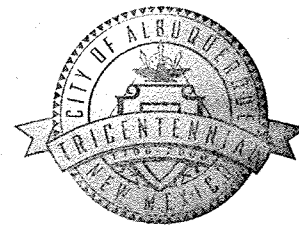


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 2, 2007

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
New Mexico Educators Federal Credit Union, [B-14 / D10B]
10090 Coors Blvd NW
Architect's Stamp Dated 02/01/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on February 1, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

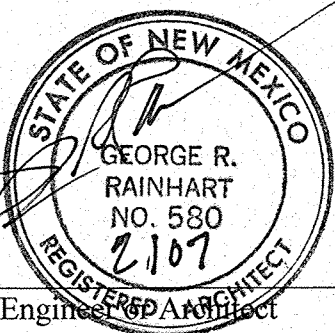
www.cabq.gov

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Rainhart Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED September 29, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Anton Dattilo OF THE FIRM George Rainhart Architect & Associate. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON February 2, 2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Temporary Certificate of Occupancy.

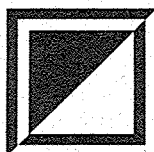
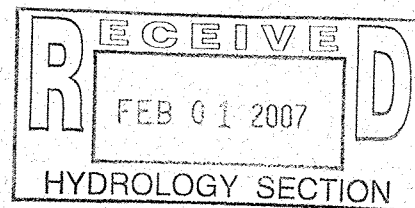
Note: A credit union replaced a restaurant use AA was revised 4/21/06

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

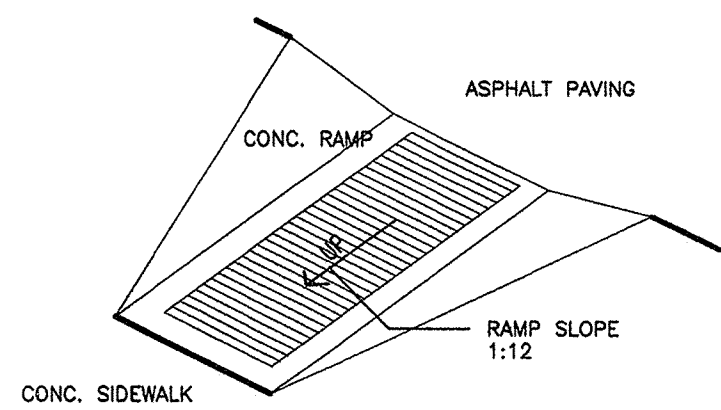

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

2107
Date

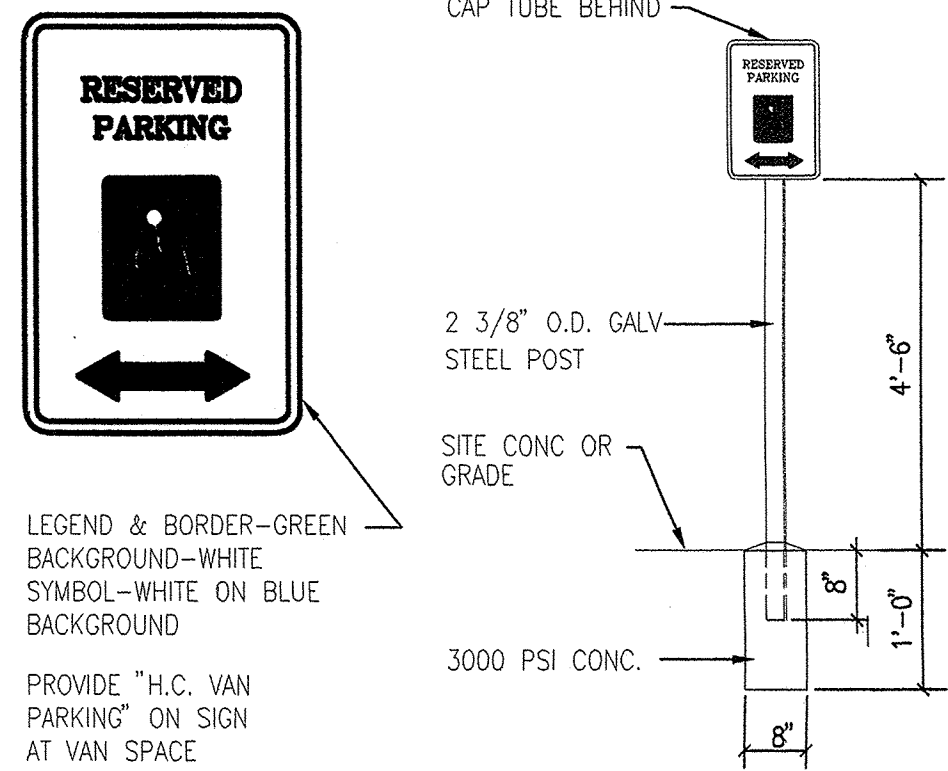


GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

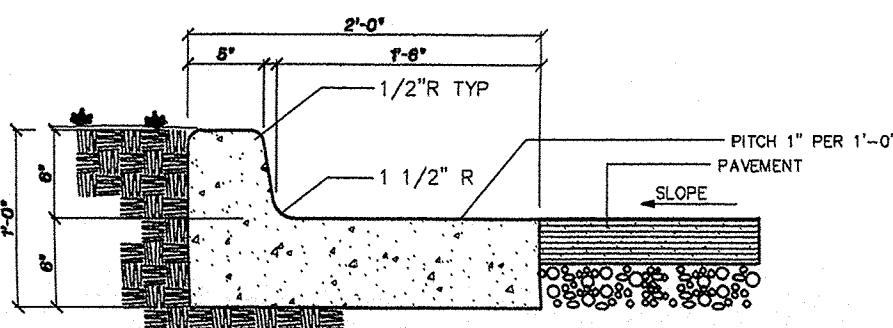


1 HANDICAP RAMP DETAIL
NOT TO SCALE

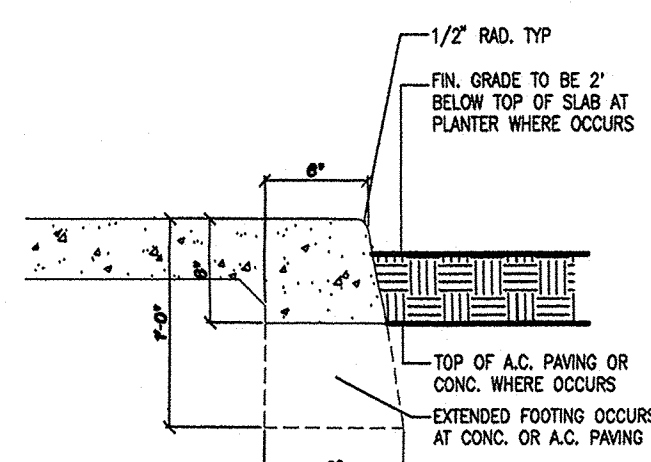
1A SLOPE ASPHALT PARKING AS RAMP



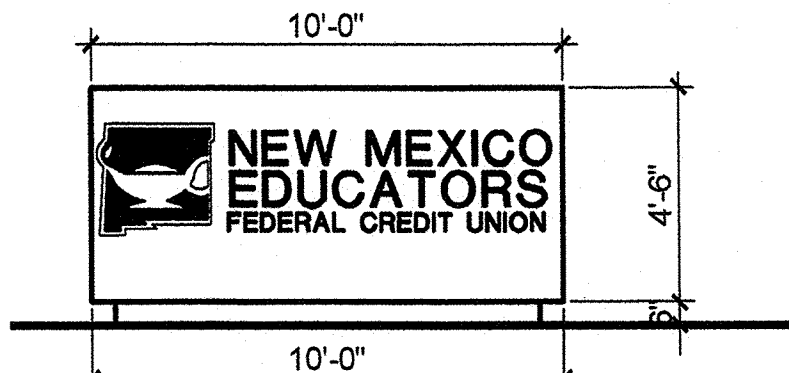
3 ACCESSIBLE PARKING SIGN
NOT TO SCALE



4 CURB & GUTTER
NOT TO SCALE

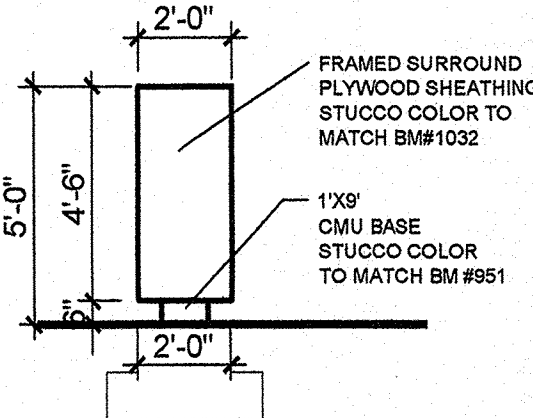


6 CURB DETAIL
NOT TO SCALE

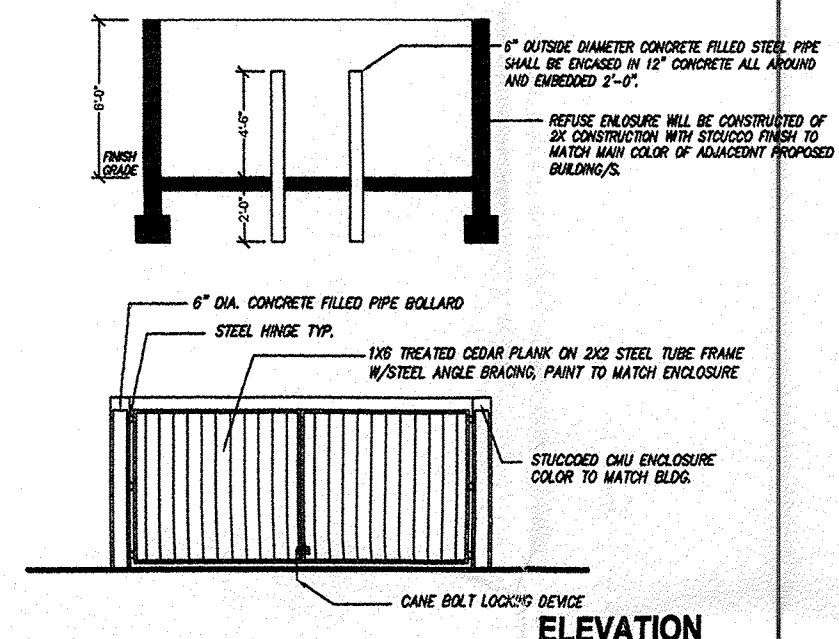
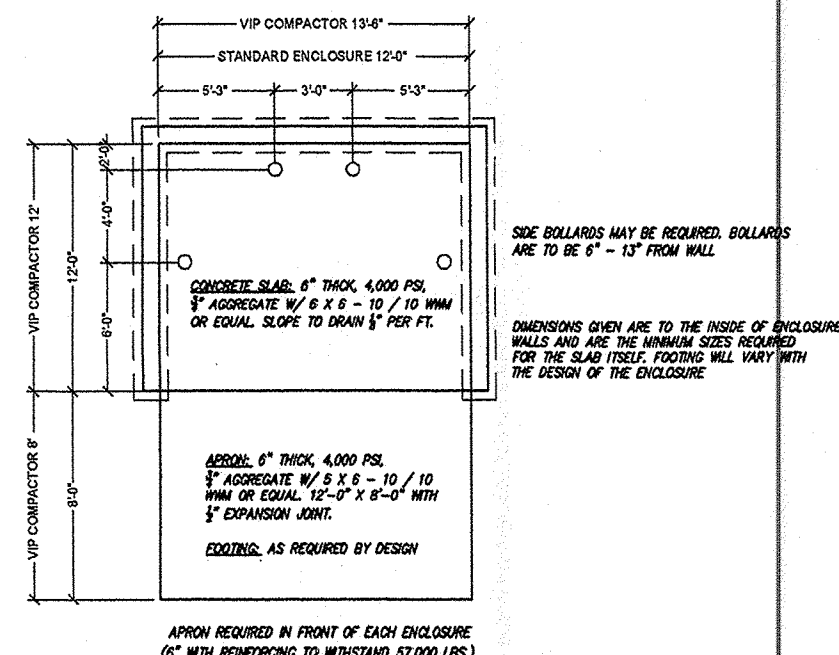


8 MONUMENT SIGN
SCALE: 1/4"=1'-0"

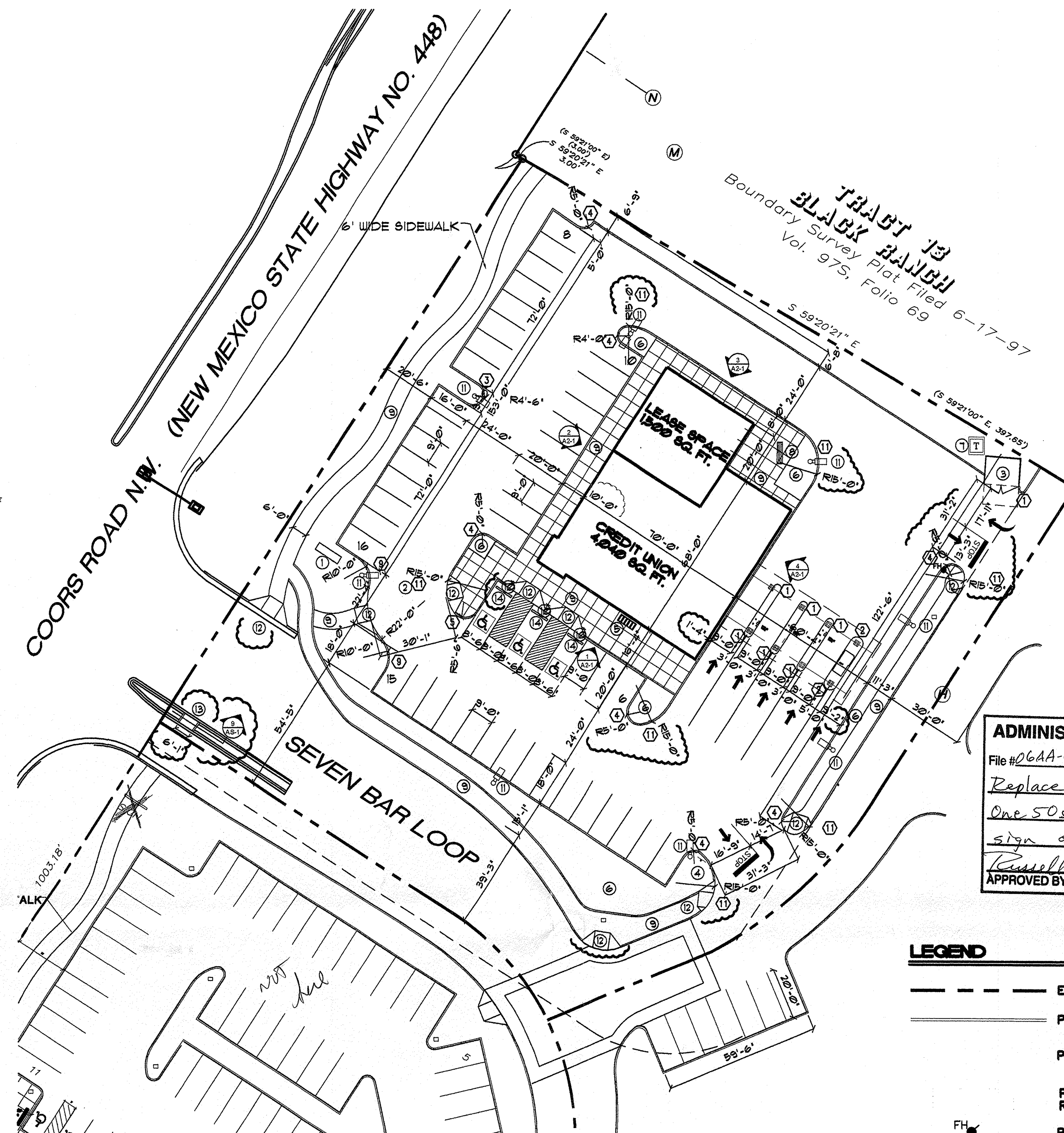
7 SITE LIGHTING DETAIL
NOT TO SCALE



2 BIKE RACK DETAIL
NOT TO SCALE



5 TRASH ENCLOSURE
NOT TO SCALE



9 CURB CUT THRU ISLAND
NOT TO SCALE

- RADIUS: 1'-6" 2'-6" 3'-6" 4'-6" 5'-6" 6'-6" 7'-6" 8'-6" 9'-6" 10'-6" 11'-6" 12'-6" 13'-6" 14'-6" 15'-6"

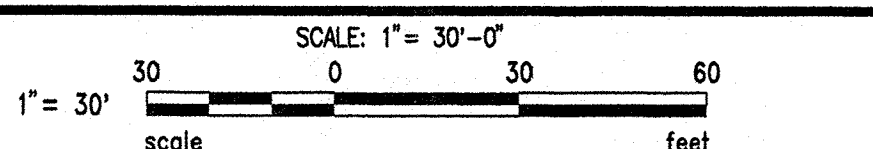
CODE REFERENCES

BUILDING CODE: IBC "2003"
MECHANICAL CODE: UMC "2003"
PLUMBING CODE: UPC "2003"
ELECTRICAL CODE: NEC "2005"
ACCESSIBILITY CODE: ANSI "1998"
FIRE CODE: IFC "2003"

CODE DATA

ADDRESS: NEC OF COORS BLVD. & SEVEN BAR LOOP
ZONING: C-1
BUILDING USE: CREDIT UNION (BANK)
OCCUPANCY: GROUP B
BUILDING TYPE: TYPE 2B
SEISMIC ZONE: 2B
ALLOWABLE AREA: 23,000 SF
OF STORIES: ONE
FIRE PROTECTION: NON-SPRINKLED

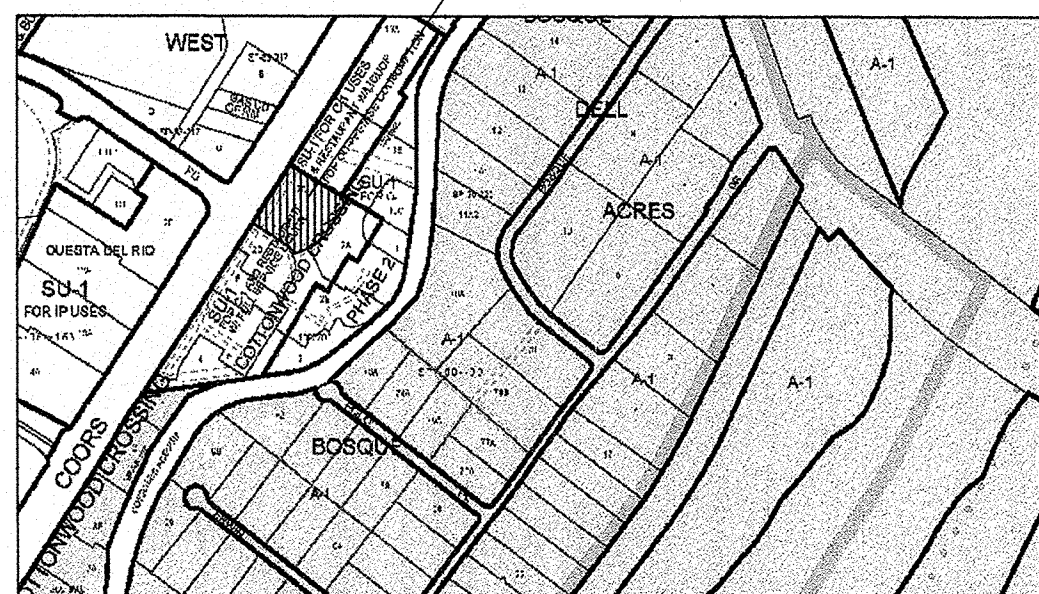
SITE PLAN



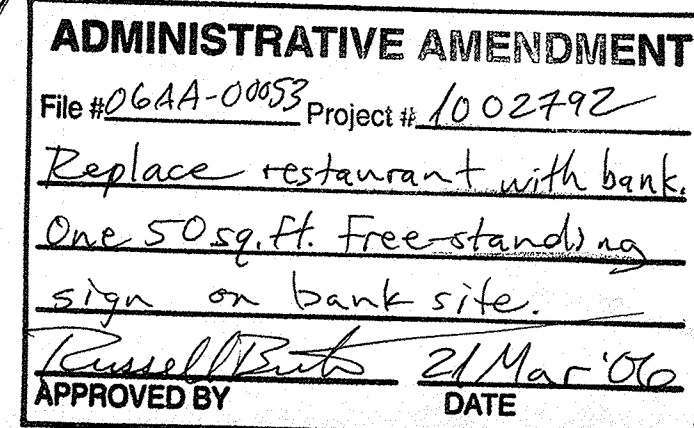
KEYED NOTES

1. PYLON SIGN, 1A. MONUMENT. (SEE 8/AS1)
2. 6'-0" WIDE RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (SEE 5/AS1)
4. 6'-0"X6'-0" TREE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS. (SEE 2/AS1)
6. LANDSCAPE AREA.
7. TRANSFORMER PAD
8. BENCHES
9. PEDESTRIAN WALK
10. H.C. PARKING SIGNAGE (SEE 3/AS1) (MIN. 2'-0" SETBACK FROM CURB)
11. SITE LIGHTING (20' MAX) (SEE 7/AS1)
12. ACCESSIBLE RAMP (SEE 1/AS1)
13. HANDICAPPED CURB CUT (SEE DETAIL 9/AS1)
14. WHEEL BUMPERS

SITE LOCATION



ZONE MAP



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK-RECESSED BRICK PAVERS
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED OUTDOOR SEATING (EA. SEATS 4)
- PROPOSED TRANSFORMER
- VEHICLE INGRESS/EGRESS

BUILDING AREA & PARKING CALCS:

5,540 SF. BUILDING.
LOT SIZE = 63,139 SF OR 1.45 A.C.
5,540 SF / 1 SPACE PER 200 SF
28 CARS REQUIRED
FAR = .13
OCCUPANT LOAD: 5,540 SQ FT / 100 = 55

FLOOR AREA RATIOS:

TOTAL BUILDING AREA = 5,540 SQ/FT
TOTAL LOT AREA = 63,139 SQ. FT. 1.45 ACRES
TOTAL FAR = .13

PARKING NOTES:

TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20'
SMALL CARS SPACES ARE 8'-0" X 16'-0"
ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED
5 BICYCLE SPACES.

TOTAL STANDARD PARKING SPACES PROVIDED (44 SPACES)
TOTAL H.C. PARKING SPACES PROVIDED (INCLUDES VAN SPACES) 3 SPACES
TOTAL PROVIDED 47 SPACES
TOTAL REQUIRED SPACES = 5,540 SF/200 SPACES = 28 SPACES
TOTAL PROVIDED SPACES = 47 SPACES

LEGAL DESCRIPTION:

TRACTS G AT VENTANA SQUARE
BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3
EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

C-1
TOTAL ACREAGE
1.45 Acres

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL ARCHITECTURAL:

General architecture character is to follow the general design concept depicted on building elevations will be cementitious finish with a cementitious dado band. The building walls must be colored to match color benjamin moore (#2) bm951 and (#1) bm1032. The main roof is to be predominately flat-roofed or sloped to drain. The building areas such as drive thru canopies, entrance portals and window canopies will be sloped as an architectural feature. These roofs are to be shed type metal standing or flat seamed. The high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roof extend above the parapet wall and area to relate to the entry format of the building. Building heights are limited to 26' parapet heights for major building walls. These roofs may extend above this height to accent and articulate the building mass.

MECHANICAL EQUIPMENT SCREENING:

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALETTE:

color #1 light tan benjamin moore #1032
color #2 medium dark tan dado band base wall color #951
color #3 marbled terra cotta concrete tile roofing, trim & accents (med red/brown), (MONIER BARCELONA CLIFFSIDE, RED).

SPECIAL BUFFERING:

Drive-thru area to be screened with a 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A 30' high berm of the may be provided as part of the landscape

BUILDING SIGNAGE:

Awning as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. The Bank logo is to be integral part of the overall sign.

LANDSCAPING:

Landscape of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS:

Awning are permitted above window areas. Awning with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. Accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.

GLAZING:

Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS:

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way and the adjacent monument area. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

LIGHTING:

Site lighting is provided for the entire parking area. Lighting not to exceed 20' high fixture. Main parking area lighting not to exceed 20' to fixture. Exposed, i.e. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under canopies to be 50ft candles, from totally surface mounted or pendant fixture lighting.

FREE STANDING SIGNAGE:

Coors Blvd. Each building to have one 50 sf monument sign.

TRAFFIC REQUIREMENTS:

All traffic requirements have been met per

PARKING:

The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 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 DRP 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

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
NEC OF COORS BLVD. & SEVEN BAR LOOP
ALBUQUERQUE, NEW MEXICO

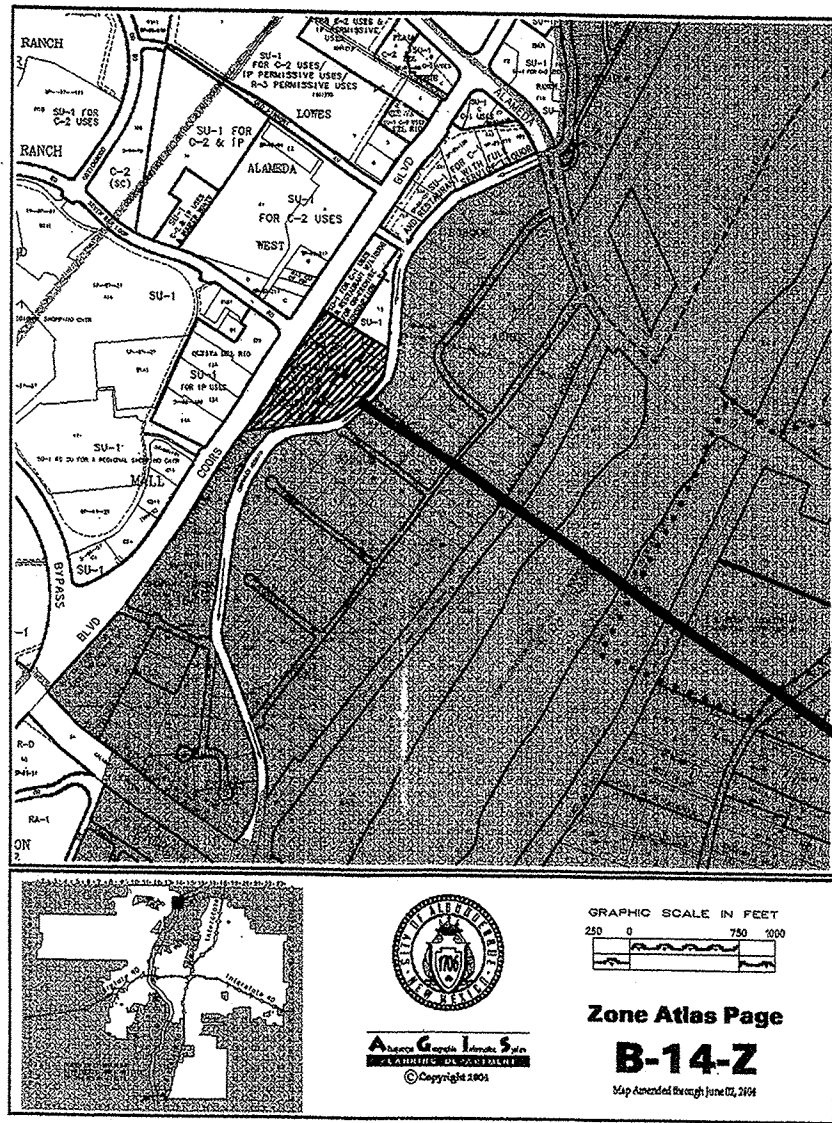
DRAWN BY:
WRS
JOB NO.
0650

PROJECT MANAGER
Arden Daillo

SHEET TITLE
SITE PLAN

DATE:
3.13.2006
SCALE:
1"=30'

sheet-
AS1
of



VICINITY MAP
Scale: N.T.S.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16'31"
C2	184.86'	250.00'	96.89'	180.68'	N29°04'56"E	42°22'03"
C3	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C4	158.97'	250.00'	82.28'	156.31'	N26°06'56"E	36°26'03"
C5	25.89'	250.00'	12.96'	25.88'	N47°17'57"E	5°56'00"
C6	56.40'	105.00'	28.90'	55.72'	N41°41'00"W	30°46'24"
C7	55.66'	105.00'	28.50'	55.01'	N11°06'34"W	30°22'27"
C8	52.87'	105.00'	27.01'	52.32'	N18°30'14"E	28°51'09"
C9	29.04'	50.00'	14.94'	28.63'	N40°35'06"W	33°16'21"
C10	58.19'	100.00'	29.95'	57.37'	S40°37'09"E	63°20'27"
C11	10.16'	30.00'	5.13'	10.11'	N47°35'18"W	19°24'09"
C12	26.67'	150.00'	13.37'	26.63'	N32°47'36"W	10°11'13"
C13	22.20'	15.00'	13.69'	20.23'	S70°05'40"E	84°46'20"
C14	75.07'	150.00'	38.34'	74.29'	N47°17'45"E	28°40'26"
C15	91.69'	180.00'	46.86'	90.70'	N47°33'09"E	28°11'12"
C16	19.41'	15.00'	11.33'	18.09'	S30°25'05"W	74°09'05"
C17	103.62'	150.00'	53.97'	101.57'	N13°08'23"E	39°34'49"
C18	141.37'	90.00'	90.00'	127.28'	N12°04'12"W	90°00'00"

LINE	LENGTH	BEARING
L1	10.66'	S07°53'21"W
L2	53.59'	S50°15'56"W
L3	69.59'	S72°32'39"W
L4	32.70'	N76°36'48"W
L5	28.72'	N27°52'55"W
L6	14.01'	N86°28'56"W
L7	55.93'	S28°23'32"W
L8	18.19'	N61°36'28"W
L9	66.92'	S58°03'23"W
L10	37.38'	S32°55'48"W
L11	83.38'	S32°55'48"W
L12	41.00'	N57°14'40"W
L13	22.12'	S32°55'48"W
L14	60.00'	N32°55'48"W
L15	52.00'	N57°04'12"W
L16	62.24'	S32°55'49"W
L17	11.00'	N32°55'48"E
L18	37.00'	S57°04'12"E
L19	23.13'	N32°55'48"E
L20	2.09'	N67°30'58"E
L21	40.11'	N57°02'27"W
L22	23.67'	N57°02'27"W
L23	29.39'	N85°55'21"W
L24	48.94'	N57°04'12"W
L25	23.88'	S57°04'12"E
L26	15.89'	N57°04'12"W
L27	43.88'	N57°17'22"W
L28	30.80'	S67°30'58"W
L30	37.14'	S67°29'37"W
L31	62.24'	S32°55'48"W
L32	69.63'	S32°55'48"W
L33	17.00'	S57°04'12"E
L34	107.33'	S32°55'48"W
L35	82.43'	S62°07'05"W
L36	46.47'	S28°23'32"W
L37	20.59'	S28°23'32"W
L38	181.30'	S57°04'12"E
L39	23.08'	S61°36'28"E
L40	33.08'	S60°36'28"E
L41	184.73'	S69°01'58"E
L42	106.53'	N48°20'05"E
L43	36.03'	N48°20'05"E
L44	19.89'	S88°44'18"E

LOT 1
COTTONWOOD CROSSING
Filed 7-9-98, Vol. 98C, Folio 196

SEVEN BAR
LOOP ROAD

COORS ROAD N.W.

(NEW MEXICO STATE HIGHWAY NO. 448)

156' RIGHT OF WAY

128' ROAD WIDTH

10' PUBLIC OVERHEAD UTILITY EASEMENT
GRANTED BY PLAT FILED JAN. 9, 2004

10' EASEMENT TO NEW MEXICO UTILITIES
IN BOOK 98-06, PAGE 8431.

10' CITY OF ALBUQUERQUE
SIDEWALK EASEMENT
PLAT FILED FEBRUARY 19, 2004

10' PUBLIC WATER AND PUBLIC SANITARY
SEWER EASEMENT TO NEW MEXICO UTILITIES, INC.
AND NEW DRY UTILITY EASEMENT GRANTED BY
PLAT FILED JANUARY 19, 2004 AND BY THAT
CERTAIN "DECLARATION OF PROTECTIVE
COVENANTS, RESTRICTIONS AND GRANT OF
EASEMENTS", FILED FEBRUARY 19, 2004 IN
BOOK A73, PAGE 711.

20' SANITARY SEWER EASEMENT
TO NEW MEXICO UTILITIES, INC.
FILED SEPTEMBER 27, 1981,
BOOK 880, PAGE 1,
TO REMAIN.

BL TRACT 13
BOUNDARY SURVEY PLAT FILED
VOL. 975, FOLIO 68

AREA OF AMENDMENT
SEE FOLLOWING SHEET AS1

PRIVATE CROSS-ACCESS EASEMENT FOR THE
JOINT USE AND BENEFIT OF LOTS 1 THROUGH 6
(TO BE MAINTAINED BY LOTS 1 THROUGH 6).
NEW PUBLIC WATER AND PUBLIC SANITARY
SEWER EASEMENT TO NEW MEXICO UTILITIES, INC.
AND NEW DRY UTILITY EASEMENT GRANTED BY
PLAT FILED JANUARY 19, 2004 AND BY THAT
CERTAIN "DECLARATION OF PROTECTIVE
COVENANTS, RESTRICTIONS AND GRANT OF
EASEMENTS", FILED FEBRUARY 19, 2004 IN
BOOK A73, PAGE 711.

LOT 1
FILED - FEBRUARY 19, 2004
IN PLAT BOOK 2004C, PAGE 56
APPROVED UNDER
03EPC 01085/01086

LOT 2
74' 1.5908 Ac.
UNIT 'A'
4,000 SF
UNIT 'B'
UNIT 'C'

APPROVED UNDER
03EPC 01085/01086
AA#04AA00222

APPROVED UNDER
03EPC 01085/01086
AA#04AA00222

NOT A PART
APPROVED UNDER
03EPC 01085/01086
AA#04AA00222

NOT A PART
APPROVED UNDER
03EPC 01085/01086

NOT A PART
APPROVED UNDER
03EPC 01085/01086

NOT A PART
APPROVED UNDER
03EPC 01085/01086

LOT 3

LOT 5
COTTONWOOD CROSSING
PHASE II
Filed - FEBRUARY 19, 2004 IN PLAT BOOK 2004C, PAGE 56

RECEIVED
FEB 01 2007
HYDROLOGY SECTION

NOTE

SAID LOTS 1, 2, 3, 4, 5 AND 6
ARE SUBJECT TO THAT CERTAIN
"RECIPROCAL EASEMENT AGREEMENT",
FILED IN THE OFFICE OF THE
COUNTY CLERK OF BERNALILLO
COUNTY, NEW MEXICO ON THE 21ST
DAY OF OCTOBER, 1996, IN BOOK
BCR 96-28, PAGES 2764-2777, AS
DOCUMENT NO. 96115257.

SAID LOTS 1, 2, 3, 4, 5 AND 6
ARE SUBJECT TO THAT CERTAIN
"DECLARATION OF PROTECTIVE
COVENANTS, RESTRICTIONS AND
GRANT OF EASEMENTS", FILED IN
THE OFFICE OF THE COUNTY CLERK
OF BERNALILLO COUNTY, NEW
MEXICO ON JANUARY 19, 2004, IN
BOOK A73, PAGE 711, AS
DOCUMENT NO. 2004020771.

PHASE II ARCH DESIGN CRITERIA

THIS SITE PROPOSES DEVELOPMENT
OF SEVERAL BUILDINGS CLUSTERED
AROUND A PLAZA AREA CONTAINING
AN EXISTING COTTONWOOD TREE.
THIS EXISTING ELEMENT WILL BE
RETAINED TO SERVE AS THE FOCAL
POINT OF THE CLUSTERED BUILDING
DEVELOPMENT OF LOTS 2 AND 2-B.
THESE STRUCTURES MUST BE
ARCHITECTURALLY COMPATIBLE WITH
THE PROPOSED STRUCTURES OF
PHASE I, WITH A MAXIMUM OF TWO
STORIES (UP TO 42' IN HEIGHT)
PERMITTED. WALL SURFACES ARE TO
BE PREDOMINANTLY OF STUCCO
COLORED WITH LIGHT SHADE DESERT
HUES. ARCHITECTURAL DETAILS TO
FOLLOW SHOPS BUILDINGS
ELEVATIONS. FLAT ROOF AREAS
CONTAINING MECHANICAL UNITS ARE
TO BE SCREENED WITH STUCCO
PARAPETS AND ACCENT ELEMENTS
ROOFED WITH GALV. STANDING SEAM
ROOFING MATERIAL. PHASE II
BUILDINGS WILL BE BUFFERED FROM
ADJACENT RESIDENTIAL AREAS BY A
LARGE DRAINAGE POND AT THE
CORRALES MAIN CANNAL

CURB RADIUS DESIGNATION

- ③ = 3' RADIUS
④ = 10' RADIUS
⑤ = 15' RADIUS
⑥ = 20' RADIUS
⑦ = 25' RADIUS
⑧ = 30' RADIUS

- ① TEXTURED CONC. PEDESTRIAN CROSSWALK
② LIGHT POLE LOCATION RE: 6/1.1 FOR POLE DETAIL
③ 6' WIDE MEANDERING CONC. PEDESTRIAN WAY

GENERAL NOTES

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP
OR BRASS DISK MARKED "HUGG LS 9750"
○ FOUND PROPERTY CORNER AS INDICATED
● SET 5/8" REBAR OR CONCRETE NAIL WITH CAP
OR BRASS DISK MARKED "HUGG LS 9750"
▲ SET 4" ALUMINUM CENTERLINE MONUMENT

PROJECT NUMBER: 1002792
APPLICATION NUMBER: 04-00897

This plan is consistent with the specific Site Development Plan approved by the
Environmental Planning Commission (EPC) on
and that the findings and conditions in the Official Notice, Notification of
Decision have been complied with:

Is an Infrastructure List required? () YES (X) NO

If yes, then a set of approved DRG plans with a work order is required for
any construction within Public Right-of-Way or for construction of public
improvements.

SITE DEVELOPMENT PLAN

City Engineer, Transportation Division
Date: 6-30-04

Utilities Department
Date: 6-30-04

Public and Recreation Department
Date: 6-30-04

City Engineer, Engineering Division / AMAFCA
Date: 6-30-04

Environmental Health Department (conditional)
Date: 6-18-04

DRG Chairperson, Planning Department
Date: 6-30-04

* Environmental Health, if necessary

SITEPLAN FOR BUILDING PERMIT

LEGAL DESCRIPTION	LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	UNIT A	UNIT B	UNIT C	UNIT D
TOTAL ACREAGE:	1.4568 AC	1.5908 AC	1.5908 AC	1.5908 AC	1.5483 AC
EXISTING ZONING:	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1
PROPOSED ZONING:	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1	SU-1 FOR C-1 AND RESTAURANT WITH FULL SERVICE LIQUOR AND SU-1 FOR D-1
BUILDING SIZE:	4,549 SF	4,070 SF	7,700 SF (2 STORY)	3,025 SF	17,200 SF (2 STORY)
FAR:	.071685	.058(21 OVERALL UNITS A/B/C)	.1111(21 OVERALL UNITS A/B/C)	.04365(21 OVERALL UNITS A/B/C)	.1275
PROPOSED USE:	RESTAURANT	OFFICE	OFFICE	OFFICE	RETAIL/OFFICE
TOTAL PARKING PROVIDED:	63 SPACES	127 SPACES (10 SMALL CARS)	127 SPACES (10 SMALL CARS)	127 SPACES (10 SMALL CARS)	91 SPACES
TOTAL PARKING REQ (INCLUDING EMPLOYEE):	38 SPACES	20 SPACES	38 SPACES	38 SPACES	20 SPACES
HC PROVIDED:	4 H.C. (INCLUDING 2 VAN ACCESSIBLE)	8 H.C. (INCLUDING 4 VAN ACCESSIBLE)	8 H.C. (INCLUDING 4 VAN ACCESSIBLE)	8 H.C. (INCLUDING 4 VAN ACCESSIBLE)	8 H.C. (INCLUDING 4 VAN ACCESSIBLE)
HC REQUIRED:	4 H.C. SPACES	8 H.C. SPACES	8 H.C. SPACES	8 H.C. SPACES	8 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES
BIKE SPACES REQUIRED:	3 BIKE SPACES	6 BIKE SPACES	6 BIKE SPACES	6 BIKE SPACES	5 BIKE SPACE
SHOWER SPACES PROVIDED:	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
SHOWER SPACES REQUIRED:	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
MAX BUILDING HT	42'	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

REV	DATE	BY	REVISION
1	6/6/04	SD	

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
TRACT 14 COTTONWOOD CROSSING
COORS BLVD. N.W.
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR

JOB NO.
0309

DRAWN BY
SD

SHEET TITLE
SITEPLAN FOR BUILDING PERMIT

DATE:
6/6/04

SCALE:
1"=40'

sheet-
A1

of-