

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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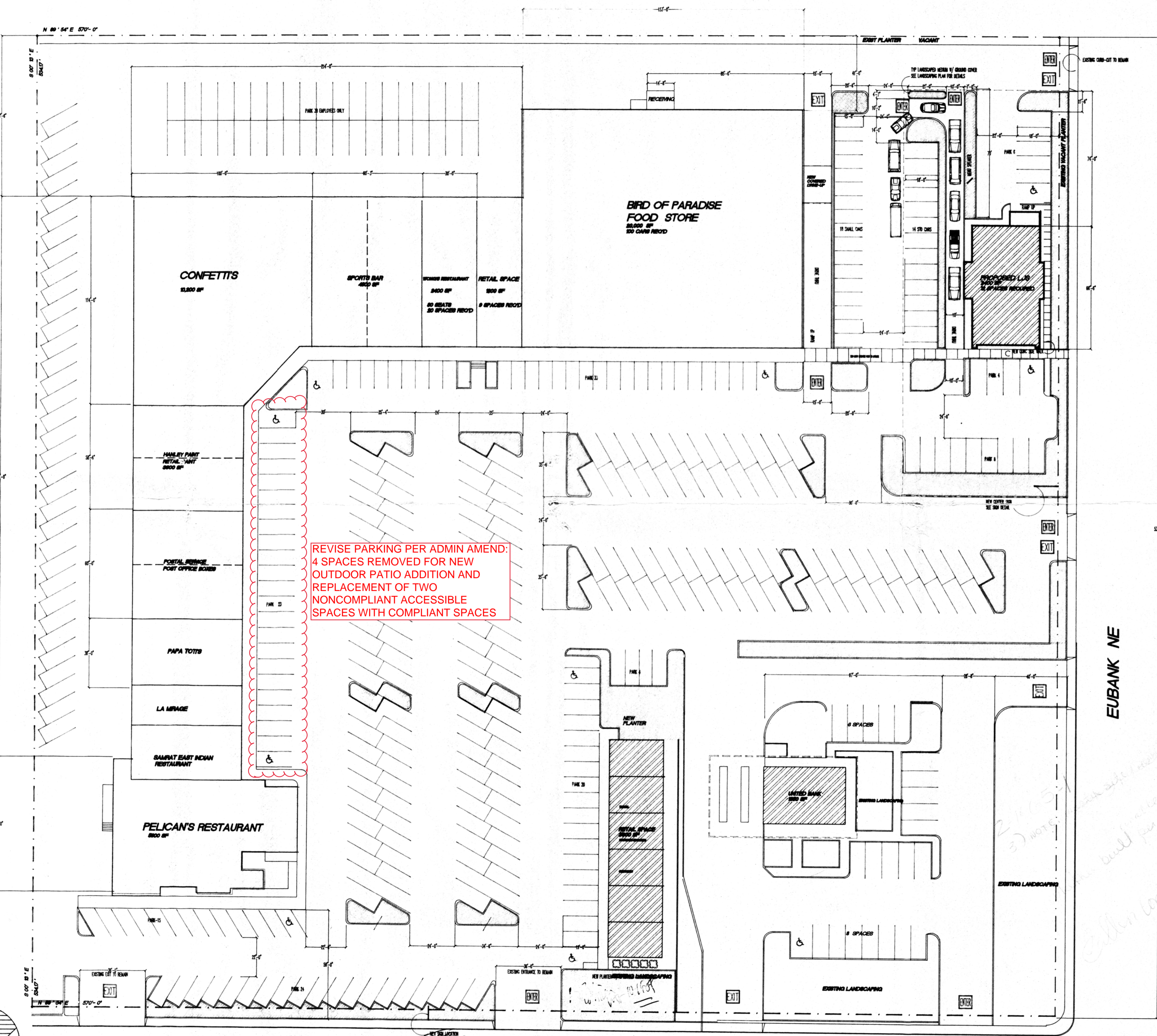
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**APPROVED BY**

\_\_\_\_\_  
**DATE**

**SHEET NUMBER**

<b>SHEET NAME</b>	<b>PROJECT NUMBER</b>	<b>CAD NUMBER</b>	<b>DATE</b>	<b>REVISIONS</b>



REVISE PARKING PER ADMIN AMEND:  
4 SPACES REMOVED FOR NEW  
OUTDOOR PATIO ADDITION AND  
REPLACEMENT OF TWO  
NONCOMPLIANT ACCESSIBLE  
SPACES WITH COMPLIANT SPACES

**REVISED PARKING ANALYSIS**

BIRD OF PARADISE SYSCO FOODS 20,150 SF 101 SPACES REQ'D	101 SPACES REQ'D
RETAIL SPACE 1805 SF 9 SPACES REQ'D	9 SPACES REQ'D
WONGS RESTAURANT 80 SEATS 20 SPACES	20 SPACES
CONFETTI'S SPORTS BAR 4800 SF 24 SPACES REQ'D	24 SPACES REQ'D
CONFETTI'S 293 SEATS 73 SPACES REQ'D	73 SPACES REQ'D
HANLEY PAINT STORE 1800 SF 9 SPACES REQ'D	9 SPACES REQ'D
POSTAL SERVICES 1800 SF 9 SPACES	9 SPACES
PAPA TOT'S 112 SEATS 28 SPACES REQ'D	28 SPACES REQ'D
LA MIRAGE 1408 SF 7 SPACES REQ'D	7 SPACES REQ'D
SAMRAT RESTAURANT 40 SEATS 10 SPACES REQ'D	10 SPACES REQ'D
PELICAN'S RESTAURANT 48 SPACES REQ'D	48 SPACES REQ'D
RETAIL SPACE 3600 SF 18 SPACES	18 SPACES
LONG JOHN SILVER 81 SEATS 21 SPACES REQ'D	21 SPACES REQ'D

ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
**FILE NO. 7-1065-1**  
*Spicelite Building*  
*+ Revised Landscaping Plan*  
*By: [Signature]* 2-2-89  
PLANNING DIRECTOR DATE

392-096 SPACES PROVIDED  
PARKING ALLOTMENT  
215 STANDARD SPACES  
100 SMALL CARS  
72 EMPLOYEE ONLY  
10 HANDICAPPED  
% OF PARKING PROVIDED AT 116%

377 SPACES REQUIRED  
10% REDUCTION FOR BUS STOP  
340 REVISED REQ'D PARKING

**NEW SITE DEVELOPMENT PLAN  
SITE PLAN**  
SCALE 1" = 30'

MONTEGOMERY



**GORDON ALLAN HALL, AIA**  
ARCHITECT

ARCHITECTURE DESIGN PLANNING  
4432 ANAHEIM NE  
ALBUQUERQUE, NEW MEXICO 87113  
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 aktarch@earthlink.net

CONSULTANT



PROJECT

**LIZARD TAIL  
 BREWING  
 REMODEL**

**PARADISE  
 SQUARE**

ADDRESS

9800 MONTGOMERY  
 BLVD NE, SUITE 7  
 ALBUQUERQUE, NM  
 87111

MARK DATE DESCRIPTION  
 ISSUE DATE:

PROJECT NO:  
 COPYRIGHT AKT ARCHITECTS, LLC  
 SHEET TITLE

**ADMINISTRATIVE  
 AMENDMENT**

AA

**PROJECT DESCRIPTION**

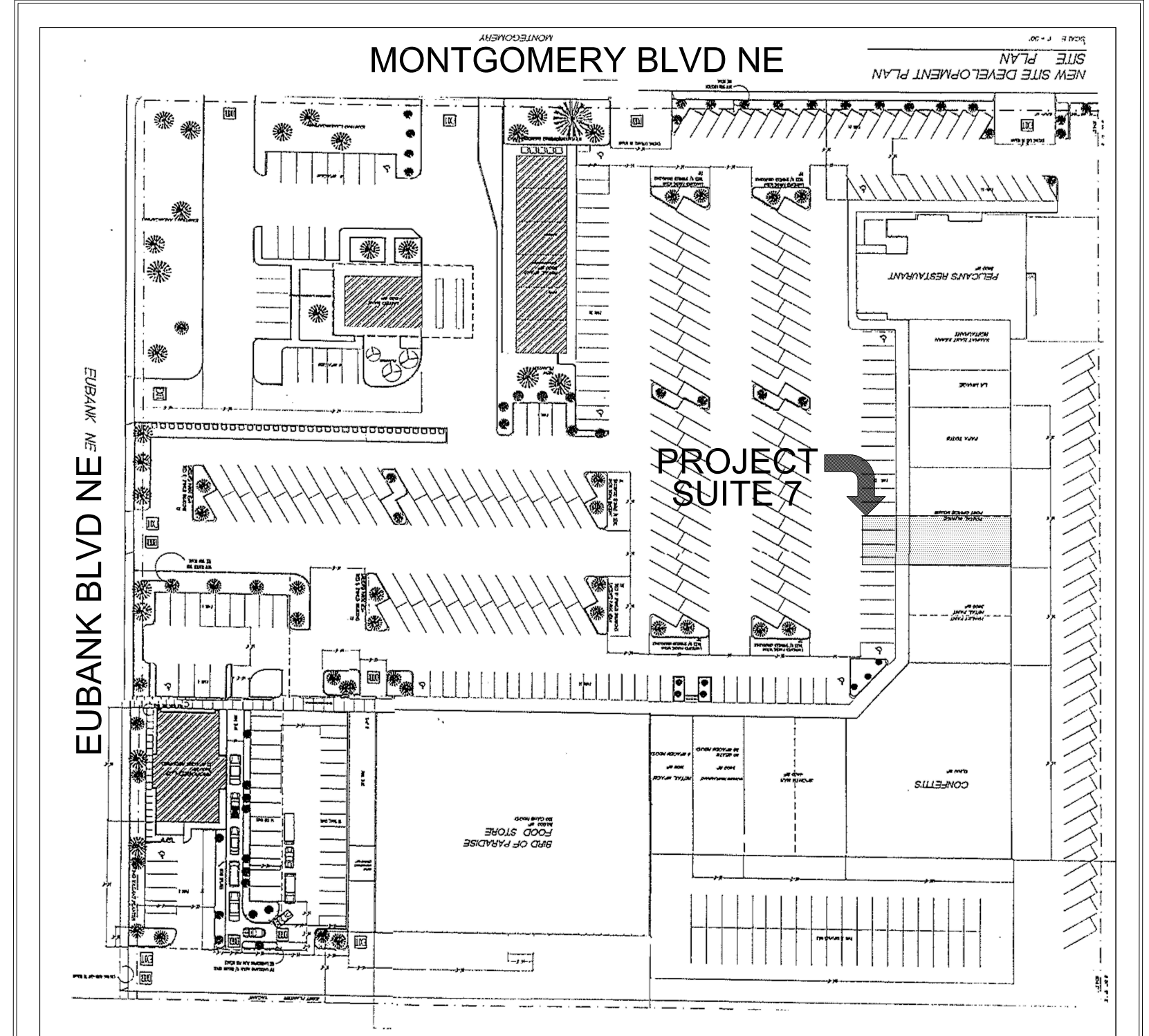
EXISTING TENANT SPACE REMODEL. INSTALL PATIO FOR CUSTOMER USE ACCESSED BY NEW SECTIONAL OVERHEAD DOOR. ELECTRICAL AND MECHANICAL SYSTEMS ARE EXISTING AND SHALL REMAIN WITH NO MODIFICATIONS.

**SITE PLANS KEYED NOTES**

1. RETRIEVED EXISTING PARKING AS REQUIRED BY PROJECT. MINIMUM PARKING SPACE SHALL BE 8'-6"x20'. RELOCATE PARKING STOPS AS REQUIRED.
2. BOLLARD, SEE DETAIL 1/A-5.0.
3. RAMP, SEE DETAIL 2/A-5.0.
4. ACCESSIBLE PARKING SYMBOL PER COA STANDARD DETAIL 2426. SEE DETAIL 3/A-5.0. PAINTED 6"H LETTERS "VAN" AS SHOWN AT VAN SPACE.
5. ACCESSIBLE PARKING SIGN, DESIGNATE VAN PARKING AS SHOWN. SEE DETAIL 4/A-5.0. CORE EXISTING CONC WALK AS REQUIRED TO INSTALL. PATCH BACK WITH NONDRINKER GROUT.
6. CONCRETE JOINTS, SEE DETAILS 5/A-5.0.
7. ACCESSIBLE PEDESTRIAN PATHWAY (MAX 1:48 SLOPE) FROM ADA PARKING TO BUILDING ENTRANCES. SEE DETAILS SHEET A-5.0.
8. INSTALL CONCRETE WALK PER COA STD DWG. 2430. SEE DETAIL 5/A-5.0.
9. INSTALL PRECAST CONC WHEEL STOPS, INSTALL WITH #6x48" REBAR, TYPICAL AS SHOWN. MAY RELOCATE EXISTING IF IN GOOD CONDITION.
10. TRAFFIC PAINTED "NO PARKING" DESIGNATION. MINIMUM 12"H x 2"W LETTERS. PLACED AS SHOWN.
11. TWO COATS TRAFFIC PAINT, 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP. THROUGHOUT RETIRED PARKING AREA. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS REQUIRED TO VISUALLY ELIMINATE.
12. RAISED CONCRETE PATIO, SEE PLAN.
13. NEW BIKE RACK, SEE DETAIL 7/A-5.0.
14. REMOVE EXISTING ACCESSIBLE PARKING AND NON COMPLIANT CURB RAMP, PATCH BACK TO MATCH EXISTING.
15. REMOVE EXISTING TEMPORARY PATRON OUTDOOR AREA TENTS.
16. RESTRIPE EXISTING AREA AS SHOWN. 4'x8' MOTORCYCLE PARKING (1 SPACE) WITH PAINTED "MC" (MOTORCYCLE) 12"H LETTERS AS SHOWN. MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING". MOUNT ON SIGN STANDARD. BOTTOM OF SIGN NO LESS THAN 60" ABOVE FINISH GRADE. SEE DTL 6/A-5.0.
17. MOTORCYCLE PARKING SIGN, SEE DETAIL 6/A-5.0.
18. NOTE: ALL BROKEN OR CRACKED SIDEWALKS SHALL BE REMOVED AND REPLACED WITH SIDEWALK CURB AND GUTTER. INSTALL PER COA STANDARD DRAWINGS 2415 AND 2430.

**SITE DATA**

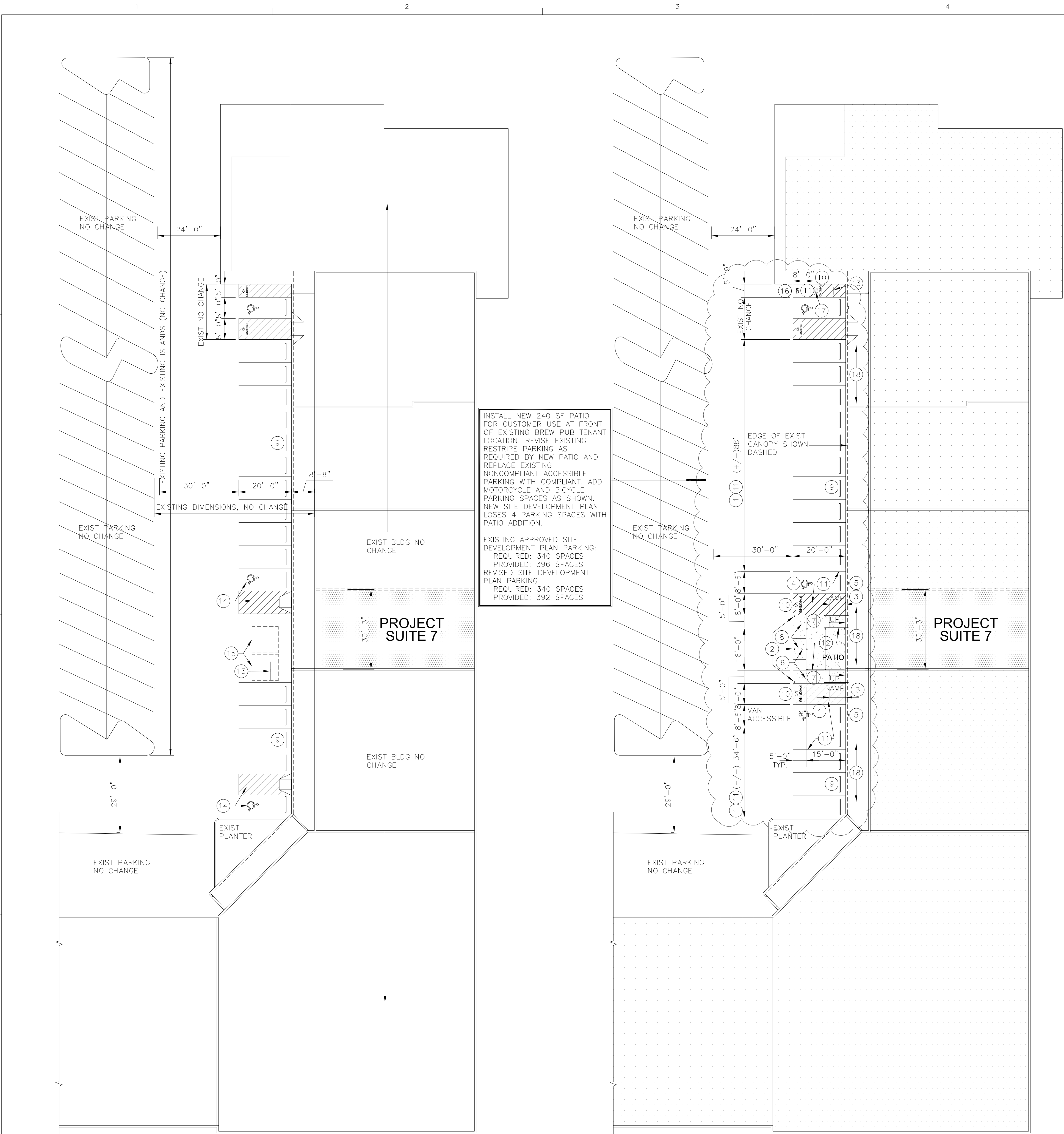
PROPERTY: LOT A-1, FRIEDMAN SUBDIVISION  
 ZONING: MX-M  
 LAND USE: RETAIL CENTER  
 PROJECT TENANT AND ADDRESS:  
 LIZARD TAIL BREWING  
 9800 MONTGOMERY BLVD. NE  
 SUITE 7  
 ALBUQUERQUE, NM 87111  
 EXISTING TENANT AREA: 1,752 SF  
 PATIO ADDITION AREA: 360 SF  
 TOTAL TENANT AREA WITH PATIO: 2,112 SF  
 TENANT REQUIRED PARKING: (2,112/1000)x8 = 17 SPACES  
 ENTIRE RETAIL CENTER PARKING IS RECIPROCAL  
 17 SPACES PROVIDED, THIS REVISION (INCLUDES PARKING AT REAR FIRE LANE/ACCESS AISLES).  
 EXISTING NONCOMPLIANT ACCESSIBLE PARKING REPLACED WITH COA COMPLIANT SPACES: 2 SPACES (1 VAN).  
 TENANT IMPROVEMENT MOTORCYCLE PARKING: 1-SPACE  
 REQUIRED PER 25 AUTO PARKING...1-SPACE PROVIDED (ALL OTHER EXISTING).  
 TENANT IMPROVEMENT BICYCLE PARKING: 1-SPACE  
 REQUIRED PER 20 AUTO PARKING (MINIMUM 2)...2-SPACE PROVIDED.



**EXISTING SITE PLAN**

PARADISE SQUARE (RETAIL CENTER) 9800 MONTGOMERY BLVD. NE  
 ZONING: MX-M (MODERATE INTENSITY DISTRICT, RETAIL CENTER)

LIZARD TAIL BREWING  
 9800 MONTGOMERY BLVD. NE  
 SUITE 7  
 ALBUQUERQUE, NM 87111



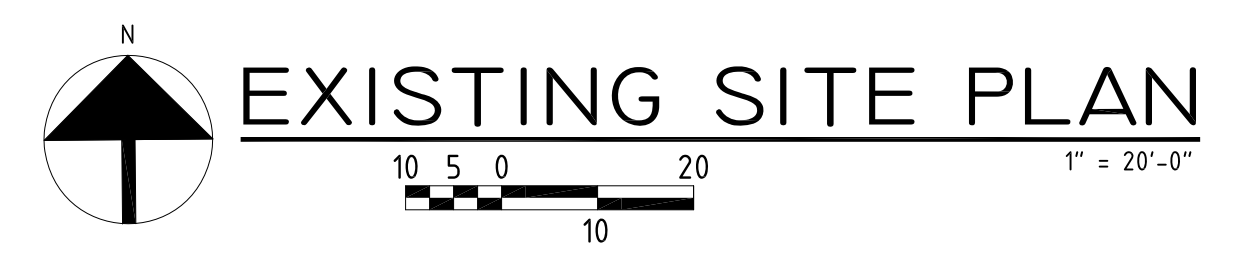
**REVISSED SITE PLAN**

1" = 20'-0"

INSTALL NEW 240 SF PATIO FOR CUSTOMER USE AT FRONT OF EXISTING BREW PUB TENANT LOCATION. REVISE EXISTING RESTRIPE PARKING AS REQUIRED BY NEW PATIO AND REPLACE EXISTING NONCOMPLIANT ACCESSIBLE PARKING WITH COMPLIANT, ADD MOTORCYCLE AND BICYCLE PARKING SPACES AS SHOWN. NEW SITE DEVELOPMENT PLAN LOSES 4 PARKING SPACES WITH PATIO ADDITION.

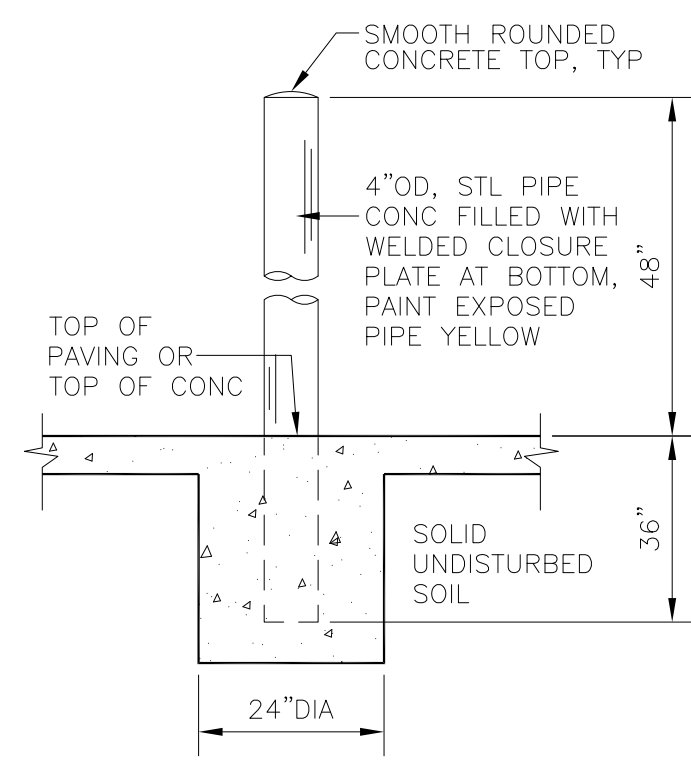
EXISTING APPROVED SITE DEVELOPMENT PLAN PARKING:  
 REQUIRED: 340 SPACES  
 PROVIDED: 396 SPACES

REVISED SITE DEVELOPMENT PLAN PARKING:  
 REQUIRED: 340 SPACES  
 PROVIDED: 392 SPACES

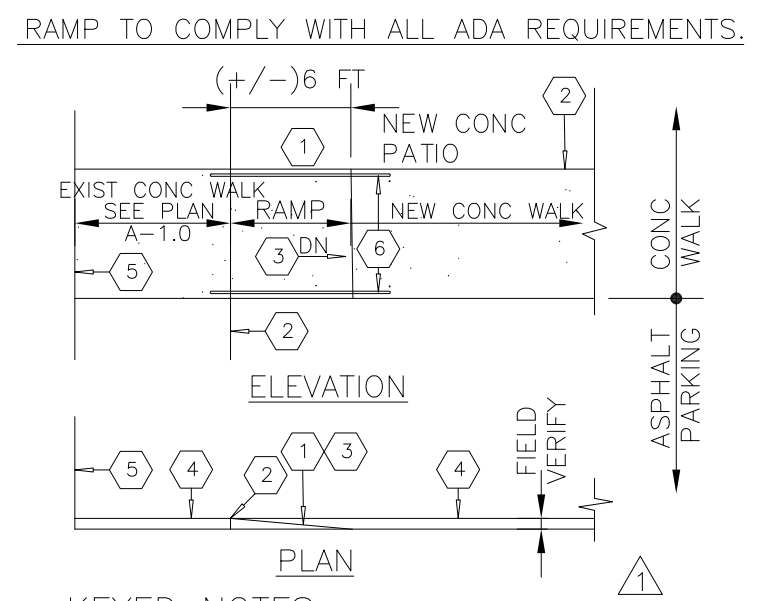


**EXISTING SITE PLAN**

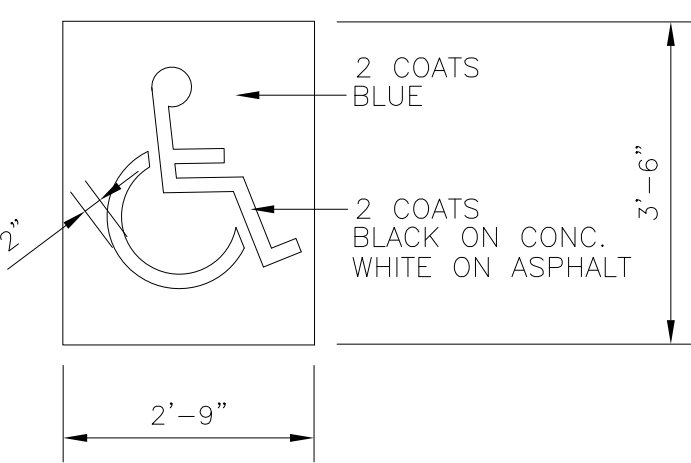
1" = 20'-0"



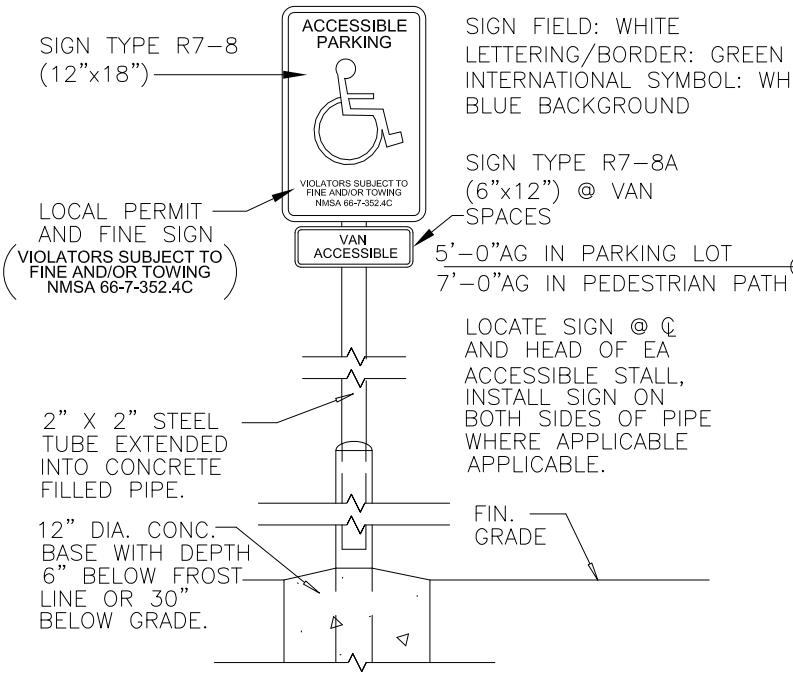
**1 TYPICAL PIPE BOLLARD**  
N.T.S.



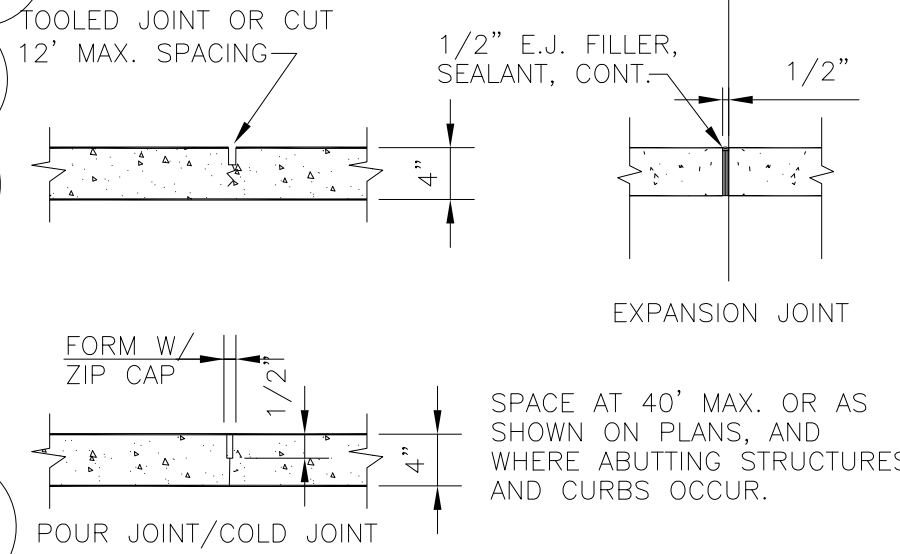
**2 ACCESSIBLE RAMP**  
N.T.S.



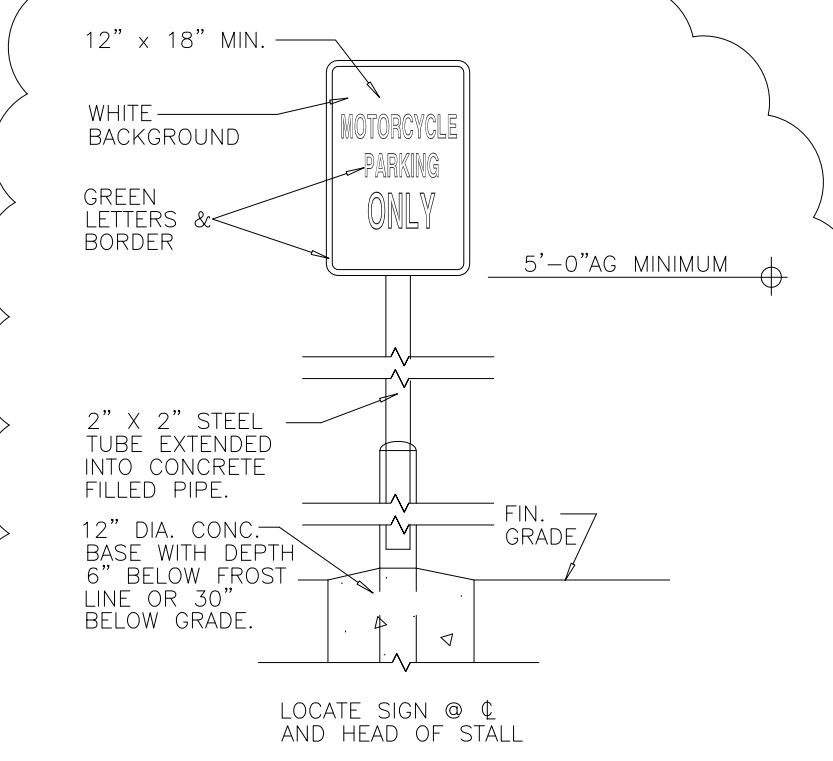
**3 ACCESSIBLE PAINT STRIPING**  
N.T.S.



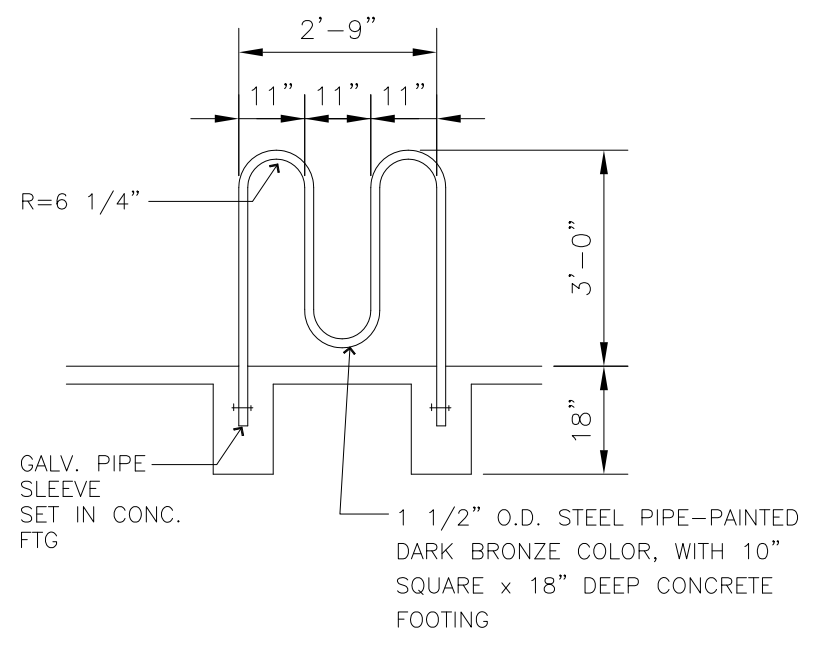
**4 ACCESSIBLE PARKING SIGN**  
N.T.S.



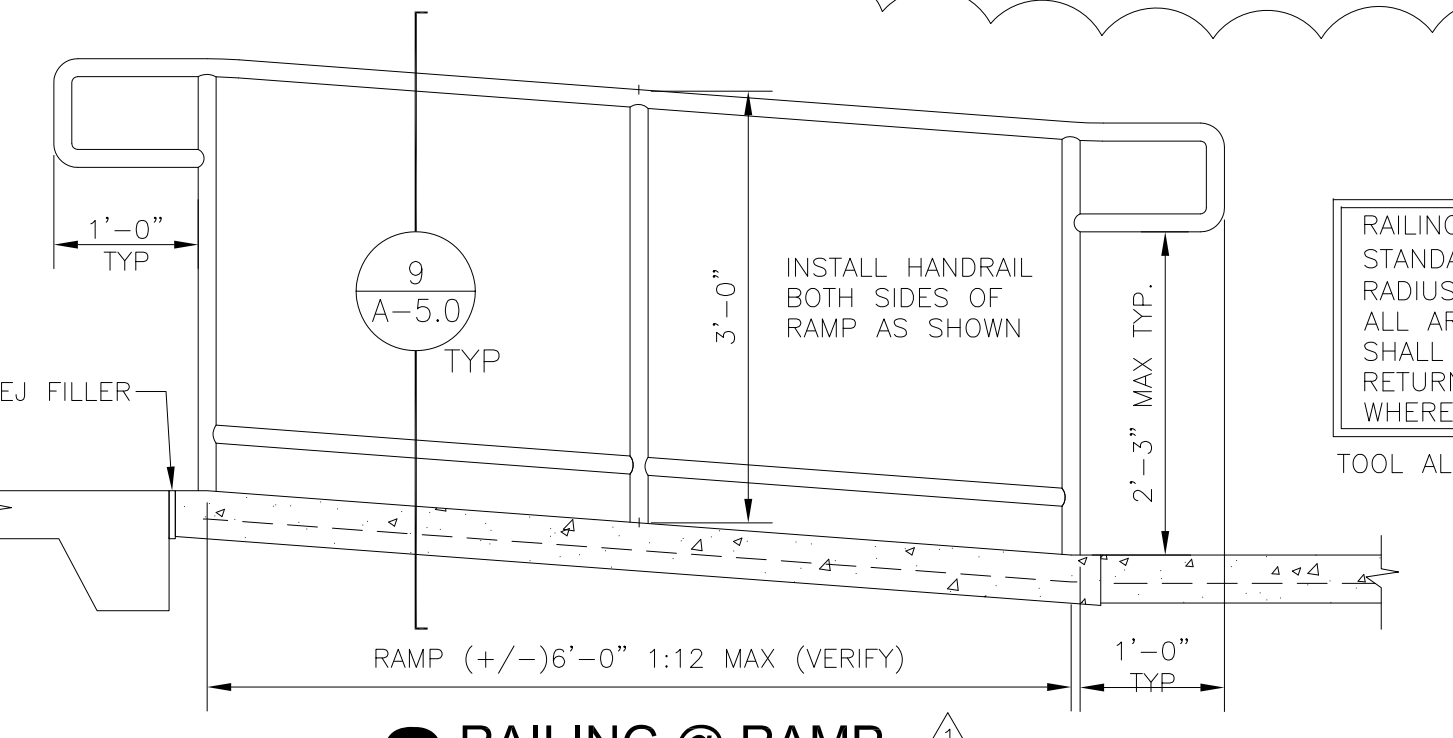
**5 CONCRETE JOINT DETAILS**  
N.T.S.



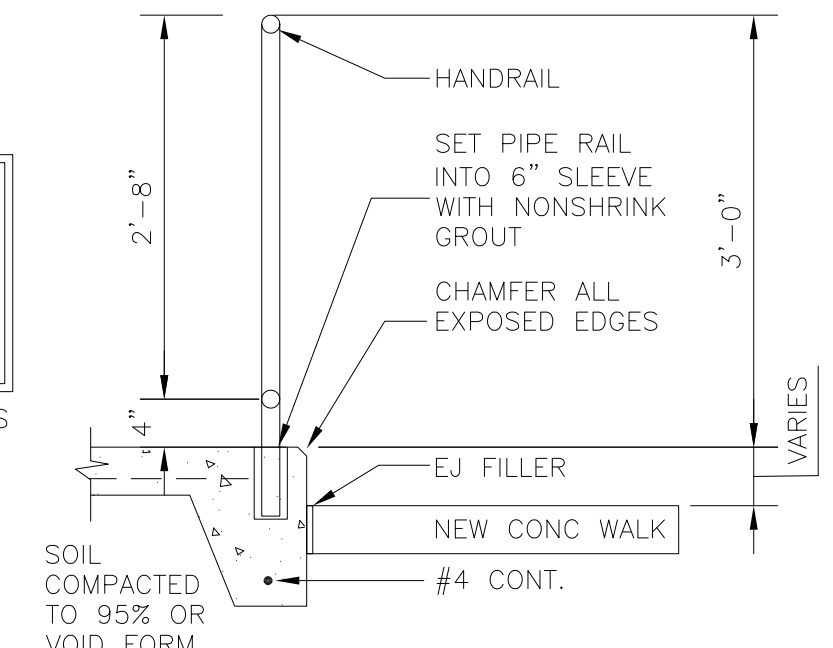
**6 MOTORCYCLE PARKING SIGN**  
N.T.S.



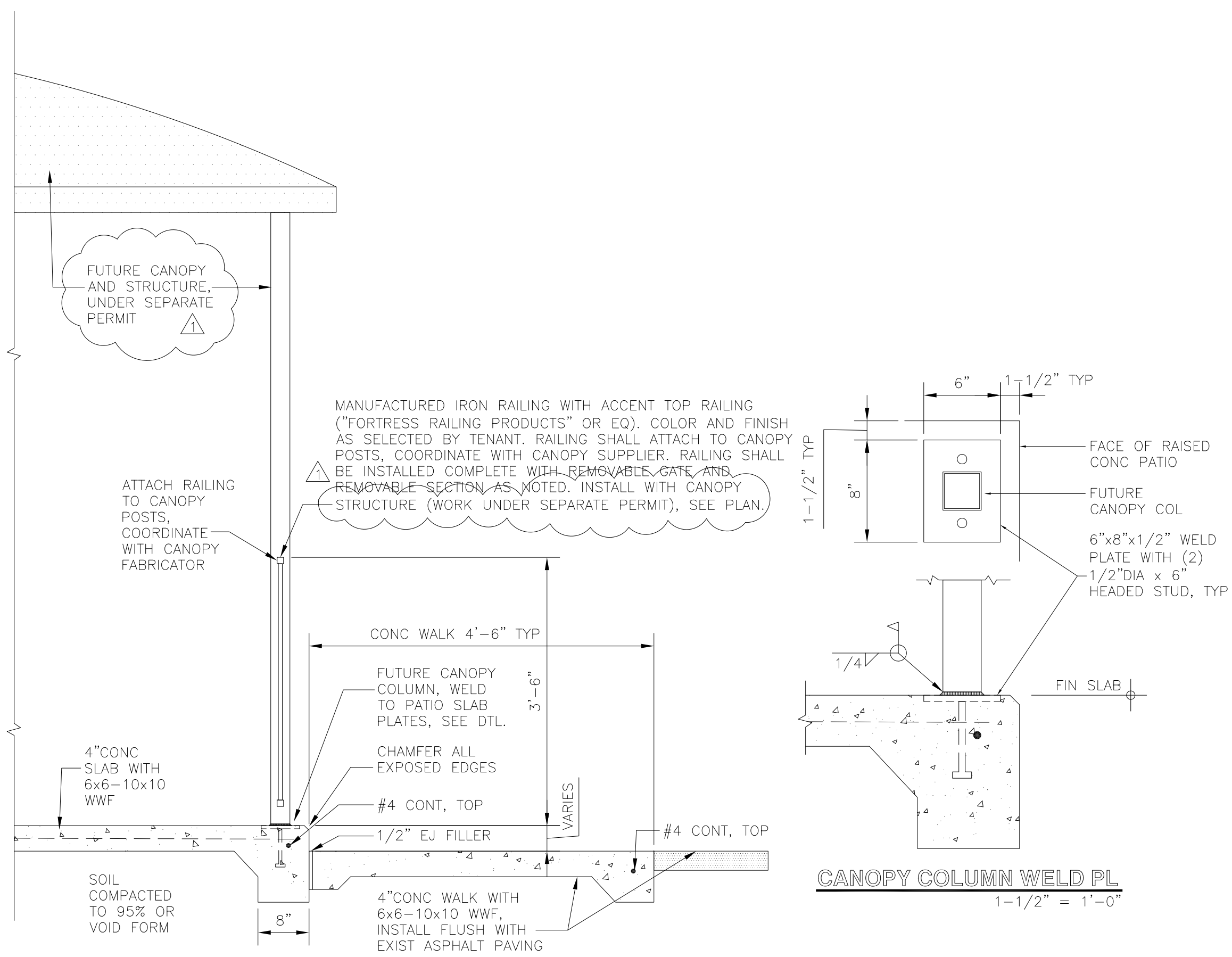
**7 BICYCLE RACK DETAIL**  
N.T.S.



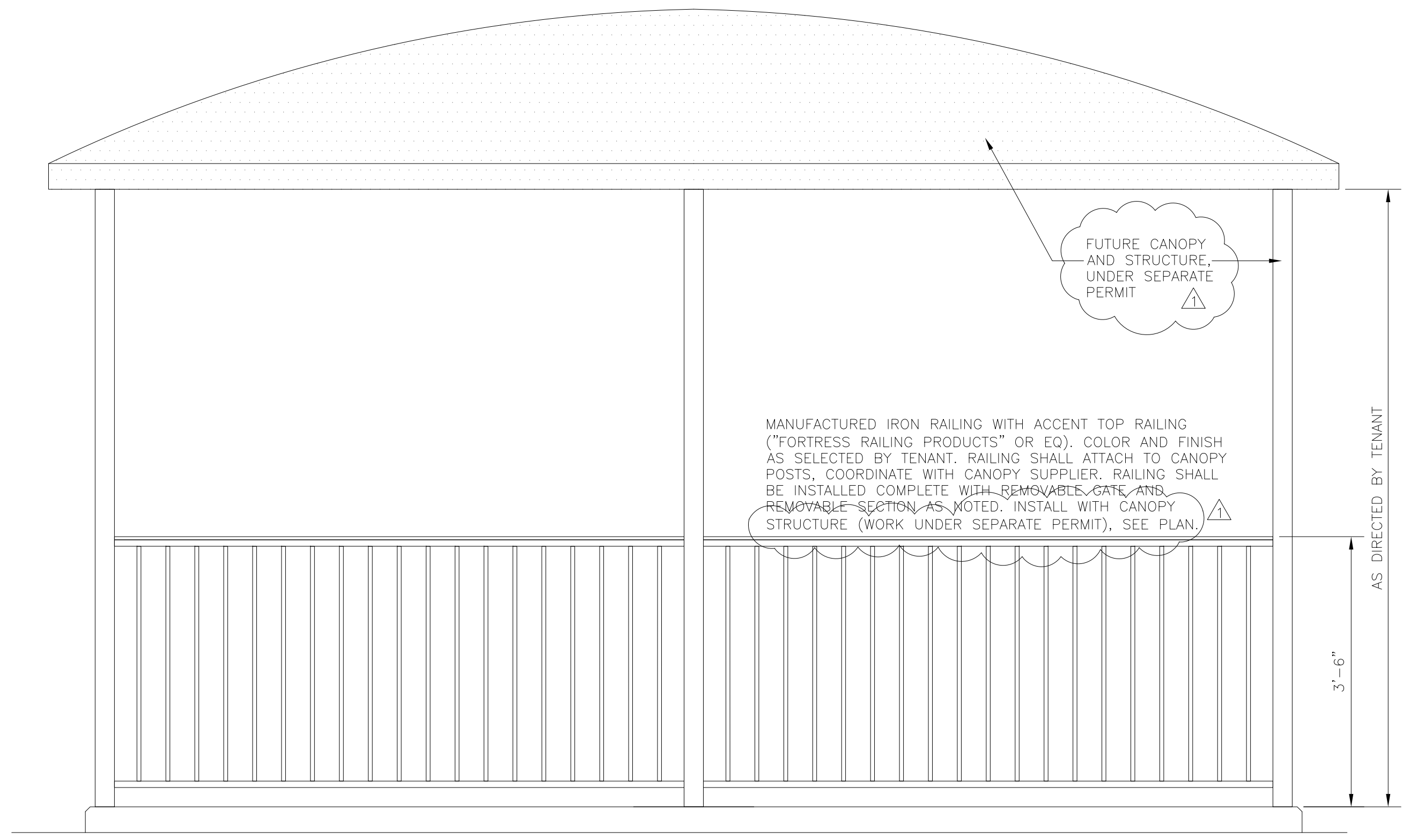
**8 RAILING @ RAMP**  
N.T.S.



**9 RAILING DETAIL**  
N.T.S.



**6 PATIO SLAB, CANOPY, WALK DTL.**  
SCALE: 3/4"=1'-0"



**7 PATIO ENCLOSURE RAILING - WEST FACE ELEVATION**  
SCALE: 3/4"=1'-0"



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CONSULTANT



PROJECT

**LIZARD TAIL  
BREWING  
REMODEL**

**PARADISE  
SQUARE**

ADDRESS  
**9800 MONTGOMERY  
BLVD NE, SUITE 7  
ALBUQUERQUE, NM  
87111**

△	7/29/21	CORRECTIONS PER BUILDING AND TRANSPORTATION
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MARK	DATE	DESCRIPTION
ISSUE DATE:		

PROJECT NO:  
COPYRIGHT AKT ARCHITECTS, LLC  
SHEET TITLE

**DETAILS AND  
PATIO  
SECTIONS**

**A-5.0**