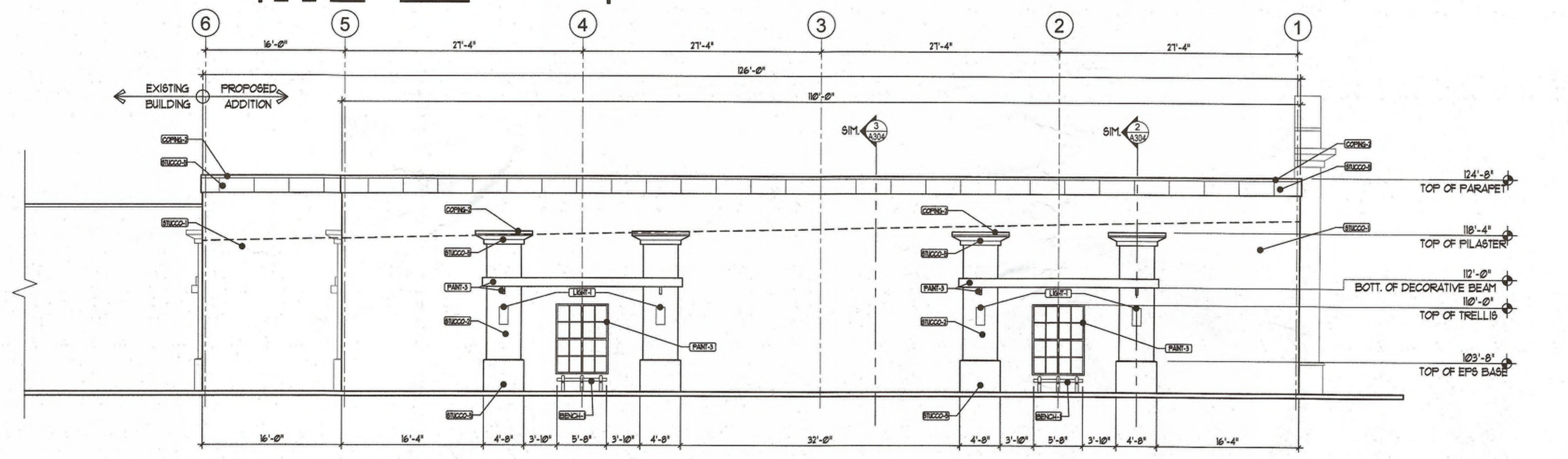
PROJECT TITLE: WEST CENTRAL PLAZA - PROP. ADDITION
 4208 CENTRAL AVE. SW
 ALBUQUERQUE NEW MEXICO
 PROJECT MANAGER: JEFF WOOTEN
 JOB NO.: 2015064
 DRAWN BY: JTW
 SHEET TITLE: UTILITY PLAN

Wooten
 E
 1005 21st Street SE, Suite B1
 Rio Rancho, NM 87124
 Ph: 505.980.3560

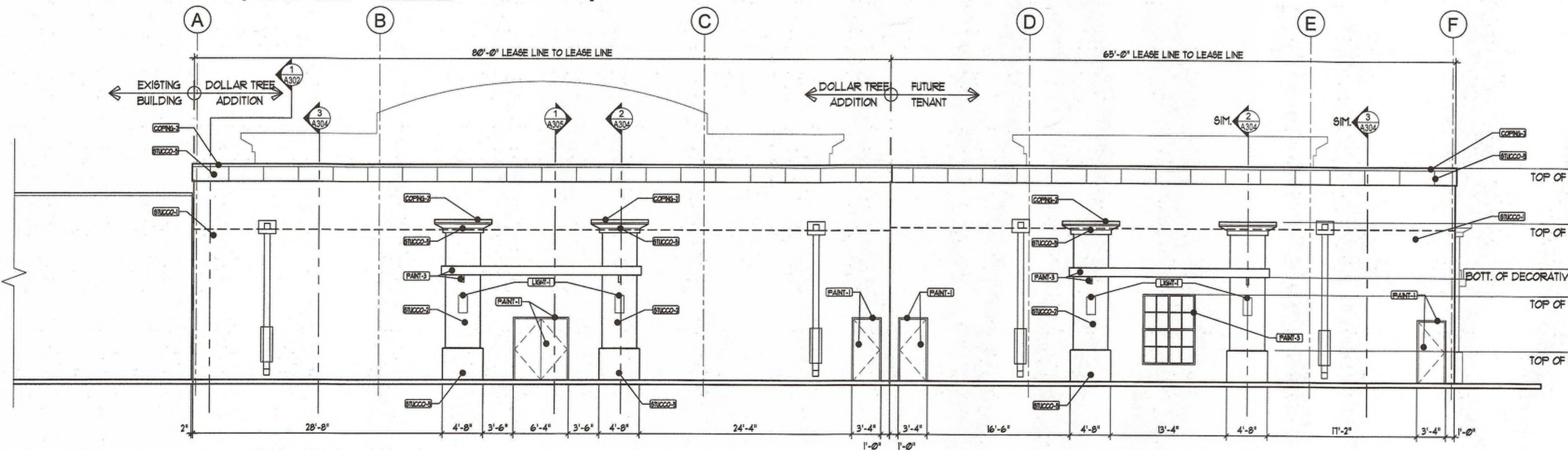
DATE:	3/28/2016	SHEET:	1
SCALE:	AS NOTED	C2.1	
			3



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



REV	DATE	BY	REVISION
1	03/28/16	CDC	APPROVED SITE DEVELOPMENT PLAN - V2 ELEVATIONS
2	03/28/16	CDC	APPROVED SITE DEVELOPMENT PLAN
3	04/05/16	CDC	VERSION 1 (V3)
4	04/05/16	CDC	VERSION 1 (V2)

EXTERIOR MATERIALS
(CBL1) NEW 4" SPLIT FACED VENEER BLOCK WITH CAP BLOCK PAINTED FINISH - RUGGED BROWN SW 6062
(STUCCO1) EXTERIOR STUCCO SYSTEM, COLOR = TRAVERTINE SW 1122
(STUCCO2) EXTERIOR STUCCO SYSTEM, COLOR = PURE WHITE SW 1005
(STUCCO3) EXTERIOR STUCCO SYSTEM, COLOR = CANOE SW 1124
(STUCCO4) EXTERIOR STUCCO SYSTEM, COLOR = RUGGED BROWN SW 6062
(STUCCO5) EXTERIOR STUCCO SYSTEM, COLOR = ENVI SW 6525
(COPING1) PREFINISHED METAL COPING, COLOR = ENVI SW 6525
(COPING2) PREFINISHED METAL COPING, COLOR = TO MATCH ADJACENT STUCCO COLOR COAT
(PAINT1) EXTERIOR PAINT/METAL DOORS AND FRAMES, COLOR = MATCH ADJACENT STUCCO/FINISH COLOR
(PAINT2) EXTERIOR PAINT - CANOPY STEEL, COLOR = ENVI SW 6525
(PAINT3) EXTERIOR PAINT/DECORATIVE STEEL ELEMENTS, COLOR = IRON ORE SW 1063
(LIGH1) INDIVIDUAL CHANNEL LETTER SIGN INTERNALLY ILLUMINATED, PROVIDE 5/8" FIRE RETARDANT PLY. BACKING AT SIGN AREA
(J-BOX1) EXT. SURFACE MOUNT J-BOX FOR SIGNAGE
(LIGH2) DECORATIVE EXTERIOR WALL SCENCE, SEE ELECTRICAL LIGHTING PLAN
(CBL2) 3/4" FRY CHANNEL SCREED, JOINT IN PATTERN DESIGNATED ON ELEVATION
(BENCH1) STEEL AND WOOD BENCH PER DET. 10/8/02, PAINT STEEL FLAT BLACK

SIGNAGE NOTES:
 ALL BUILDING MOUNTED SIGNAGE TO BE PROVIDED BY TENANT.
 TENANT'S SIGN VENDOR TO COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE SIGN REGULATIONS PER THE ZONING CODE. ALL SIGNS MUST BE PERMITTED SEPARATELY.

PROJECT TITLE	DATE	BY	REVISION
WEST CENTRAL PLAZA-PROP ADDITION	03/28/16	CDC	APPROVED SITE DEVELOPMENT PLAN - V2 ELEVATIONS
4020 CENTRAL AVE SW ALBUQUERQUE NEW MEXICO	03/28/16	CDC	APPROVED SITE DEVELOPMENT PLAN
PROJECT MANAGER: CRAIG CALVERT	04/05/16	CDC	VERSION 1 (V3)
DRAWN BY: K-AT	04/05/16	CDC	VERSION 1 (V2)
JOB NO. K-AT			
SHEET TITLE: C-5			

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



PROPOSED BUILDING ELEVATIONS

DATE: 03/28/16 sheet: 4
 SCALE: A2.1
 AS NOTED