

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

SITE DATA

PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	TOTAL ALL PHASES
PROPOSED USAGE: WENDY'S RESTAURANT (AS-BUILT) APPROVED DRB #96-242	PROPOSED USAGE: ARBY'S RESTAURANT	PROPOSED USAGE: RESTAURANT	PROPOSED USAGE: OFFICE BUILDING	PROPOSED USAGE: OFFICE BUILDING	PROPOSED USAGE: OFFICE BUILDING	PROPOSED USAGE: RETAIL/OFFICE BUILDINGS
LOT AREA: 44,242 SF (1.0157 ACRES)	LOT AREA: 36,940 SF (0.8482 ACRE)	LOT AREA: 34,390 SF (0.7895 ACRE)	LOT AREA: 68,337 SF (1.5688 ACRES)	LOT AREA: 58,912 SF (1.3524 ACRES)	LOT AREA: 283,882 SF (6.5170 ACRES)	LOT AREA: 283,882 SF (6.5170 ACRES)
BUILDING AREA: 3,061 SF	BUILDING AREA: 2,952 SF	BUILDING AREA: 2,642 SF	BUILDING AREA: 10,000 SF	BUILDING AREA: 10,347 SF	BUILDING AREA: 33,502 SF	BUILDING AREA: 33,502 SF
PARKING/DRIVEWAY: 23,564 SF ±	PARKING/DRIVEWAY: 24,428 SF ±	PARKING/DRIVEWAY: 22,100 SF ±	PARKING/DRIVEWAY: 39,340 SF ±	PARKING/DRIVEWAY: 27,953 SF ±	PARKING/DRIVEWAY: 162,271 SF ±	PARKING/DRIVEWAY: 162,271 SF ±
SIDEWALKS: 1,999 SF ±	SIDEWALKS: 1,262 SF ±	SIDEWALKS: 1,856 SF ±	SIDEWALKS: 5,001 SF ±	SIDEWALKS: 4,445 SF ±	SIDEWALKS: 16,903 SF ±	SIDEWALKS: 16,903 SF ±
LANDSCAPE AREA: 15,584 SF ±	LANDSCAPE AREA: 8,307 SF ±	LANDSCAPE AREA: 7,792 SF ±	LANDSCAPE AREA: 14,030 SF ±	LANDSCAPE AREA: 16,109 SF ±	LANDSCAPE AREA: 73,200 SF ±	LANDSCAPE AREA: 73,200 SF ±
LANDSCAPING REQUIRED: 6,177 SF ±	LANDSCAPING REQUIRED: 5,100 SF ±	LANDSCAPING REQUIRED: 4,762 SF ±	LANDSCAPING REQUIRED: 8,751 SF ±	LANDSCAPING REQUIRED: 7,285 SF ±	LANDSCAPING REQUIRED: 37,559 SF ±	LANDSCAPING REQUIRED: 37,559 SF ±
PARKING PROVIDED: 36 SPACES	PARKING PROVIDED: 39 SPACES	PARKING PROVIDED: 28 SPACES	PARKING PROVIDED: 70 SPACES	PARKING PROVIDED: 71 SPACES	PARKING PROVIDED: 293 SPACES	PARKING PROVIDED: 293 SPACES
PARKING REQUIRED: 15 SPACES	PARKING REQUIRED: 15 SPACES	PARKING REQUIRED: 13 SPACES	PARKING REQUIRED: 50 SPACES	PARKING REQUIRED: 52 SPACES	PARKING REQUIRED: 168 SPACES	PARKING REQUIRED: 168 SPACES
HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 4 SPACES	HC PARKING PROVIDED: 4 SPACES	HC PARKING PROVIDED: 18 SPACE	HC PARKING PROVIDED: 18 SPACE
HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 3 SPACES	HC PARKING REQUIRED: 4 SPACES	HC PARKING REQUIRED: 11 SPACE	HC PARKING REQUIRED: 11 SPACE
1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	6 SPACE VAN ACCESSIBLE	6 SPACE VAN ACCESSIBLE

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- PROPOSED SIDEWALK
- NEW FIRE HYDRANTS
- EXISTING FIRE HYDRANTS
- LIGHT POLE

CURVE TABLE

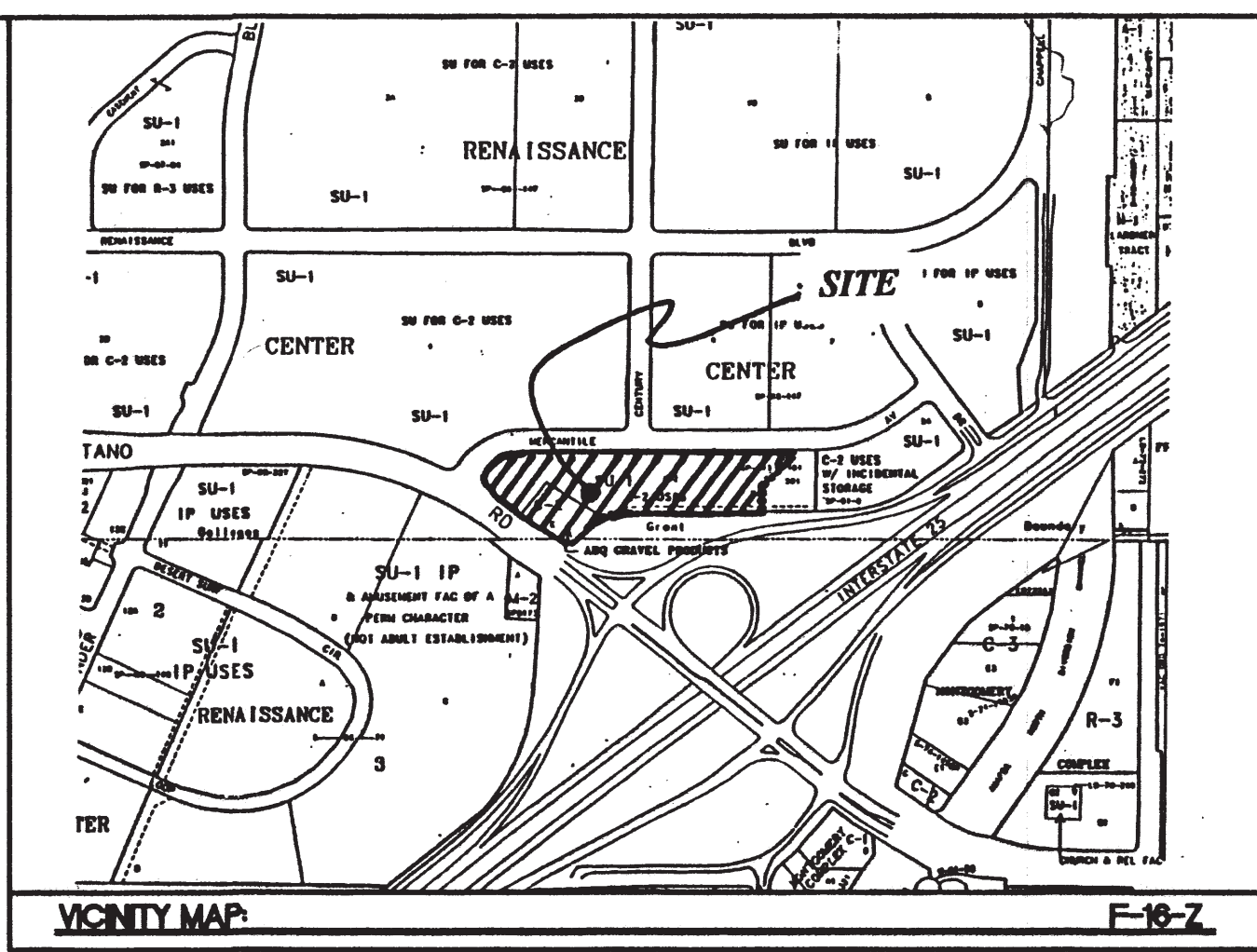
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	52.46	259.00	26.32	11°36'22"
C2	56.90	160.00	28.75	20°22'32"
C3	14.35	1493.40	7.18	00°33'03"
C4	76.02	1502.40	38.02	02°53'57"
C5	78.42	50.00	49.88	89°51'37"
C6	36.12	140.00	18.16	14°47'03"
C7	50.32	75.00	26.15	38°26'21"
C8	120.80	290.00	61.29	23°51'57"
C9	22.12	15.00	13.62	84°28'56"
C10	30.73	453.00	15.37	03°53'10"
C11	36.26	65.00	18.62	31°57'55"
C12	22.08	15.00	13.59	84°20'12"
C13	163.21	441.00	82.55	21°12'16"
C14	40.49	30.00	24.01	77°20'05"
C15	244.39	341.00	127.71	41°03'47"
C16	306.62	407.82	160.96	43°04'39"

LINE TABLE

LINE	LENGTH	BEARING
L1	25.80	S89°48'24"E
L2	12.06	N09°12'38"W
L3	22.01	S00°11'36"W

SHEET INDEX

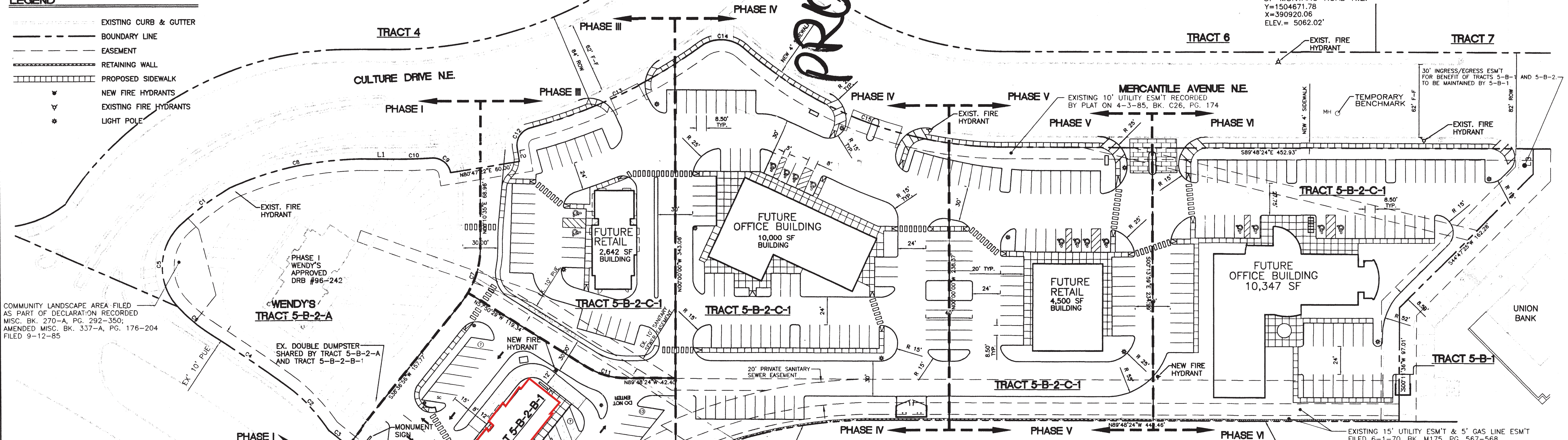
1. SITE PLAN FOR SUBDIVISION
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. MASTER STORM SEWER PLAN



LEGAL DESCRIPTION:
TRACT 5-B-2-A, 5-B-2-B AND 5-B-2-C OF NORTH RENAISSANCE CENTER

TEMPORARY BENCHMARK
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM=5089.22

ACS BENCHMARK
ACS Z-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
Y=1504671.78
X=390920.06
ELEV.= 5062.02'



COMMUNITY LANDSCAPE AREA FILED AS PART OF DECLARATION RECORDED MISC. BK. 270-A, PG. 292-350; AMENDED MISC. BK. 337-A, PG. 176-204 FILED 9-12-85

- GENERAL NOTES:**
1. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN. THE SITE DEVELOPMENT PLAN FOR BUILDING PROPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT 5 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
 2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO INCLUDE THE PUBLIC RIGHT OF WAY ADJACENT TO THE LOT.
 4. CROSS PARKING ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS AS SHOWN ON THE SITE PLAN HAS BEEN GRANTED BY PLAT.
 5. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
 6. ALL SIGNAGE WILL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN.

CASE NUMBER: DRB-96-242 *Project # 1000269*
00450 00000 00226

This plan is consistent with the specific site development plan approved by the Renaissance Center Master Plan on November 19, 1987 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

Shirley Davis 9-08-99
Traffic Engineer, Transportation Division Date

Roger A. Heenan 9-8-99
and Development, CIP Parks & Recreation Date

Frank O'Connell 2-15-00
Public Works, Water Utilities Division Date

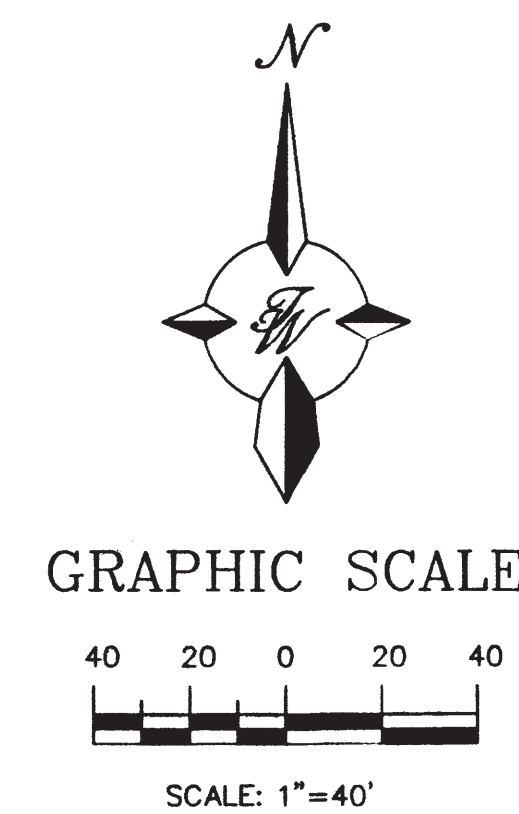
John P. ... 2-17-00
City Engineer, Engineering Division / AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

John P. ... 4/5/10
City Planner, Albuquerque / Bernalillo Date

PLN2 (10706) 4/96

INTERSTATE HIGHWAY NO.25 (I-25) (FRONTAGE ROAD)



SITE LIGHTING

SITE LIGHTING SHALL BE A COMBINATION OF BUILDING MOUNTED HPS FIXTURES AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS AS NEEDED. TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING MOUNTED. POST-MOUNTED LIGHTING SHALL BE 18' MAXIMUM HEIGHT. POST LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.

ENGINEER'S SEAL

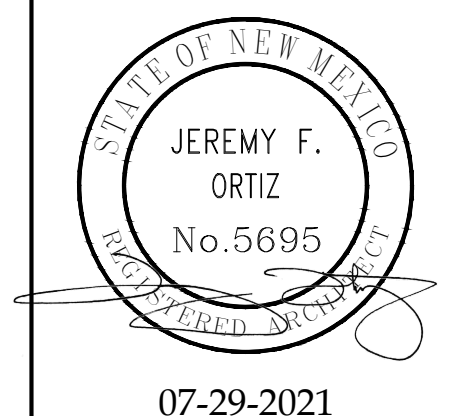
Ronald R. Bohannon
RONALD R. BOHANNAN
P.E. #7868

TRACT 5 RENAISSANCE CENTER

SITE PLAN FOR SUBDIVISION PURPOSES

TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY JDN
DATE 09-07-99
99480V.DWG
SHEET # 1 OF 4
JOB # 990048



ARCHIS
ARCHITECTS

4700 LINCOLN RD NE,
SUITE 102 D
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com

Arby's

**ARBY'S RESTAURANT
7165 RENOVATION**
1416 MERCANTILE, NE
ALBUQUERQUE, NEW MEXICO 87107

Project No. 21-012 Drawn by: EB
Checked by: JFO

Issue Date:
July 29, 2021

#	Date	Revisions:
1	10-13-2021	RENAISSANCE REVIEW BOARD

Sheet Title:
Exterior Elevations

Sheet No.
A-201

GENERAL NOTES

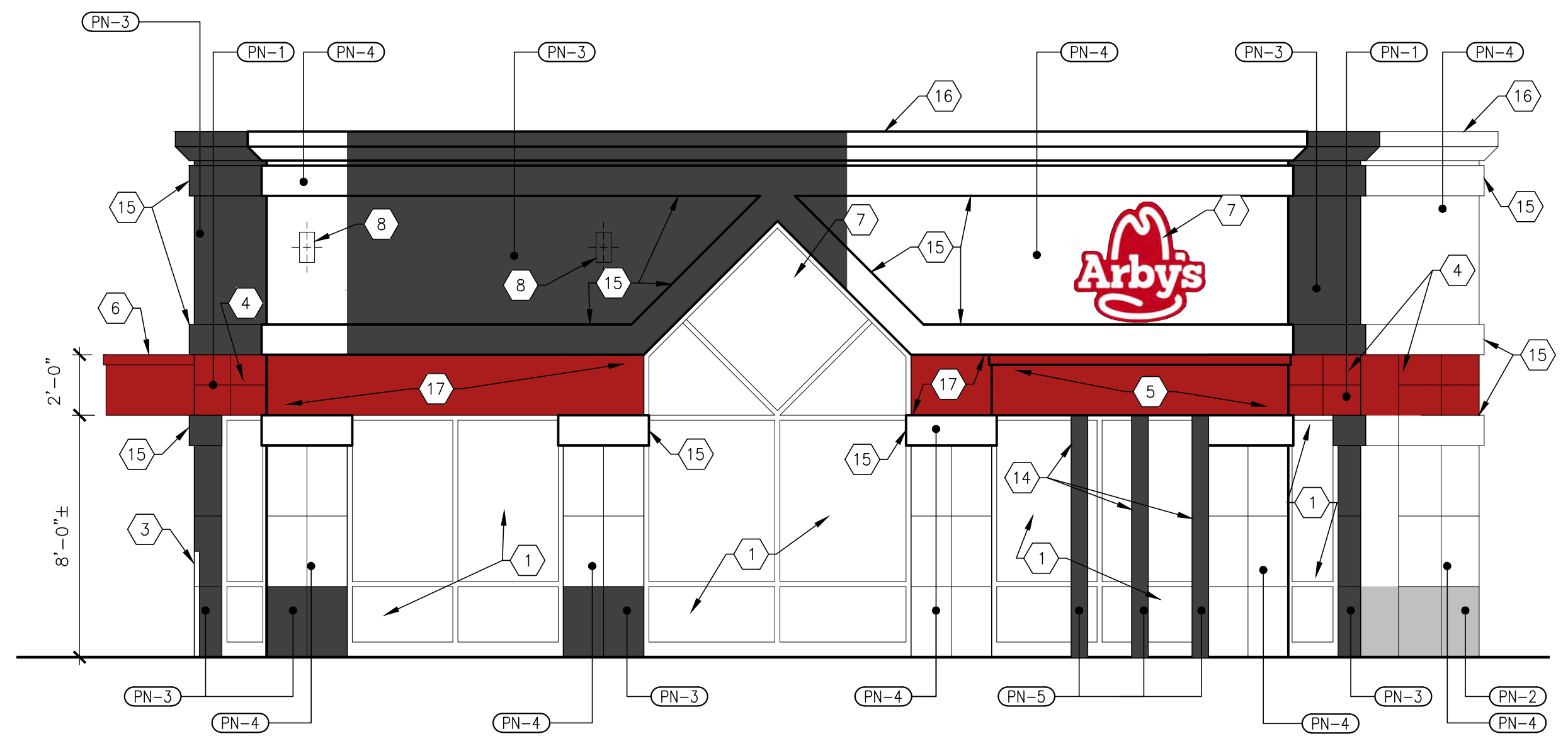
- USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, ARE NOT PROVIDED, OR THERE IS A DISCREPANCY, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH PRICING, ORDERING OR WORK
- "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION; IF CONDITIONS EXIST THAT ARE NOT IDENTIFIED ON THE CONSTRUCTION DOCUMENTS OR ARE IN QUESTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK
- ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S STANDARDS AS A MINIMUM REQUIREMENT
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FRAMING
- ELEVATIONS ARE FOR REPRESENTATION PURPOSES ONLY. COORDINATE WITH OWNER ON FINAL PAINT COLORS AND SELECTIONS

SHEET KEYNOTES

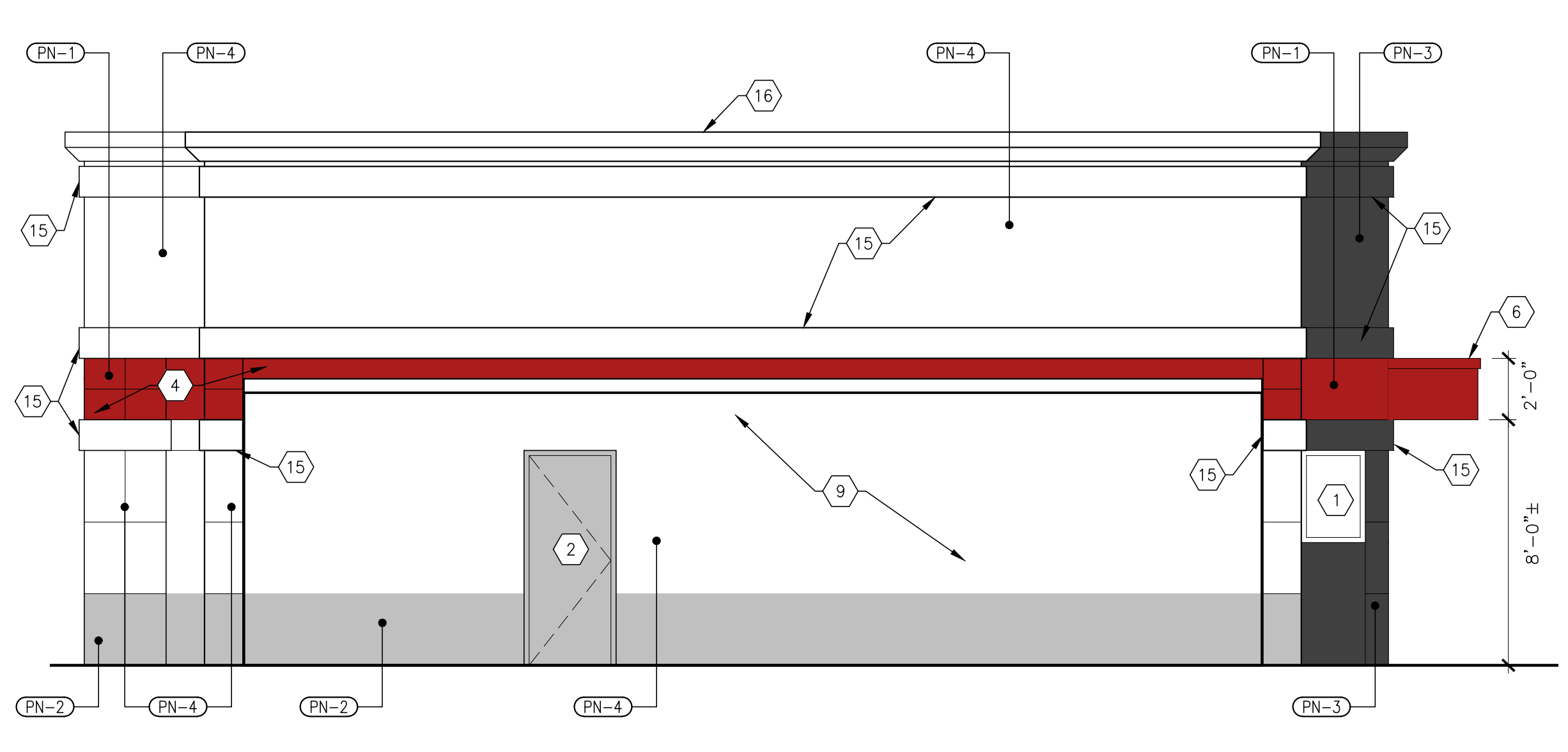
- EXISTING EXTERIOR WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN;
- EXISTING GUARDRAIL TO REMAIN
- PRIME AND PAINT EXISTING BUILDING WITH ACCENT BAND; RE: EXTERIOR COLOR NOTES
- NEW ALUMINUM COMPOSITE METAL CANOPY BY SIGN COMPANY
- NEW ALUMINUM COMPOSITE METAL DRIVE-THRU CANOPY BY SIGN COMPANY; CENTER OVER EXISTING DRIVE-THRU WINDOW
- NEW SIGNAGE BY OTHERS; COORDINATE WITH OWNER; 30" MAX HEIGHT ON INDIVIDUAL LETTERS
- NEW EXTERIOR DOWNLIGHTING BY OTHERS; COORDINATE WITH OWNER
- EXISTING COOLER/FREEZER/STORAGE TO REMAIN; COORDINATE WITH OWNER ON NEW PAINT COLORS
- EXISTING TO REMAIN
- PROVIDE BLOCKING FOR CANOPY ATTACHMENT
- ANGLED STEEL CONNECTION AS PART OF CANOPY PACKAGE
- EXISTING DRIVE-THRU WINDOW TO REMAIN
- METAL CANOPY POSTS BY OTHERS
- EXISTING EIFS BAND TO REMAIN; PAINT NEW COLOR AS INDICATED IN EXTERIOR COLOR NOTES
- PARAPET CAP TO REMAIN; MATCH NEW COLOR TO ADJACENT WALL
- ALUMINUM COMPOSITE METAL ACCENT BAND BY SIGN COMPANY

EXTERIOR COLOR NOTES

- PN-1 SHERWIN WILLIAMS COLOR: SW6869 STOP
- PN-2 SHERWIN WILLIAMS COLOR: SW7024 FUNDAMENTAL GRAY
- PN-3 SHERWIN WILLIAMS COLOR: SW2808 ROOKWOOD DARK BROWN
- PN-4 SHERWIN WILLIAMS COLOR: SW7005 PURE WHITE
- PN-5 SHERWIN WILLIAMS COLOR: SW7048 URBANE BRONZE



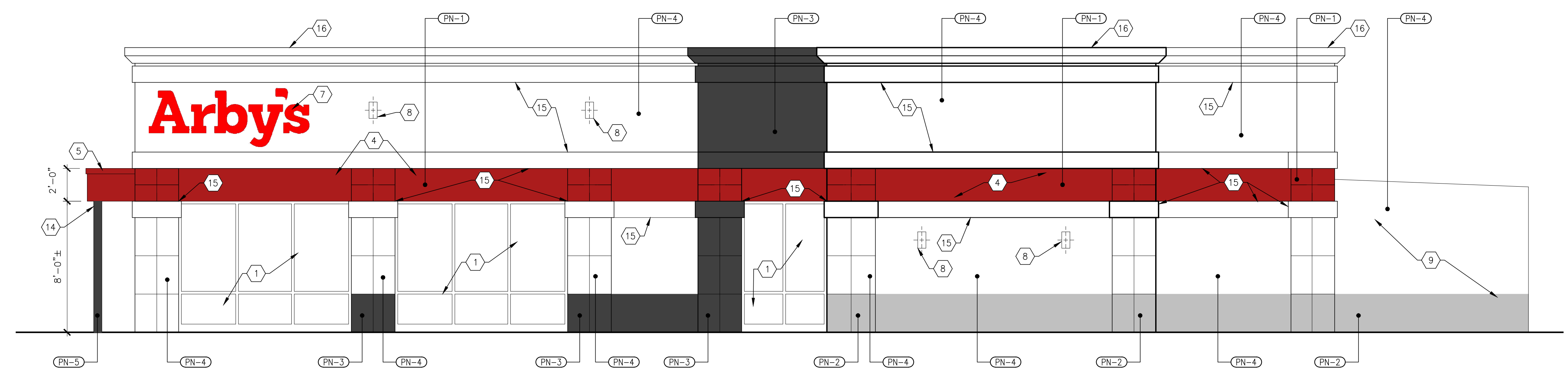
E1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



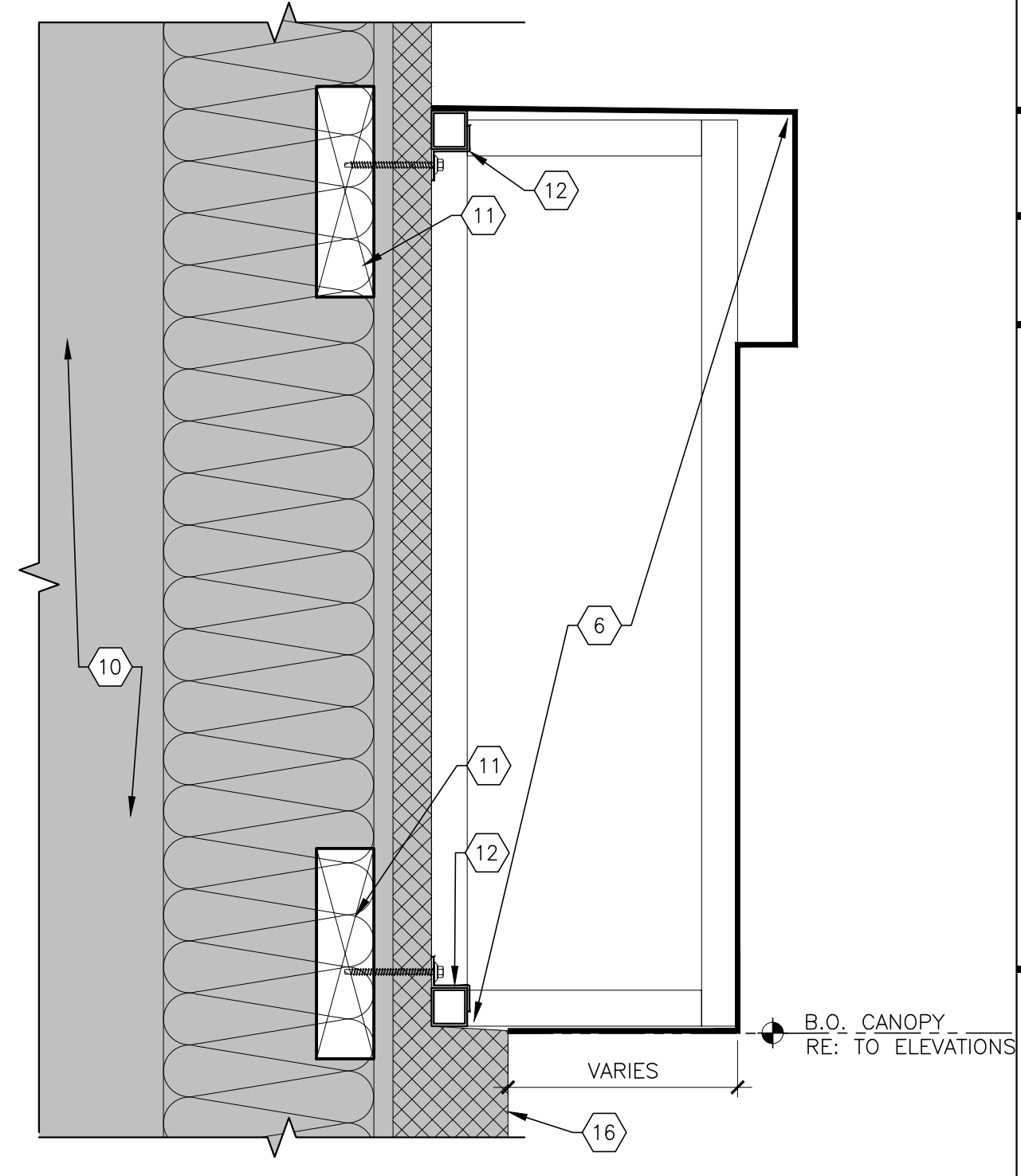
E4 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



C1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



A1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



A7 DETAIL SECTION @ CANOPY
SCALE: 3" = 1'-0"