

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
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, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
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 RESIDENTIAL 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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN

SHUTOFF VALVES:

- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
 2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
 4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
 5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	WATER SERVICE LINE
	PROPOSED WATER LINE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	CENTERLINE
	RIGHT-OF-WAY
	DRY UTILITY TRENCH
	BOUNDARY LINE
	EASEMENT
	CONTRACTOR SHALL REMOVE AND REPLACE PAVING NEW SECTION TO BE 2" ARTERIAL ASPHALT CONCRETE (SFC) TYPICAL FINISH COURSE OVER 2" ARTERIAL ASPHALT CONCRETE (BC) TYPE A OVER 11" OF AGGREGATE BASE

GENERAL NOTES:

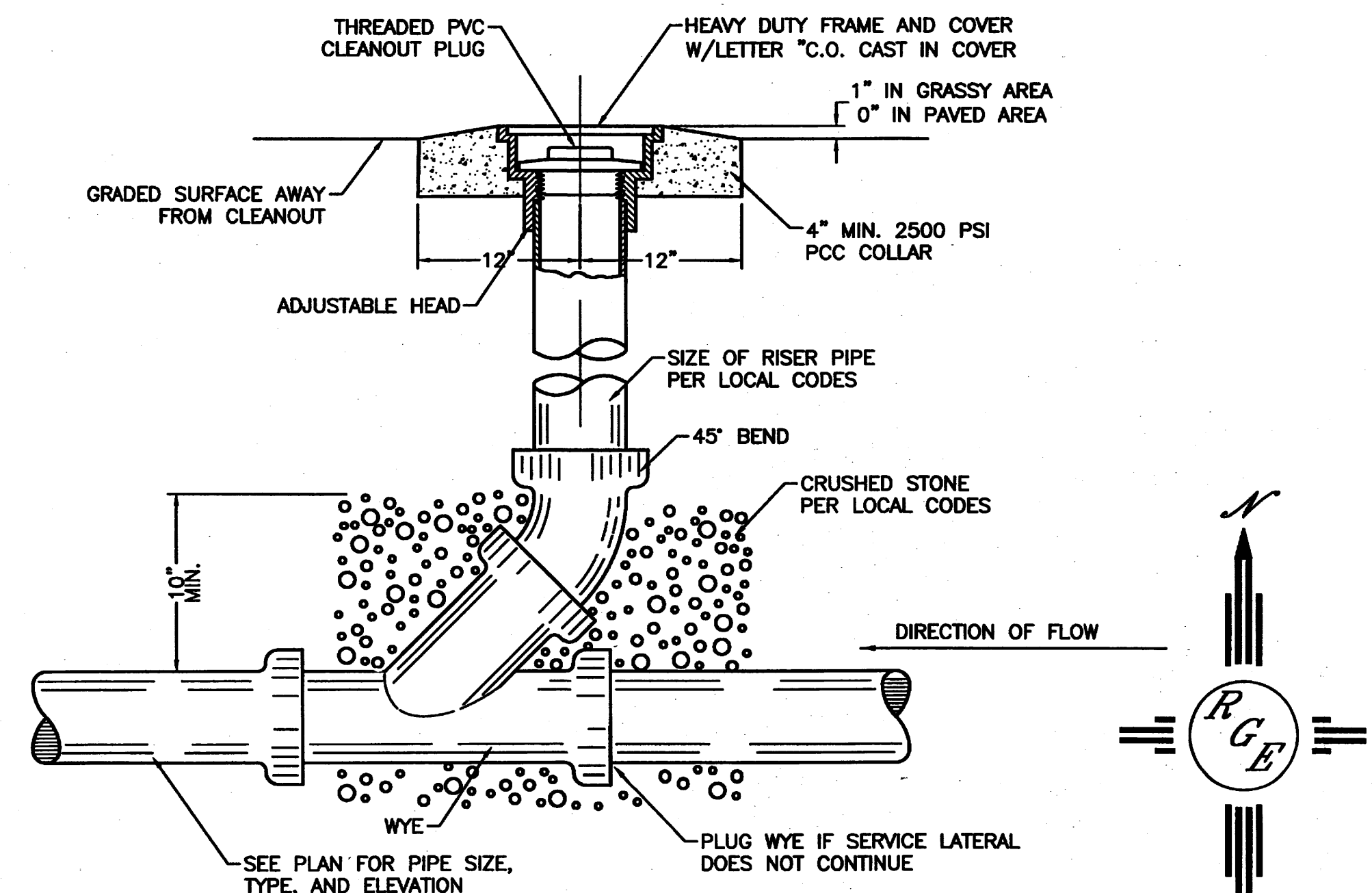
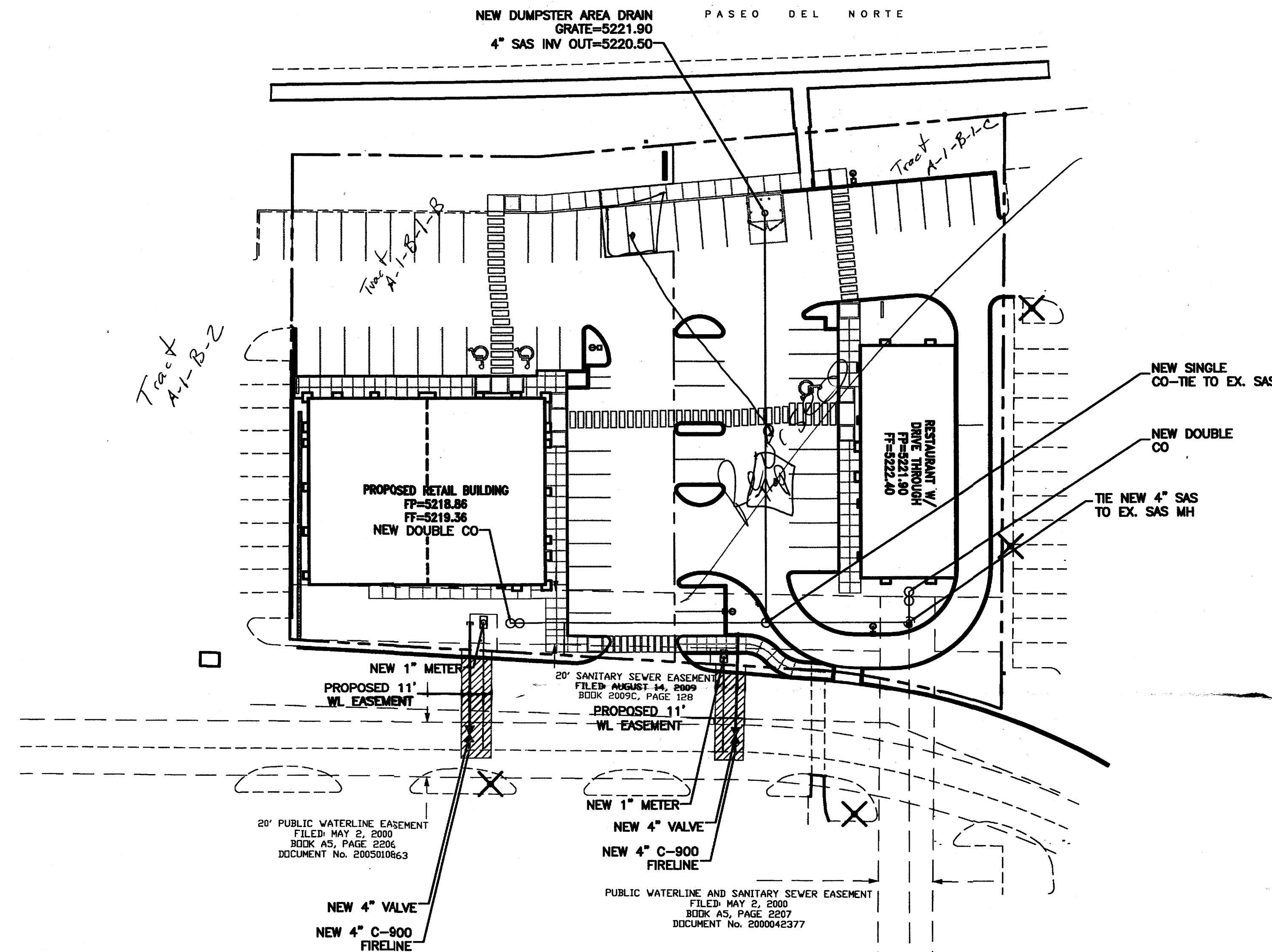
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

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JUL 11 2012

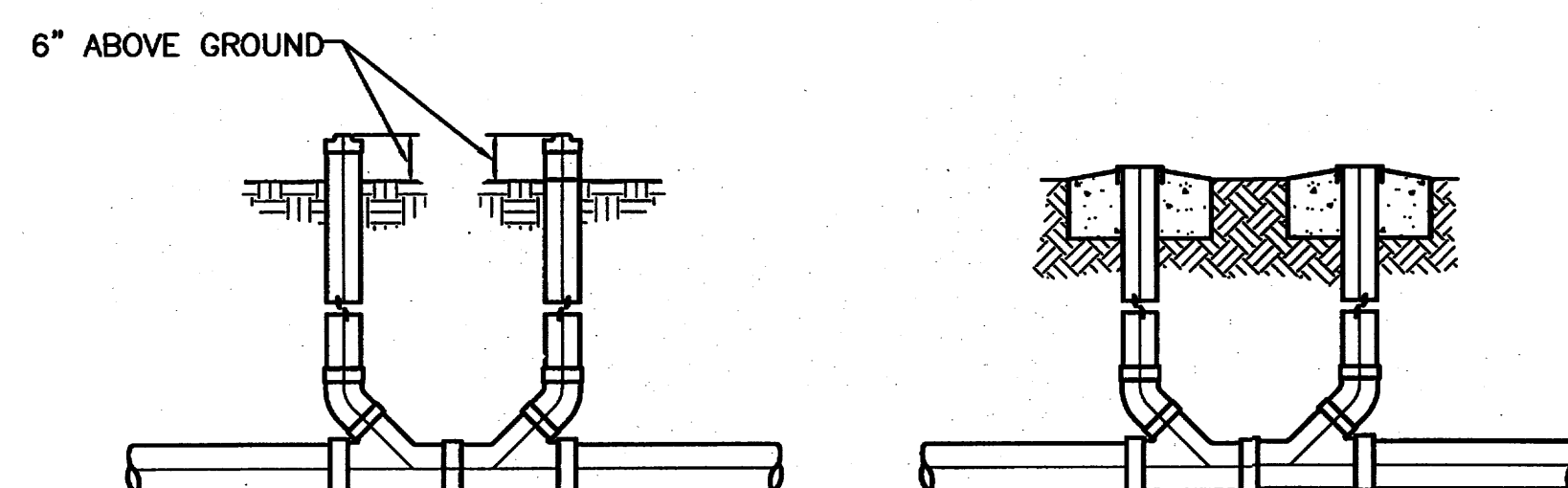
HYDROLOGY SECTION

ENGINEER'S SEAL	LOS ANGELES CENTER	DRAWN BY WCWJ
	MASTER UTILITY PLAN	DATE 3-28-12
		21204-LAYOUT-3-28-12
	1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 21204



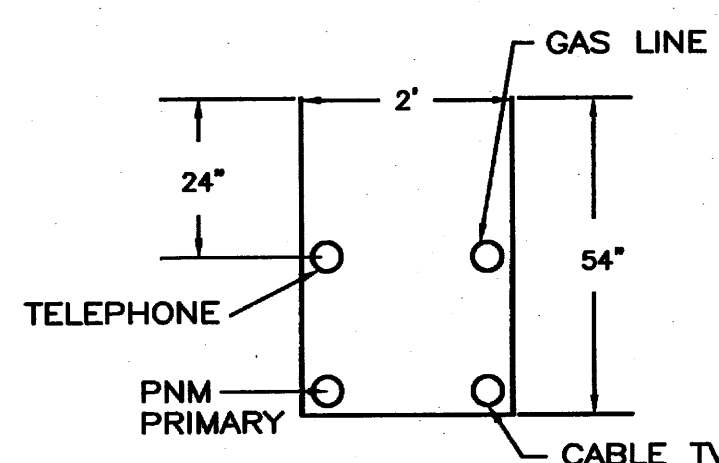
SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS



UTILITY TRENCH DETAIL

NTS

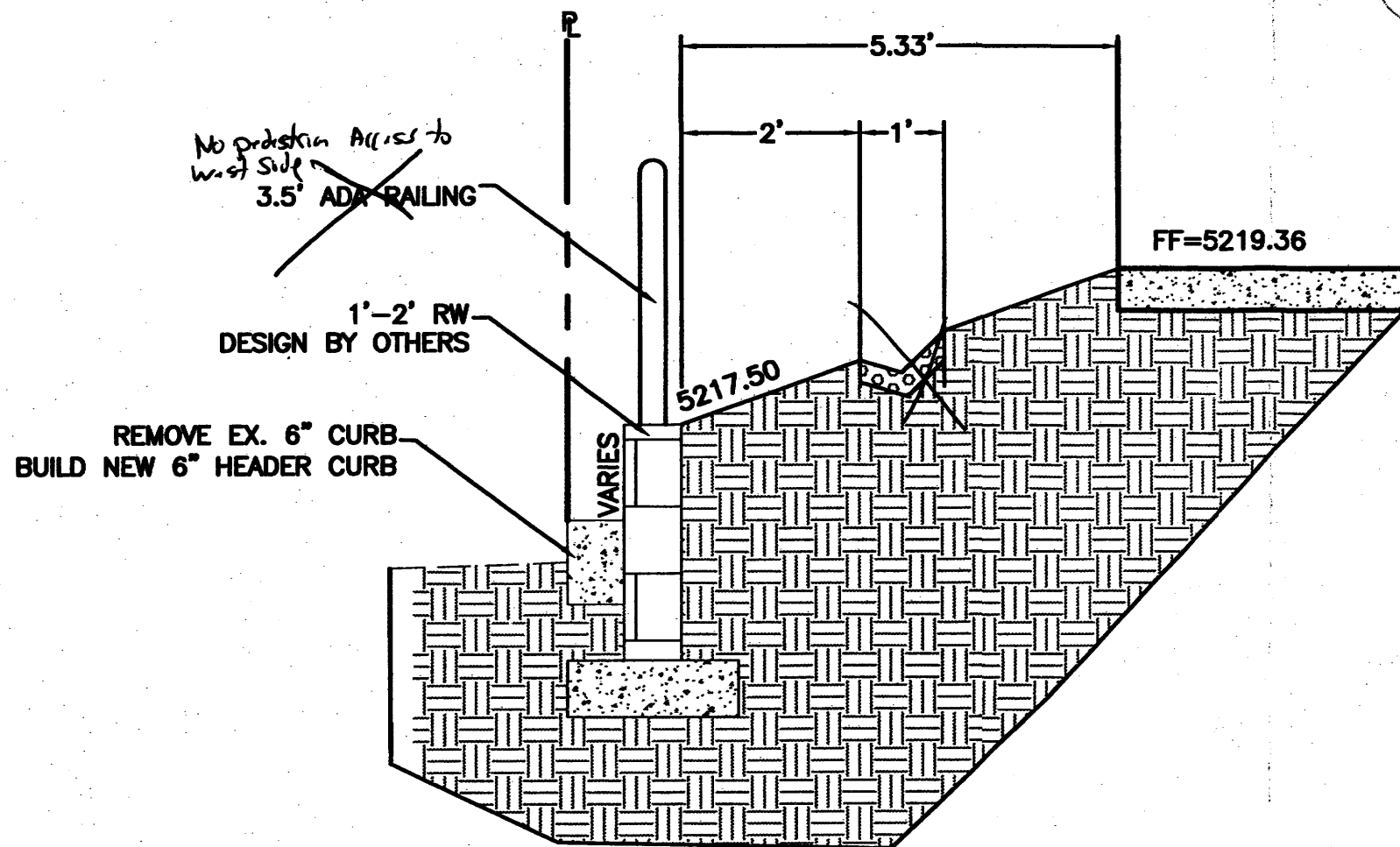
RECEIVED
JUL 11 2012
HYDROLOGY
SECTION

EROSION CONTROL NOTES:

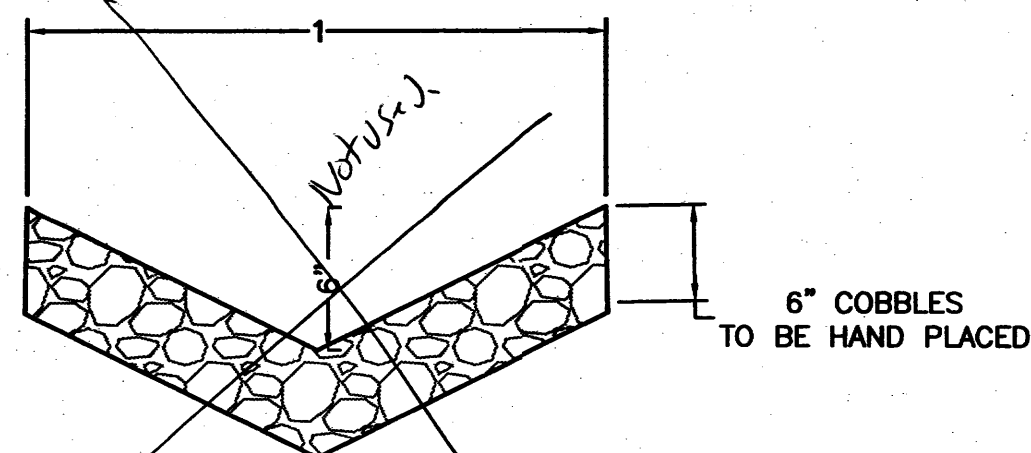
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2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 7/11/12. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by Andrew Medina NMPS 12649. The certification is submitted in support of a request for Certificate of Occupancy. The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

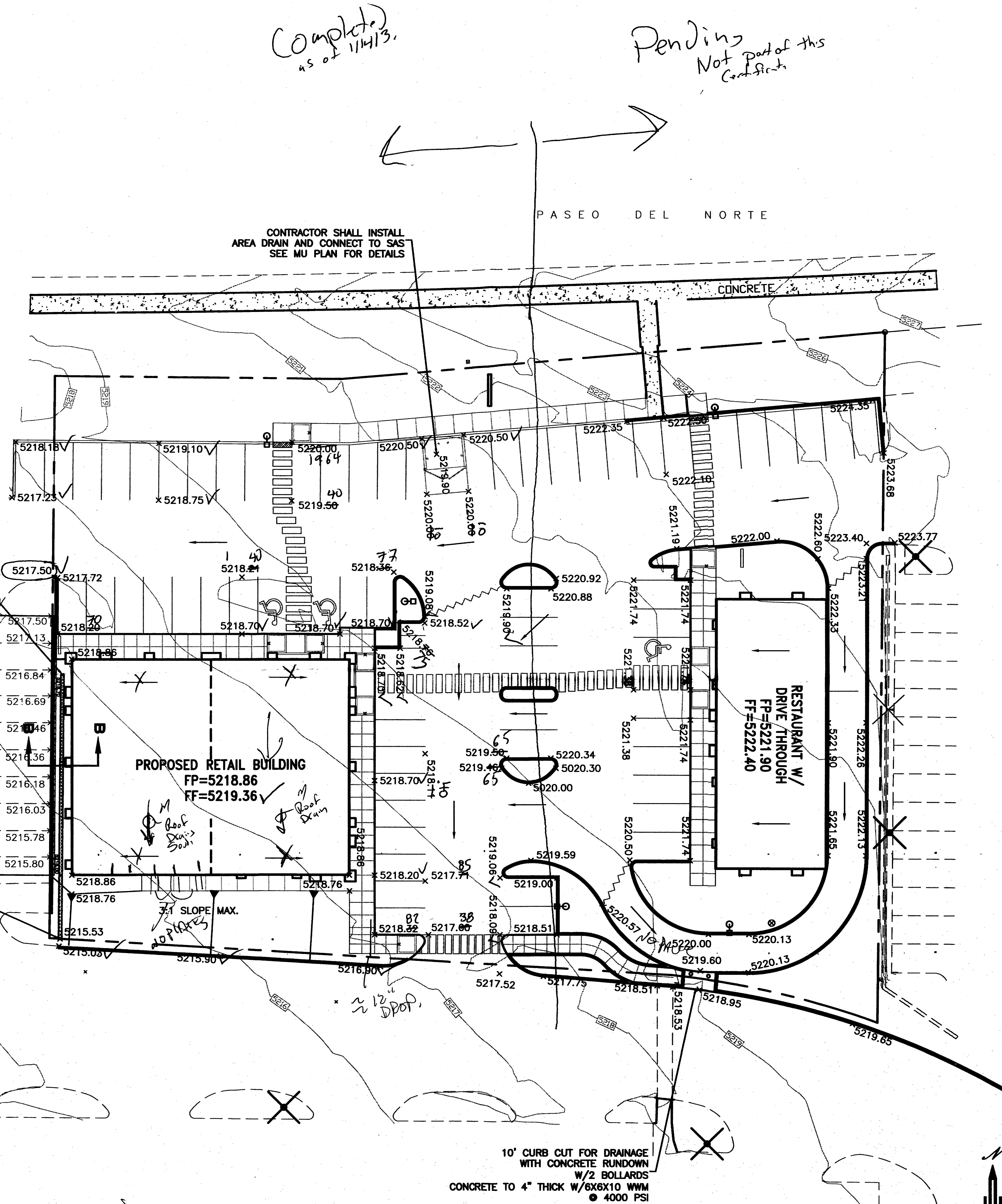
Exceptions:
Certification for west building only.
Landscape partially complete - Prior to Final CO
Western Swale partially complete - Prior to Final CO Not Required



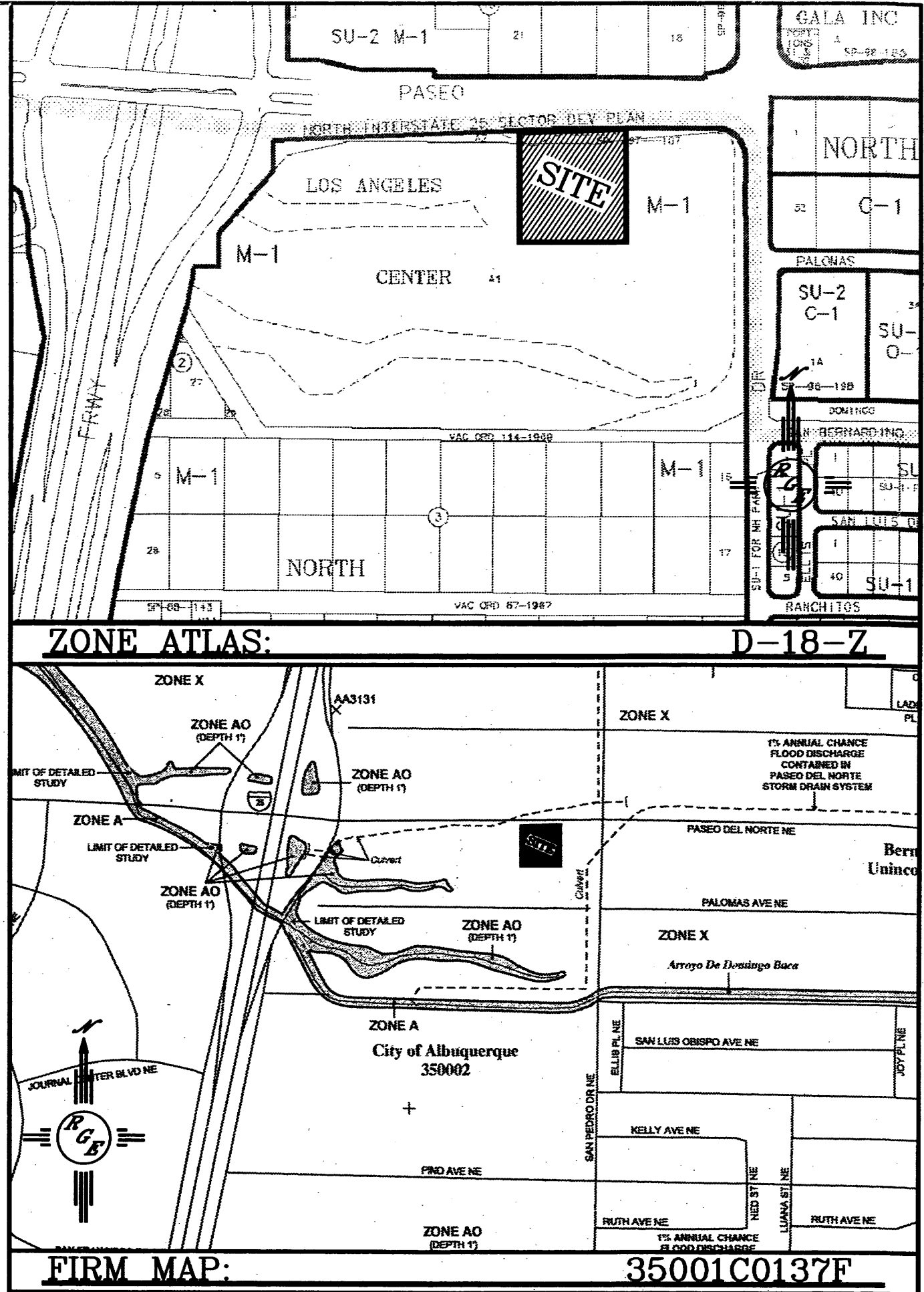
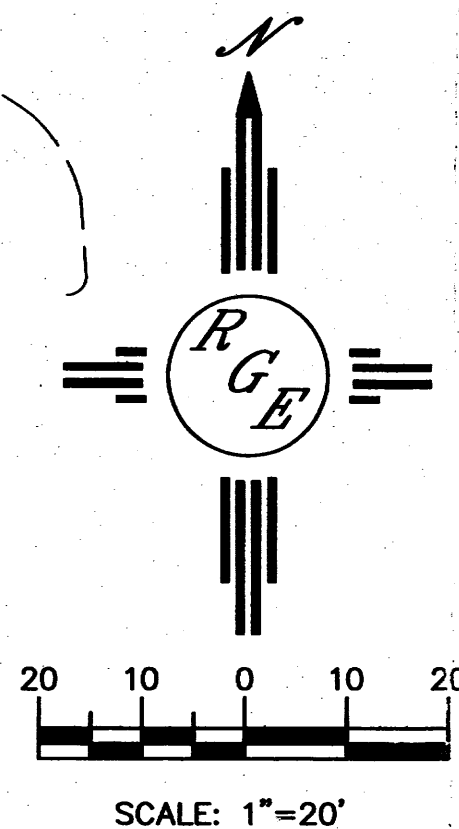
SECTION B-B
NTS



COBBLE SWALE DETAIL
NTS



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



LEGAL DESCRIPTION:
A PORTION OF LOT A-1-B-1

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND	
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	LOT LINE
	EXISTING RETAINING WALL
	EXISTING EDGE OF ROAD
	EXISTING BUILDING

6230 P. Del Norte

ENGINEER'S SEAL 	LOS ANGELES CENTER GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ DATE 5-15-12 21204-LAYOUT-3-28-12
DAVID SOULE P.E. #14522	 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889	JAN 14 2013 JOB # 21204

EROSION CONTROL NOTES:

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PASEO DEL NORTE

CONTRACTOR SHALL INSTALL
AREA DRAIN AND CONNECT TO SAS
SEE MU PLAN FOR DETAILS

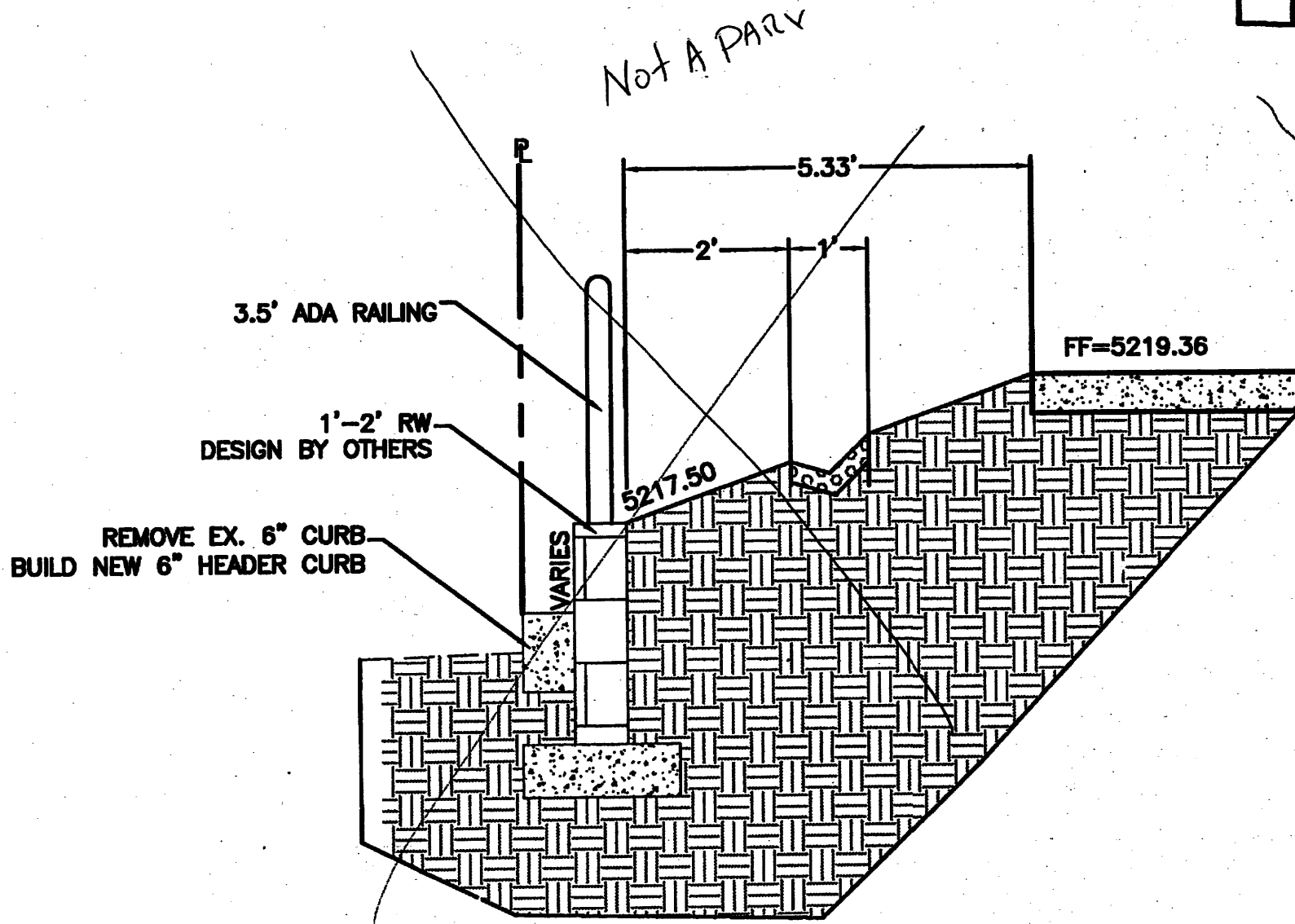
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Exceptions:

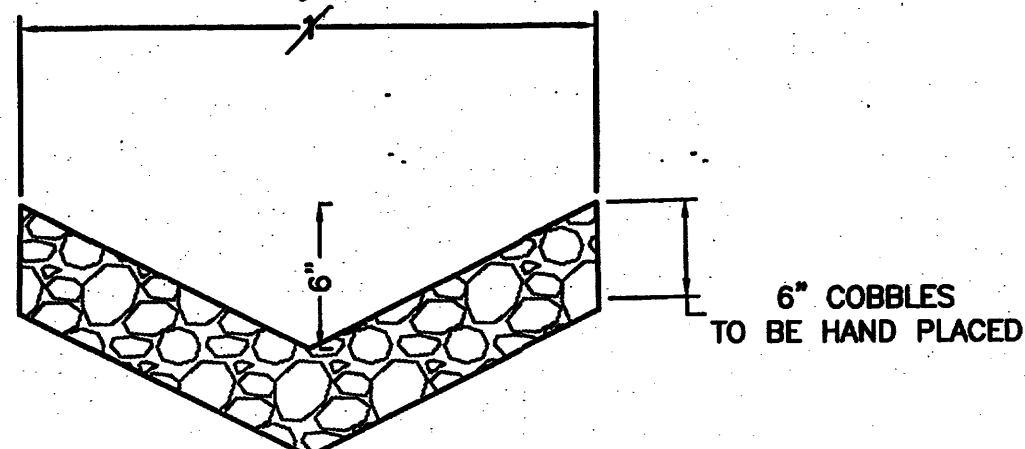
Certification for east building only/ west building previously certified.
Landscape incomplete
New swale at SE corner added to plan but not complete



END 1' COBBLE SWALE
SEE DETAIL THIS SHEET
ALL ROOF DRAINS ALONG WEST SIDE
SHALL TIE TO SWALE



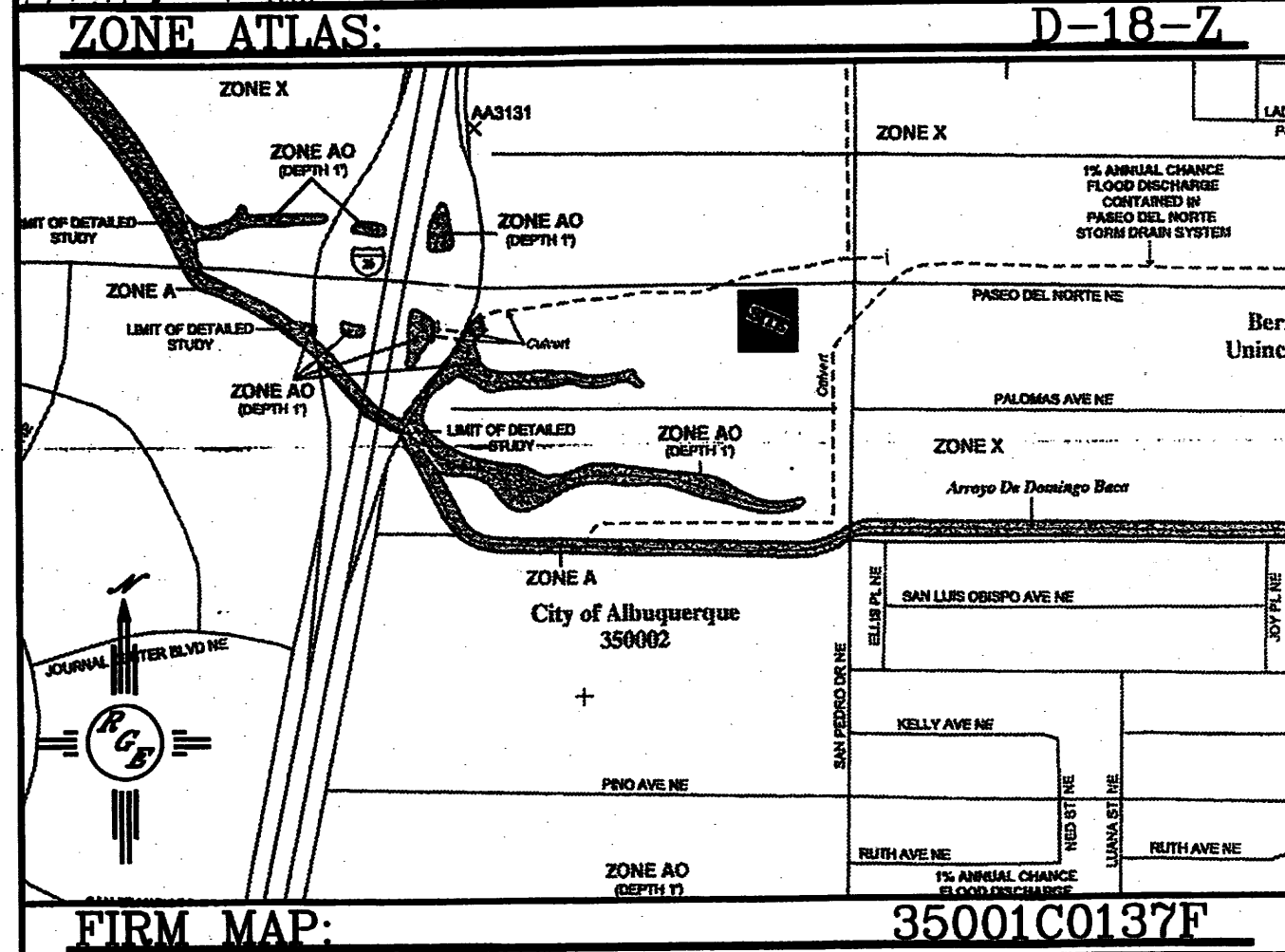
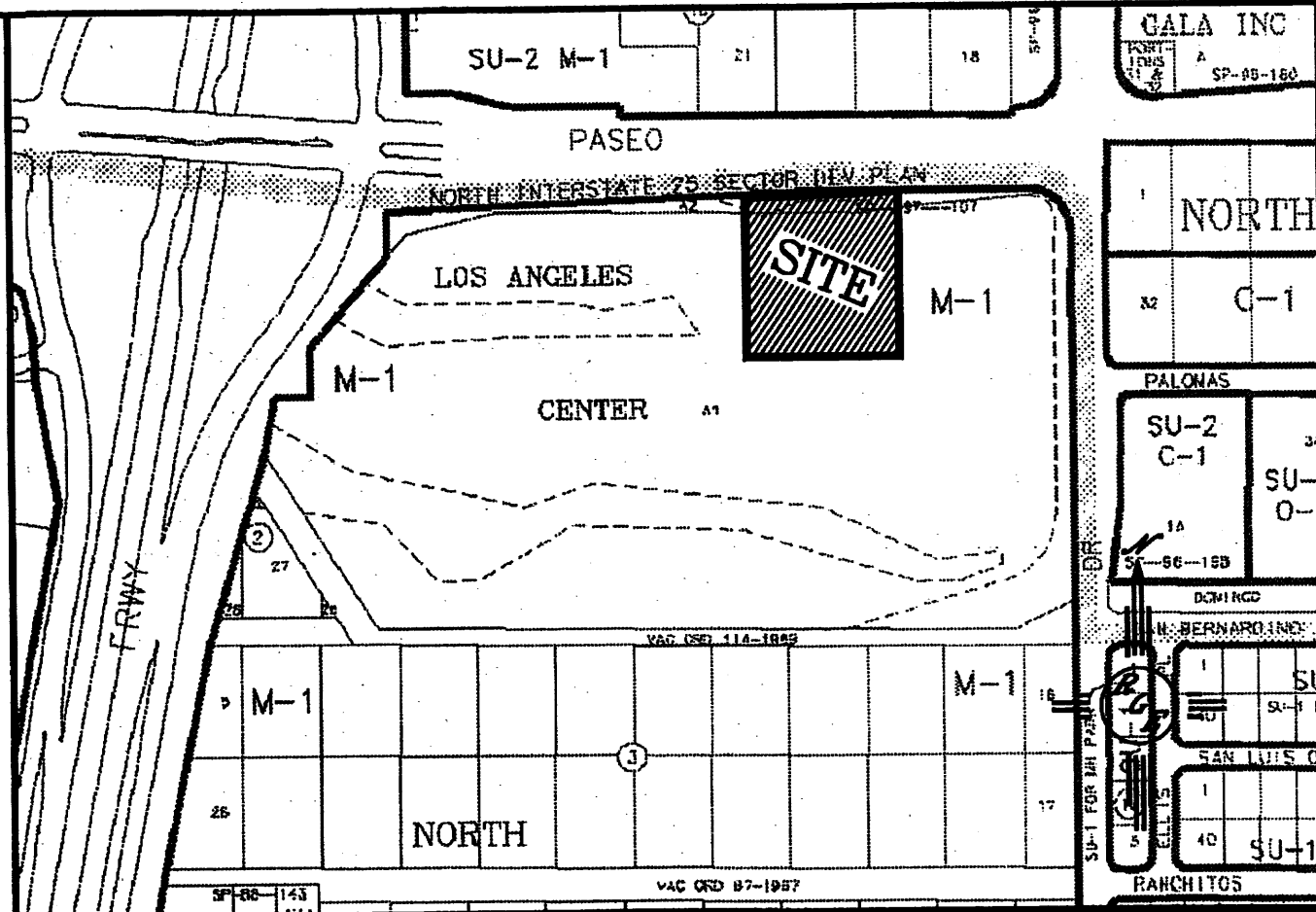
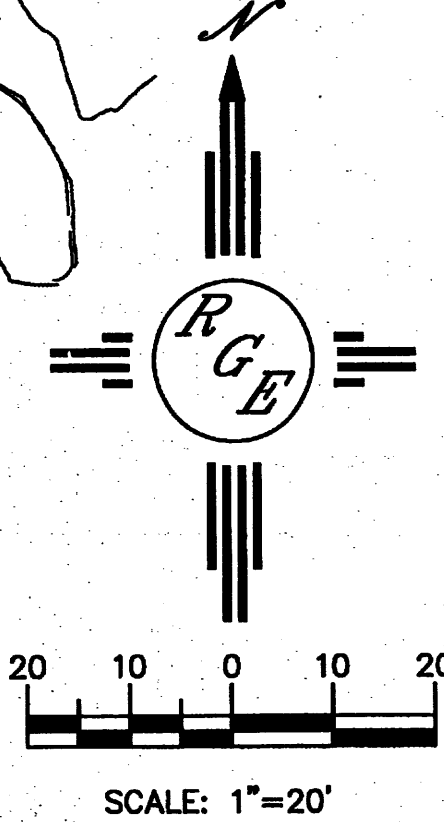
SECTION B-B
NTS



COBBLE SWALE DETAIL
NTS

10' CURB CUT FOR DRAINAGE
WITH CONCRETE RUNDOWN
W/ 2" - 8" AGGREGATE
CONCRETE TO 4" THICK W/ 6X6X10 WWM
@ 4000 PSI

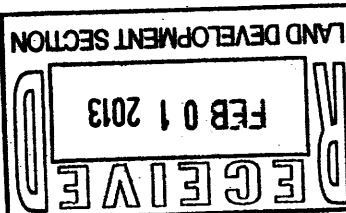
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LEGAL DESCRIPTION:
A PORTION OF LOT A-1-B-1

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. All Landscaping areas with 4:1 or greater slopes will be covered with angular rock with 1.5" min. diameter.

LEGEND	
— 5414 —	EXISTING CONTOUR
— 5415 —	EXISTING INDEX CONTOUR
— 5414 —	PROPOSED CONTOUR
— 5415 —	PROPOSED INDEX CONTOUR
— 5415 —	SLOPE TIE
x 4048.25	EXISTING SPOT ELEVATION
x 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
=====	EXISTING RETAINING WALL
-----	EXISTING EDGE OF ROAD
-----	EXISTING BUILDING



ENGINEER'S SEAL DAVID SOULE P.E. #14522	LOS ANGELES CENTER	DRAWN BY WCMU
	GRADING AND DRAINAGE PLAN	DATE 5-15-12
	Río Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21204-LAYOUT-3-28-12
		SHEET # — JOB # 21204

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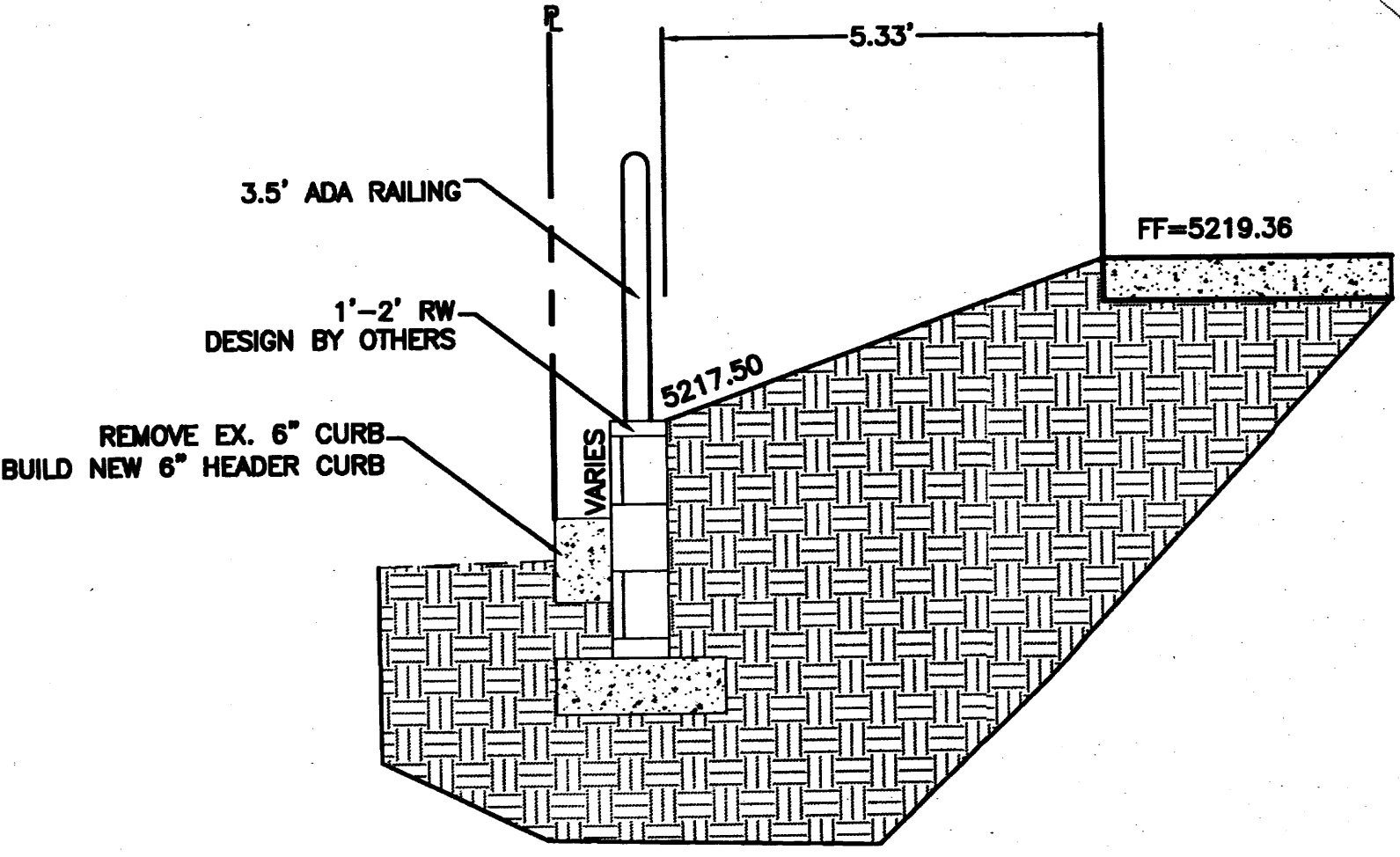
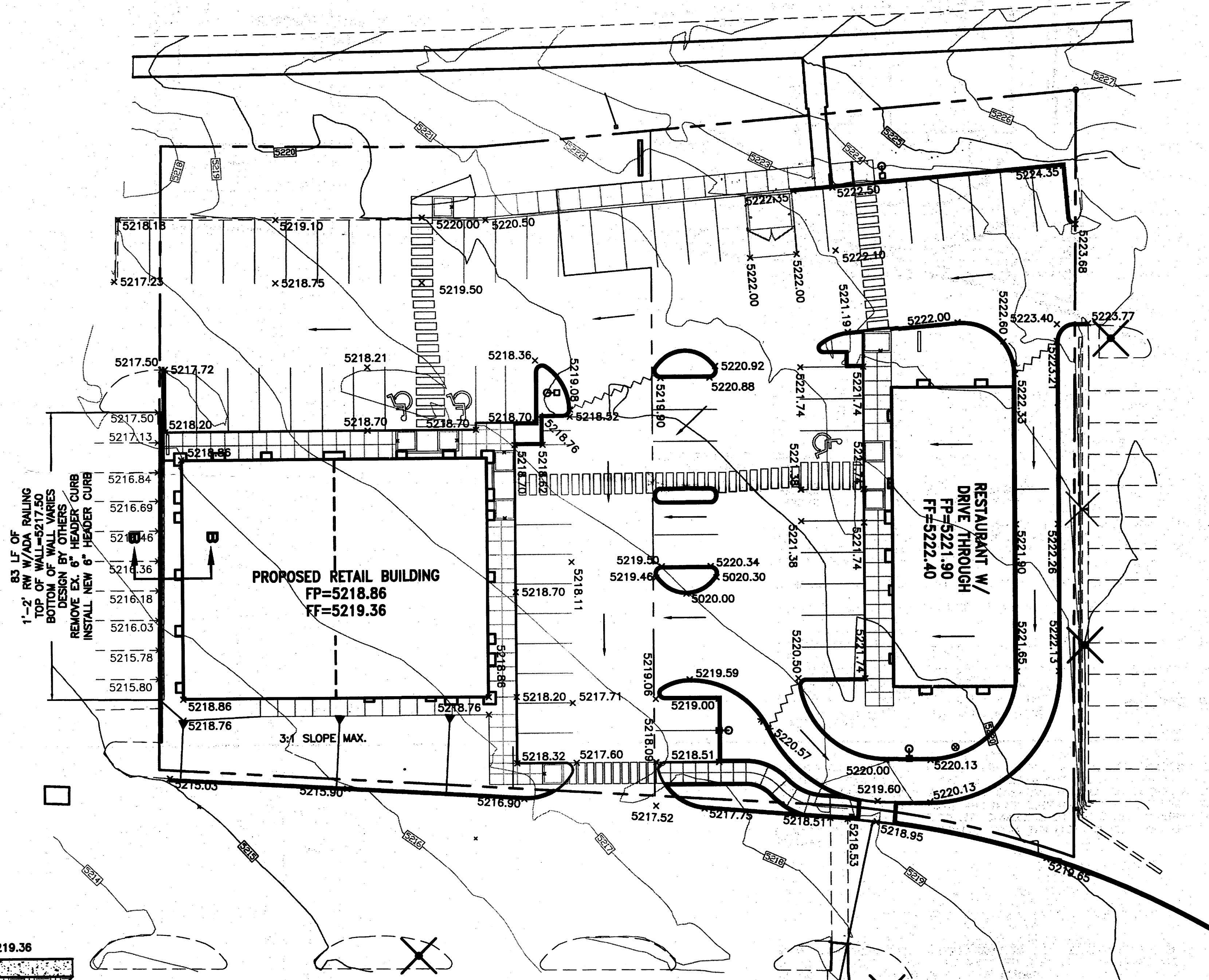
Where does
flow & runoff
go from
SUD Bldg?
Avoid erosion
on steep 5:1
or slopes

N-S Pedestrian
corridor on
Plan
w/ it be
maintained?
the site plan
What is impact
of drainage
thru the plan

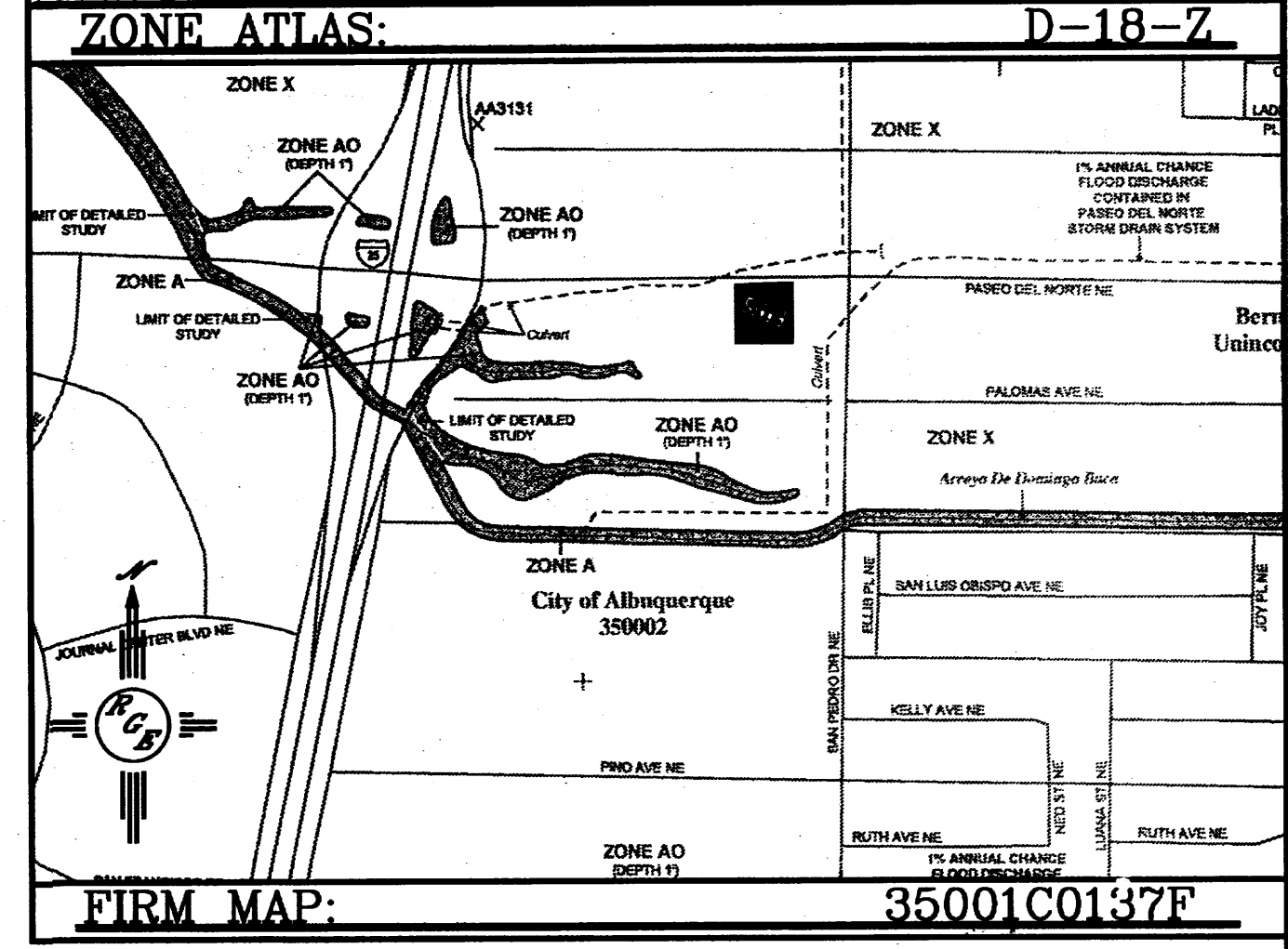
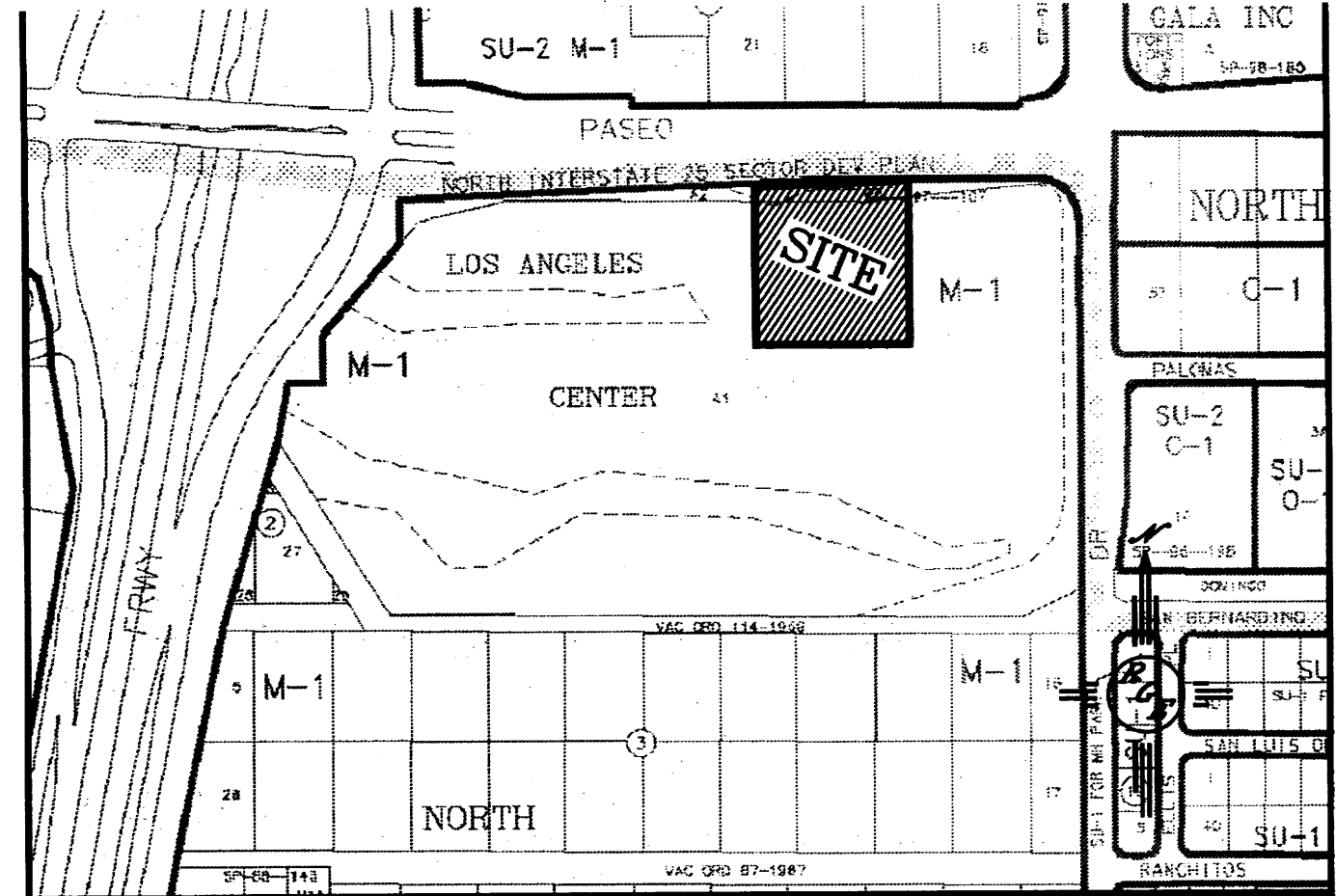
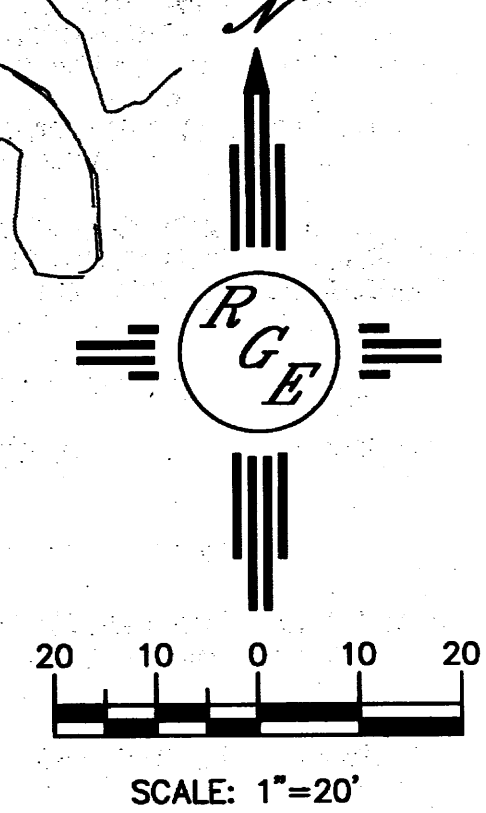
Restaurant
Drains to
Must Drain to
San. Sewer

16' wide
Run-down
w/ 1/2" Trench
Along this

PASEO DEL NORTE



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A PORTION OF LOT A-1-B-1

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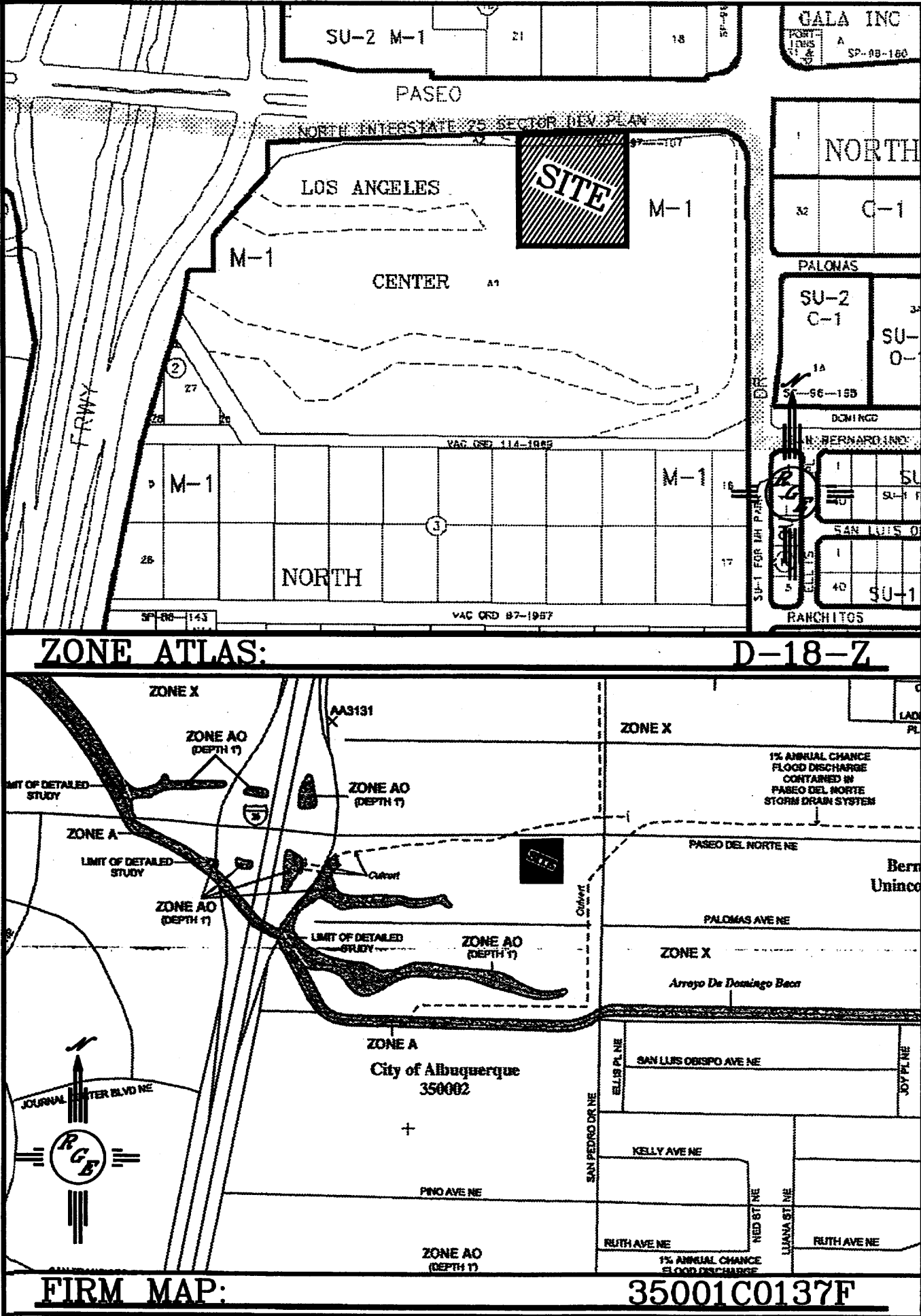
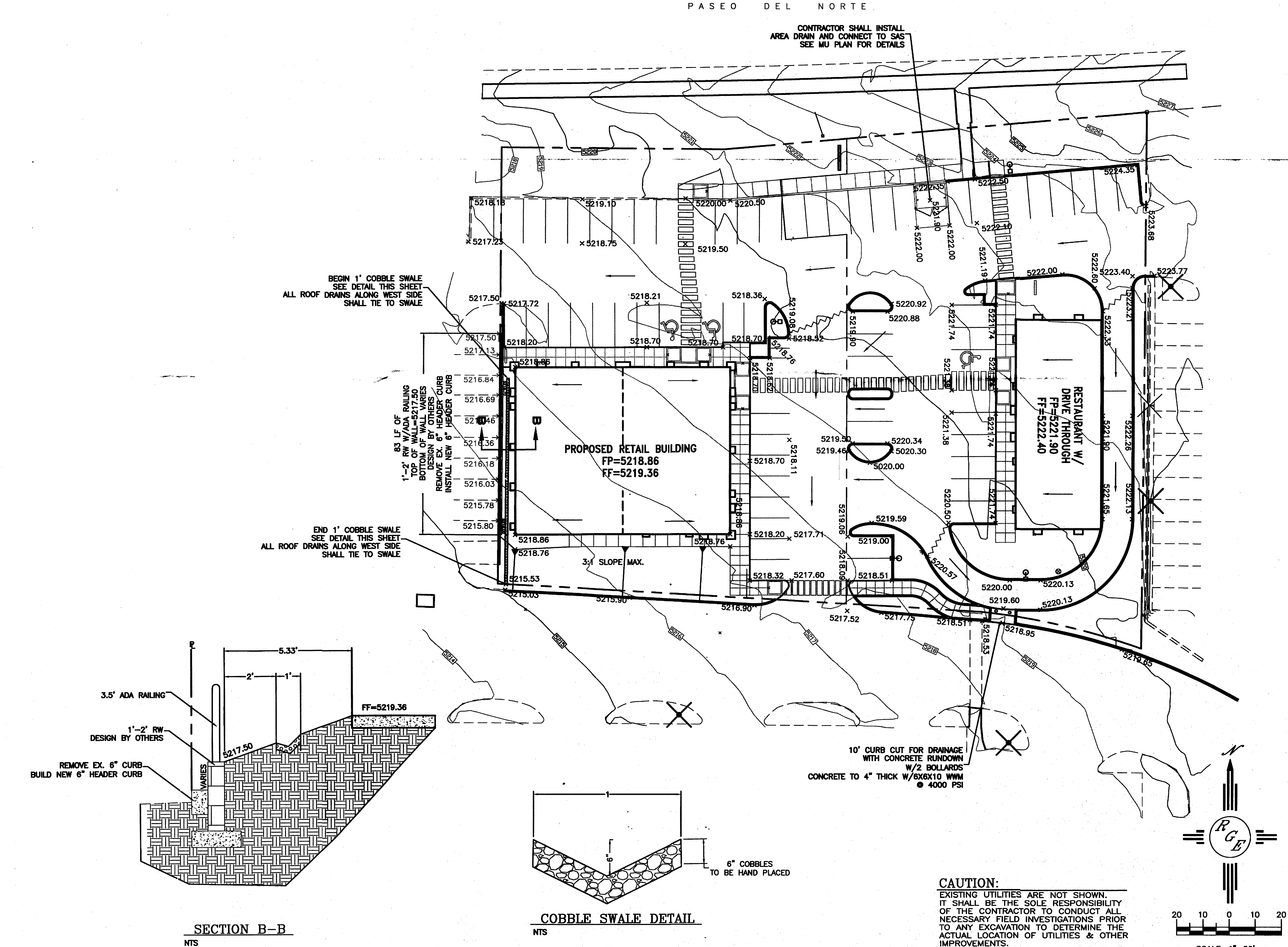
LEGEND	
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— 5415 —	EXISTING INDEX CONTOUR
— 5414 —	PROPOSED CONTOUR
— 5415 —	PROPOSED INDEX CONTOUR
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x 4048.25	EXISTING SPOT ELEVATION
x 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	EXISTING EDGE OF ROAD
---	EXISTING BUILDING

ENGINEER'S SEAL DAVID SOULE P.E. #14522	LOS ANGELES CENTER		DRAWN BY WCUJ
	GRADING AND DRAINAGE PLAN		DATE 5-15-12
	Río Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		21204-LAYOUT-3-28-12
			SHEET # — JOB # 21204

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JUN 14 2012
HYDROLOGY
SECTION

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-----	EXISTING BUILDING

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HYDROLOGY
SECTION

FL #D18/D014D

ENGINEER'S SEAL	LOS ANGELES CENTER TRACTS A-1-B-1-B-A-1-B-1-C	DRAWN BY WCWJ
DAVID SOULE P.E. #14522	GRADING AND DRAINAGE PLAN	DATE 5-15-12
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0669	21204-LAYOUT-3-28-12
		SHEET # —
		JOB # 21204

PASEO DEL NORTE R/W VARIES

SITE DATA

ZONING
M-1 (SHOPPING CENTER)

PROPOSED LOT A-1-B-1-B*
TOTAL LOT AREA 25,122.94 SQUARE FEET (0.577 ACRES)

PROPOSED LOT A-1-B-1-C*
TOTAL LOT AREA 24,959.48 SQUARE FEET (0.573 ACRES)

NOTE:
REFER TO SURVEY PLAT FOR EXACT PROPOSED LOT SIZES

PARKING REQUIREMENTS

PROPOSED LOT A-1-B-1-B:
6,000 SQUARE FOOT RETAIL: 1/200 = 30 STALLS
TOTAL PARKING PROVIDED: 33 STALLS

ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

PROPOSED LOT A-1-B-1-C:
3000 RESTAURANT: 1/100 S.F. = 30 STALLS
(C.O.A. REQUIREMENT: RESTAURANT WITHOUT
FULL LIQUOR SERVICE 1 STALL PER 4 SEATS
30x4=120 SEATS ALLOWABLE)
TOTAL PARKING PROVIDED: 30 STALLS

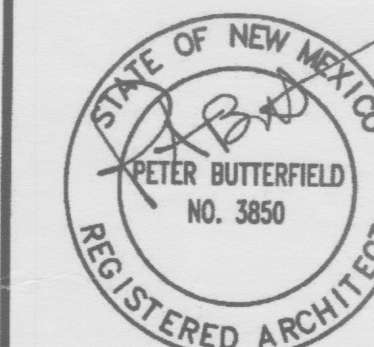
ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

DRAWING INDEX

- 1 A1 SITE PLAN
- 2 LANDSCAPING PLAN
- 3 GRADING PLAN
- 4 CONCEPTUAL UTILITY PLAN
- 5 A2 BUILDING ELEVATIONS

peter butterfield
architect

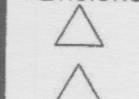
13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901



2/17/2012

DRAWING NAME

REVISIONS



ADMINISTRATIVE AMENDMENT FILE # 12-12018 PROJECT # 1001944

two new bldgs.

CMANONE

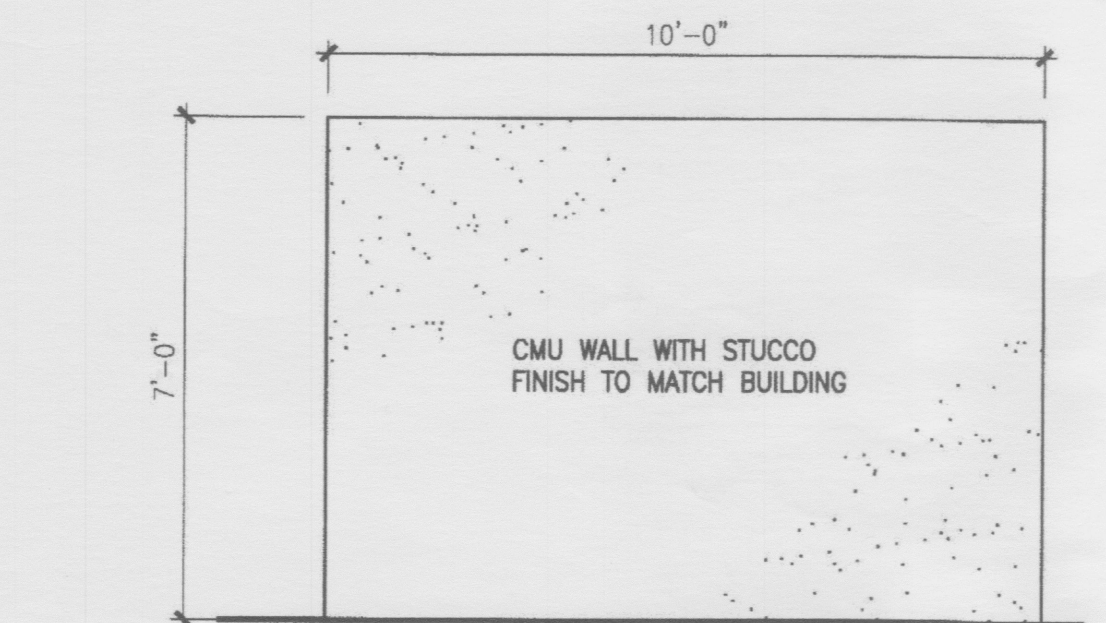
APPROVED BY DATE



Lowe's Pad Development
Los Angeles Center
Albuquerque, NM

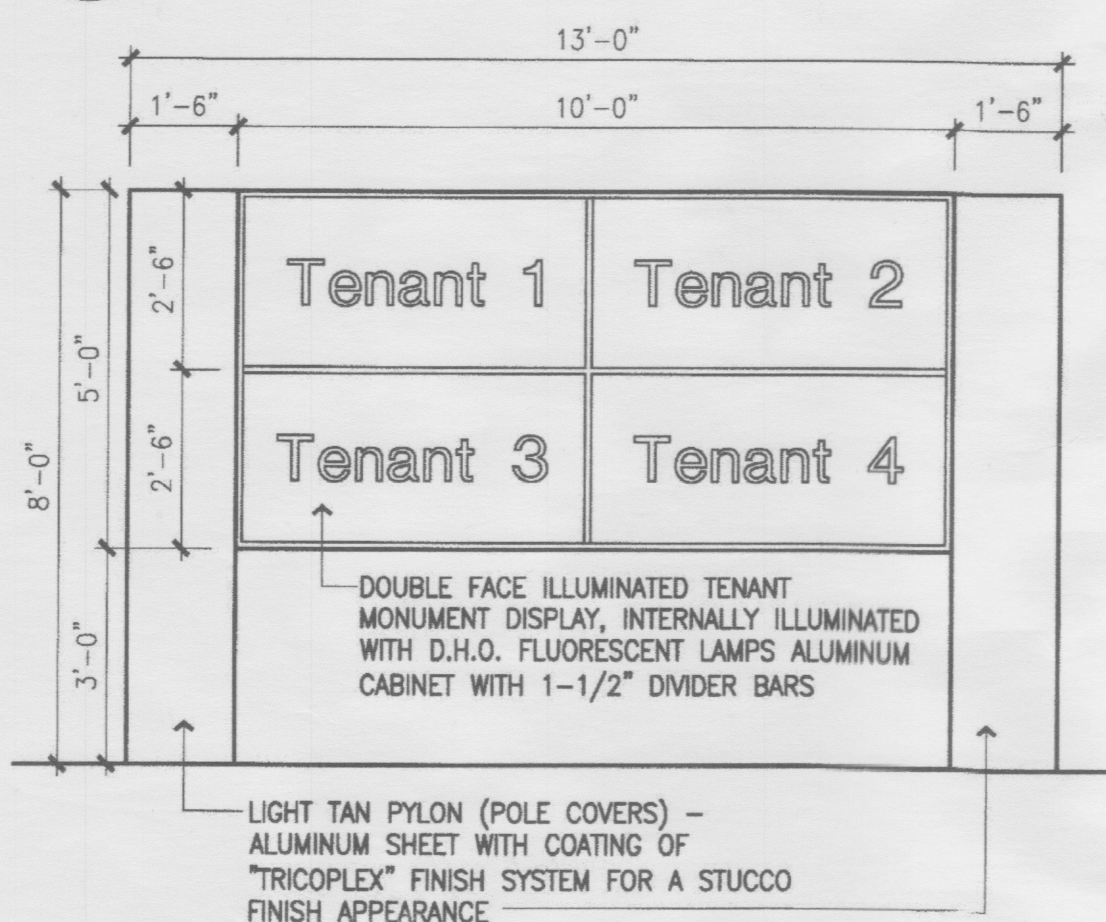
SHEET NO.

3-28-12



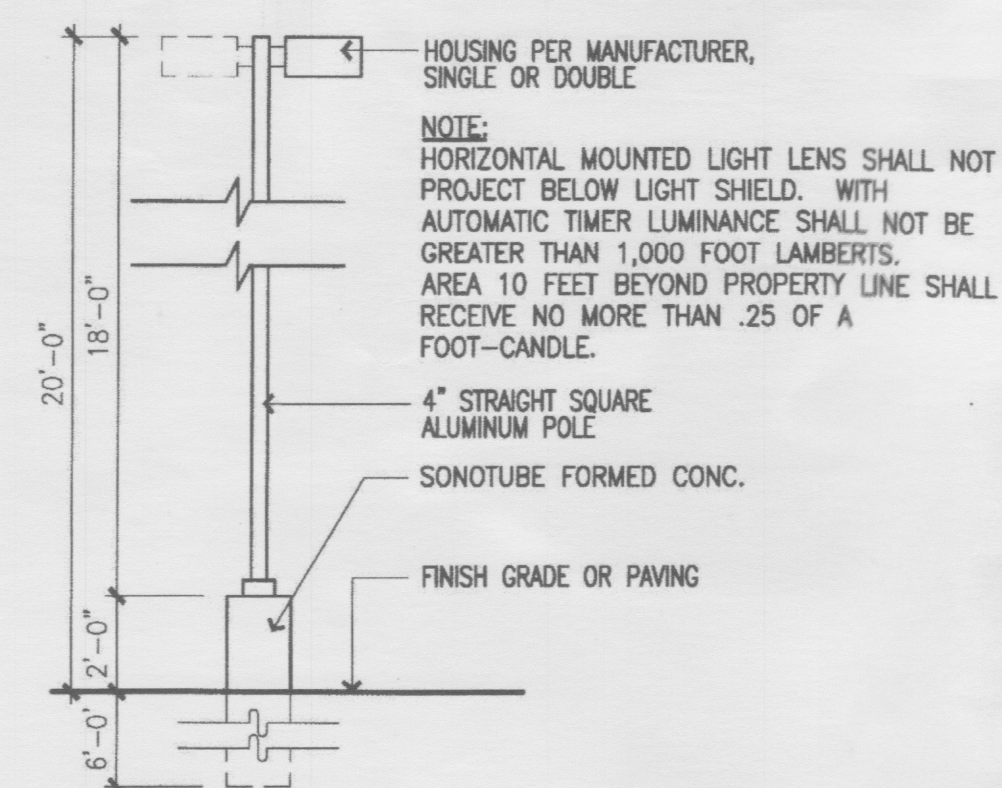
A1 ENCLOSURE ELEVATION

3/8" = 1'-0"



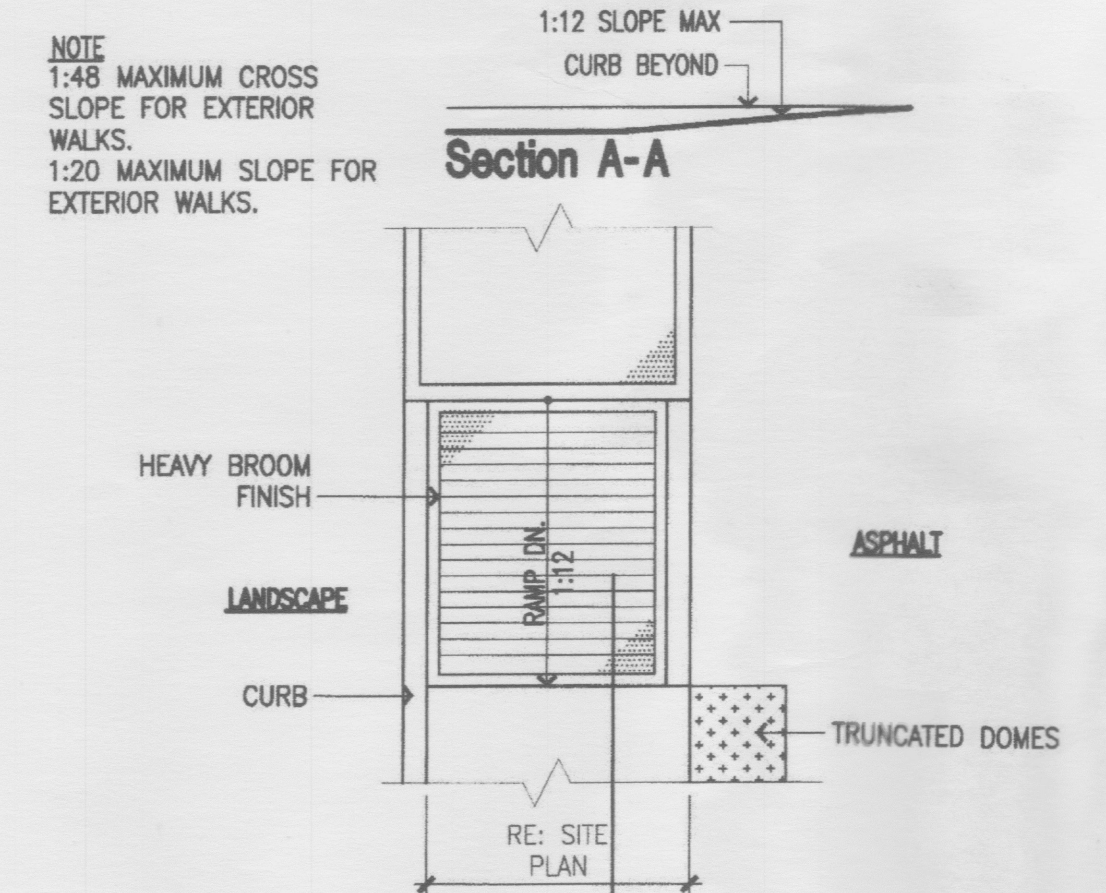
B1 MONUMENT SIGN

3/8" = 1'-0"



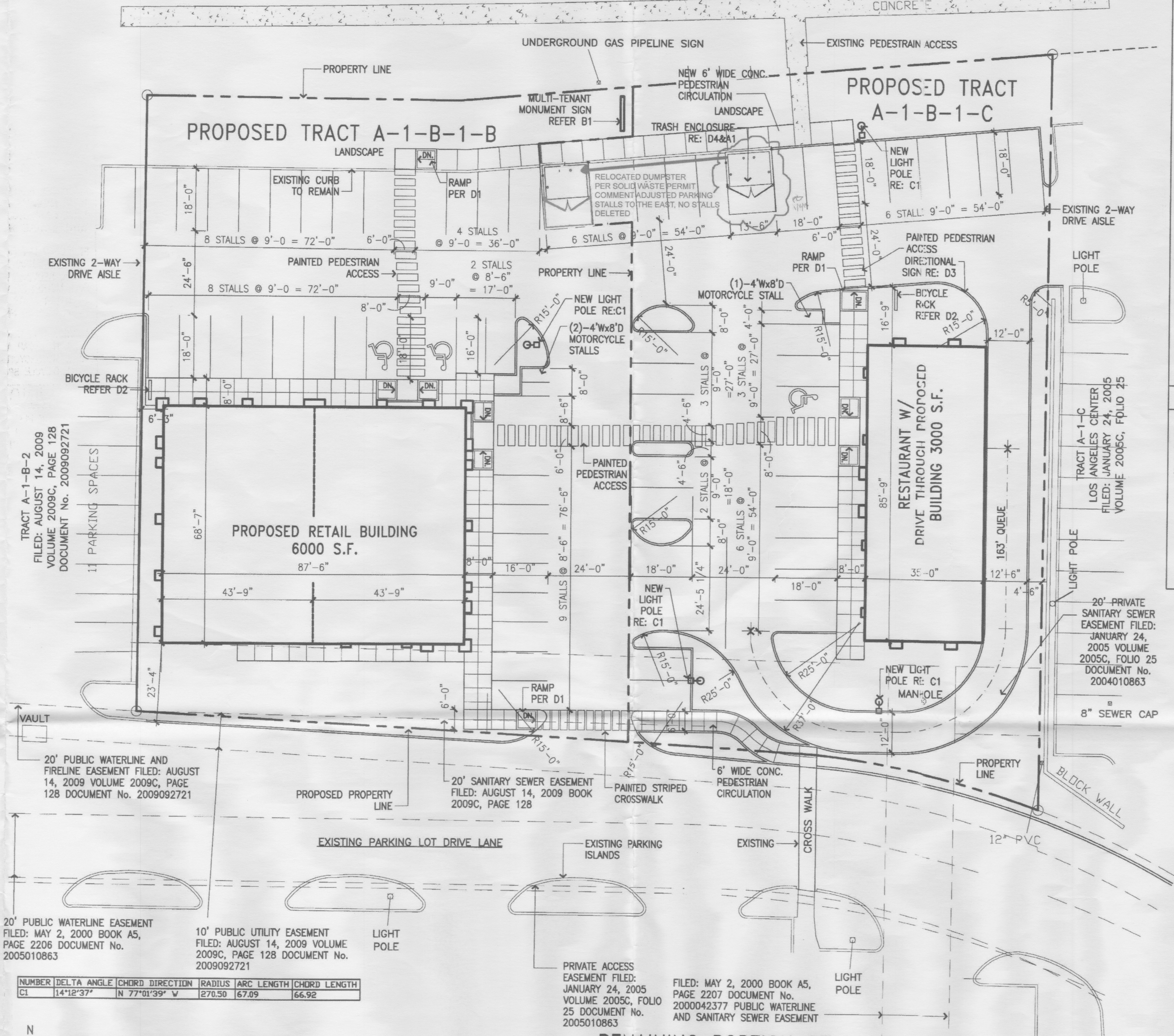
C1 LIGHT POLE DETAIL

1/4" = 1'-0"



D1 RAMP @ SIDEWALK

1/4" = 1'-0"

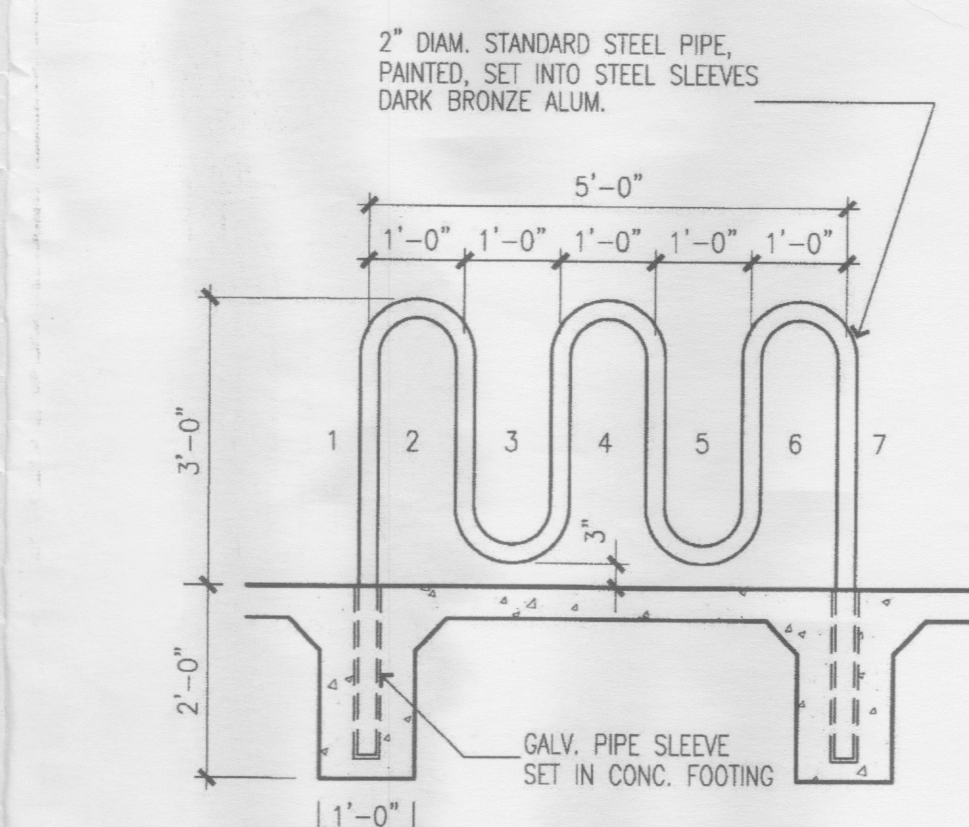


PROPOSED SITE PLAN

1" = 20'-0"

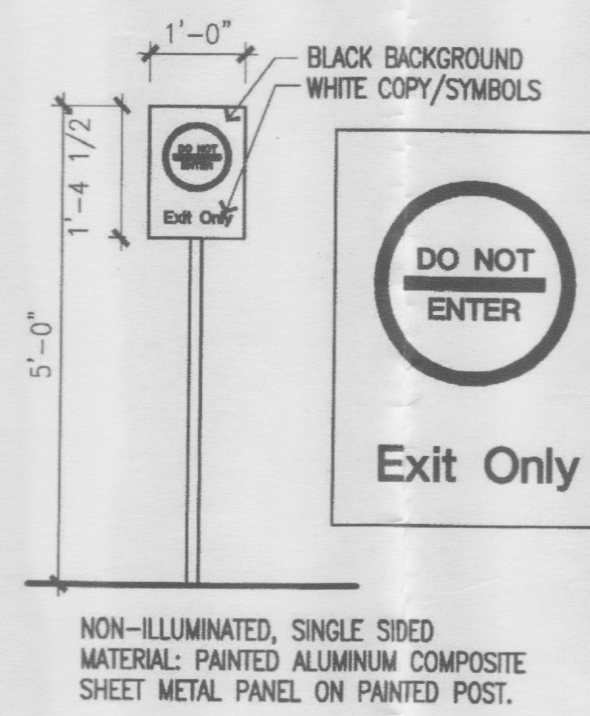
REMAINING PORTION OF TRACT A-1-B-1

FILED: AUGUST 14, 2009
VOLUME 2009C, PAGE 128
DOCUMENT NO. 2009092721



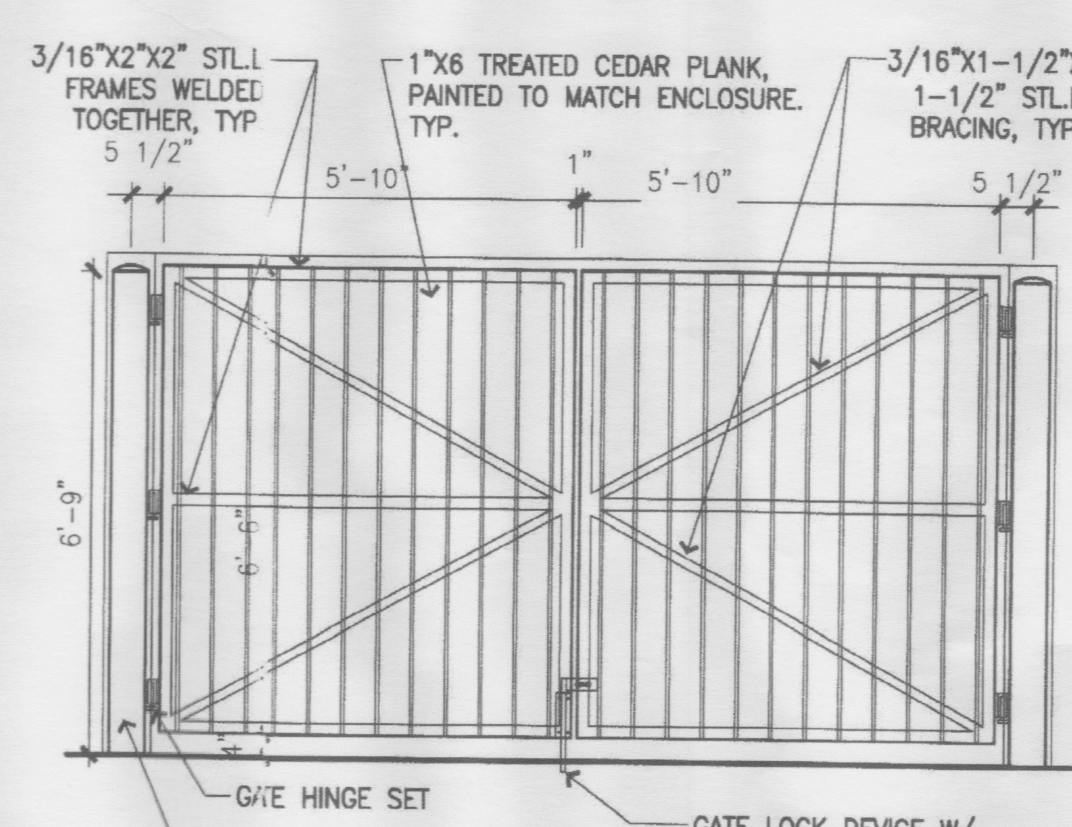
D2 BICYCLE RACK

1/2" = 1'-0"



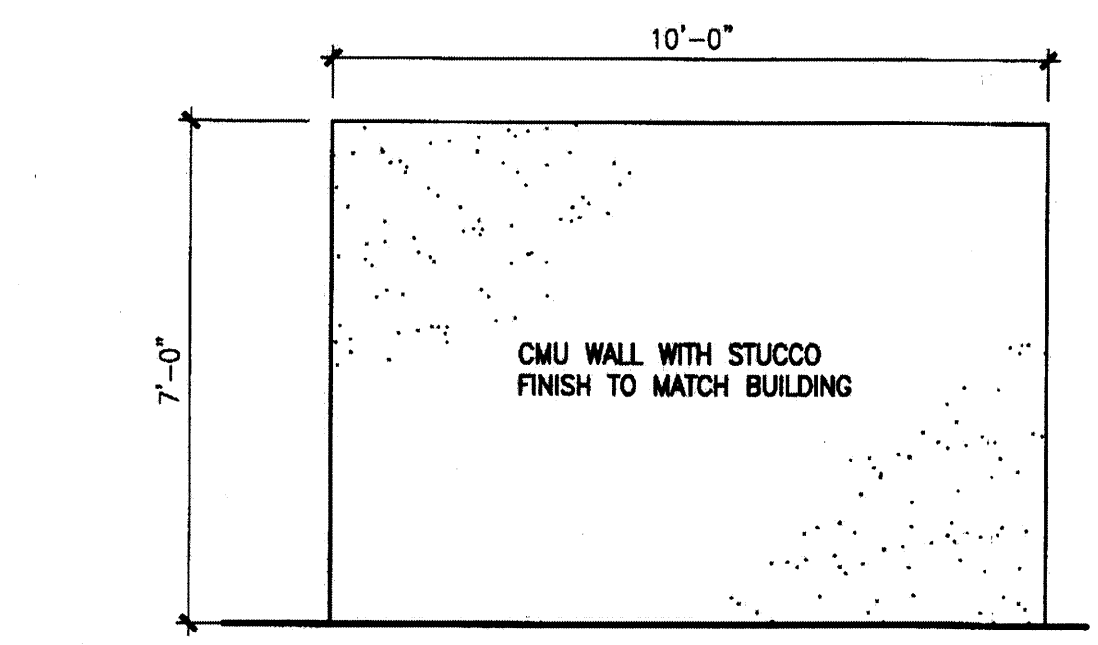
D3 DIRECTIONAL SIGN

1/2" = 1'-0"

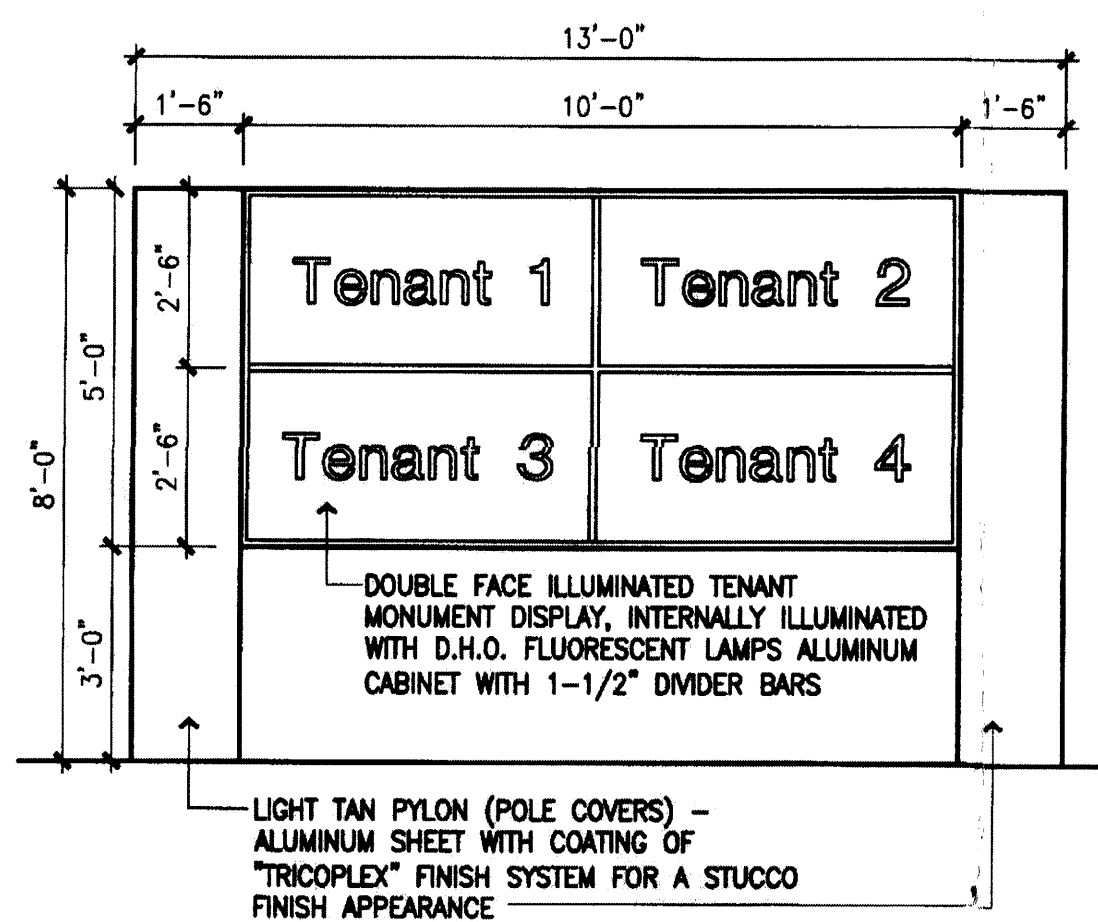


D4 GATE ELEVATION

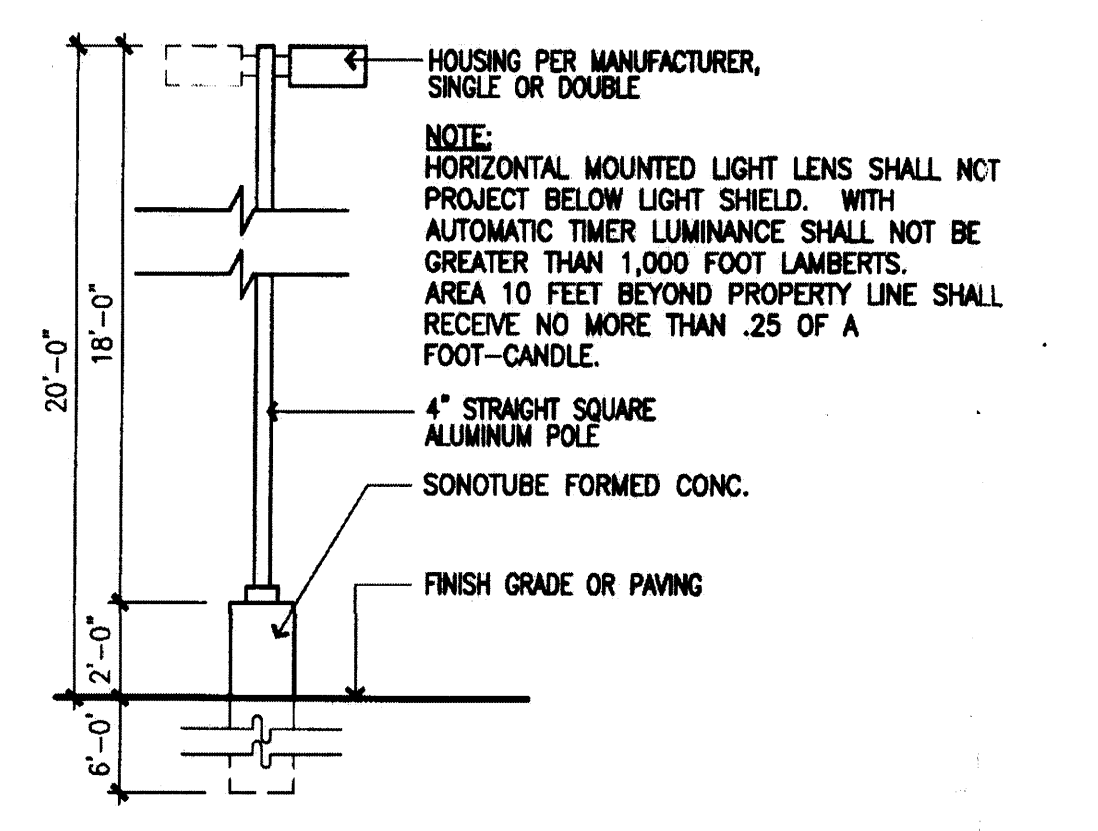
3/8" = 1'-0"



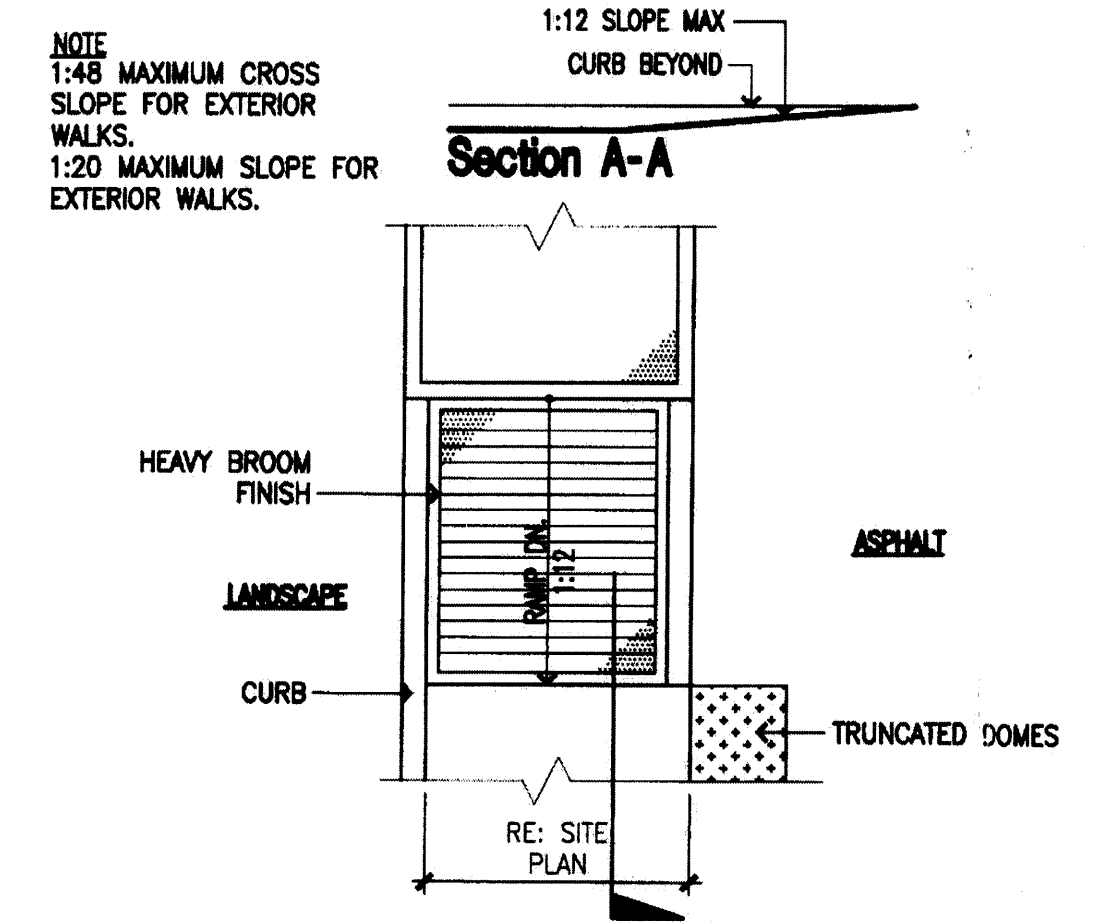
A1 ENCLOSURE ELEVATION
3/8" = 1'-0"



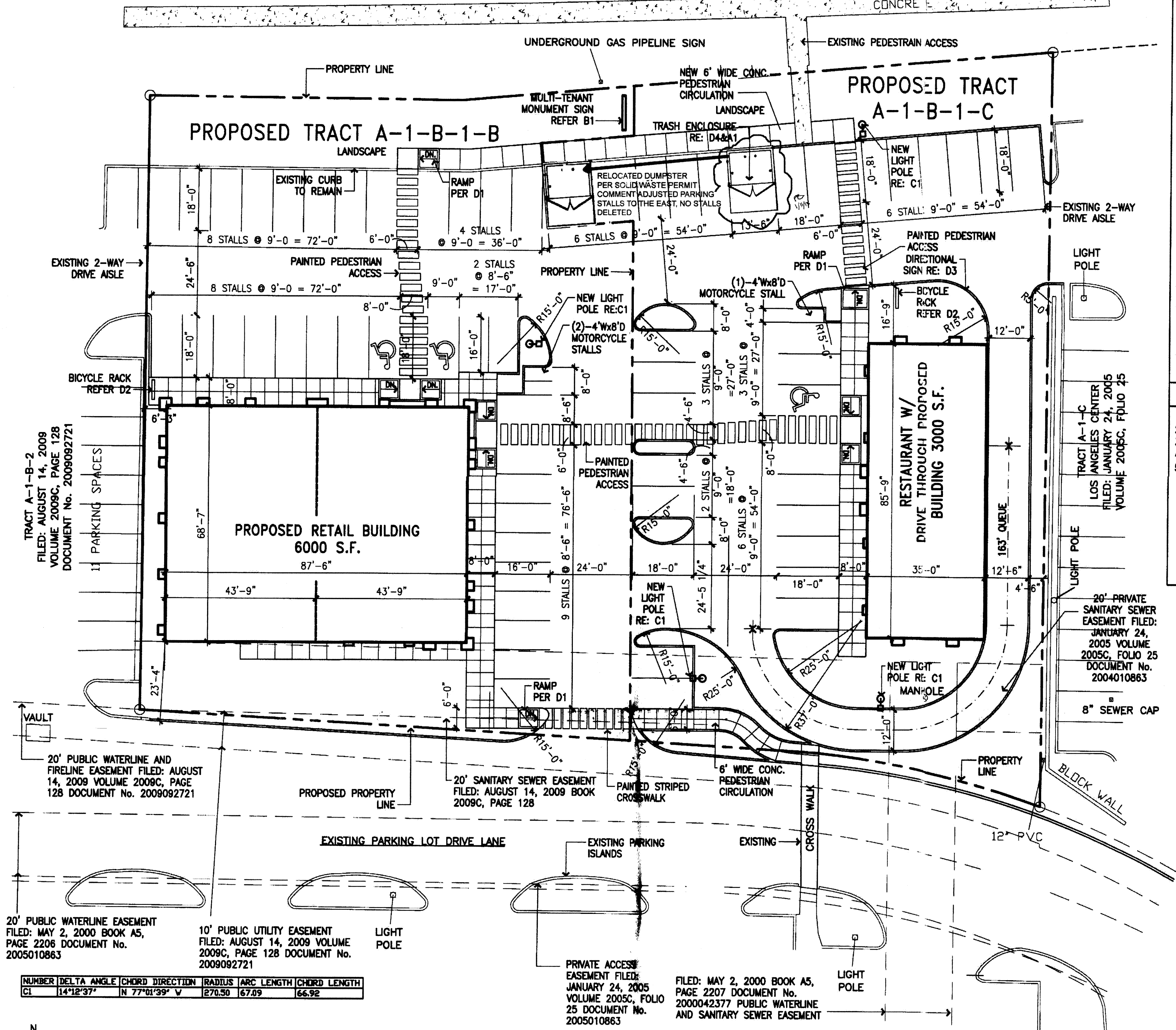
B1 MONUMENT SIGN
3/8" = 1'-0"



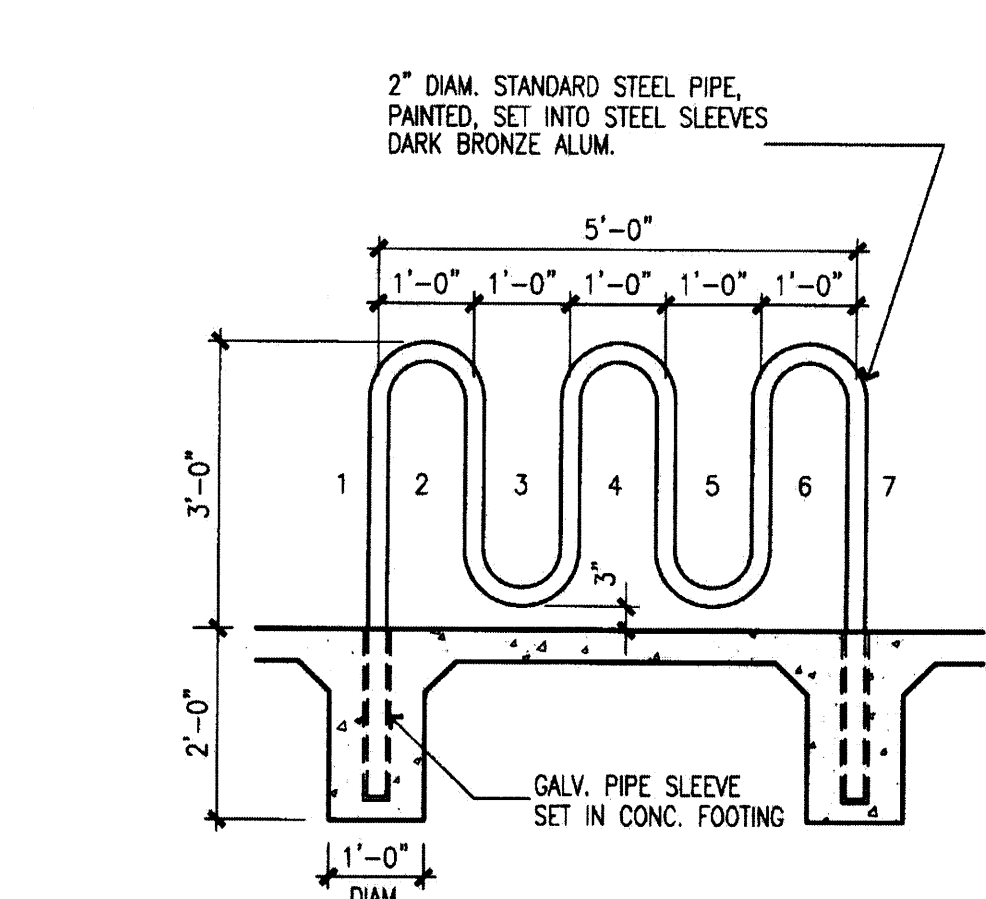
C1 LIGHT POLE DETAIL
1/4" = 1'-0"



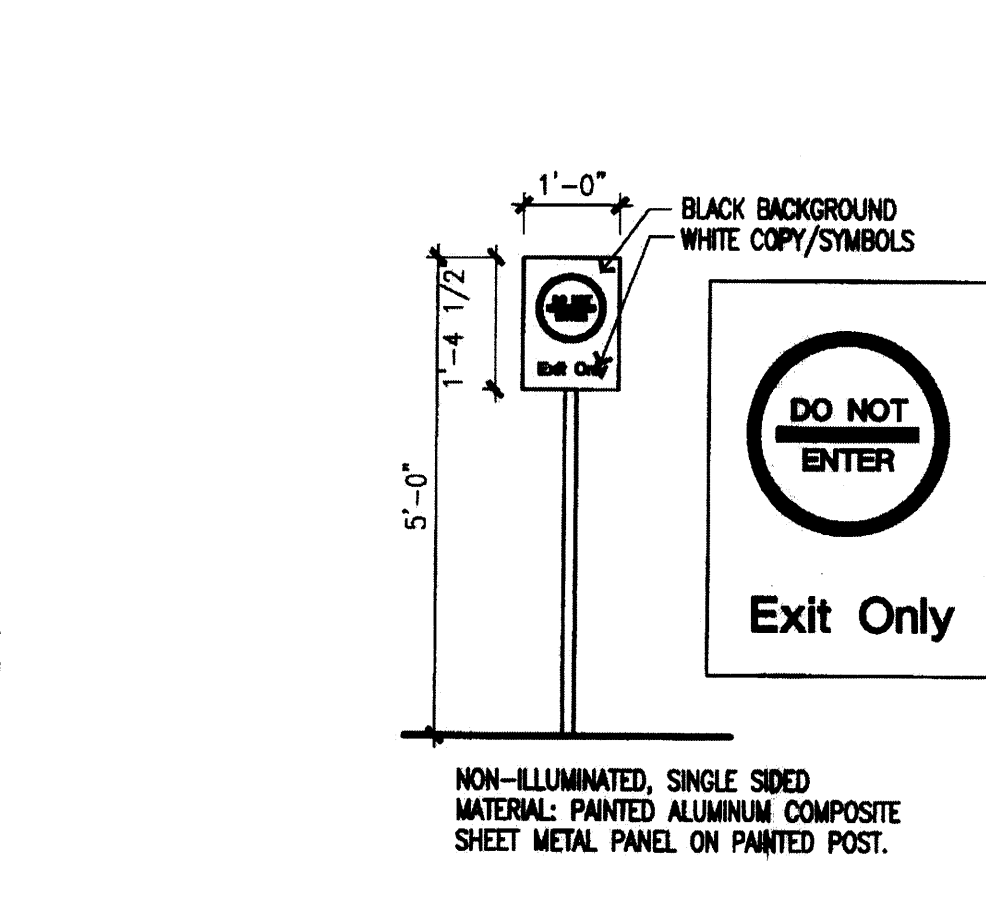
D1 RAMP @ SIDEWALK
1/4" = 1'-0"



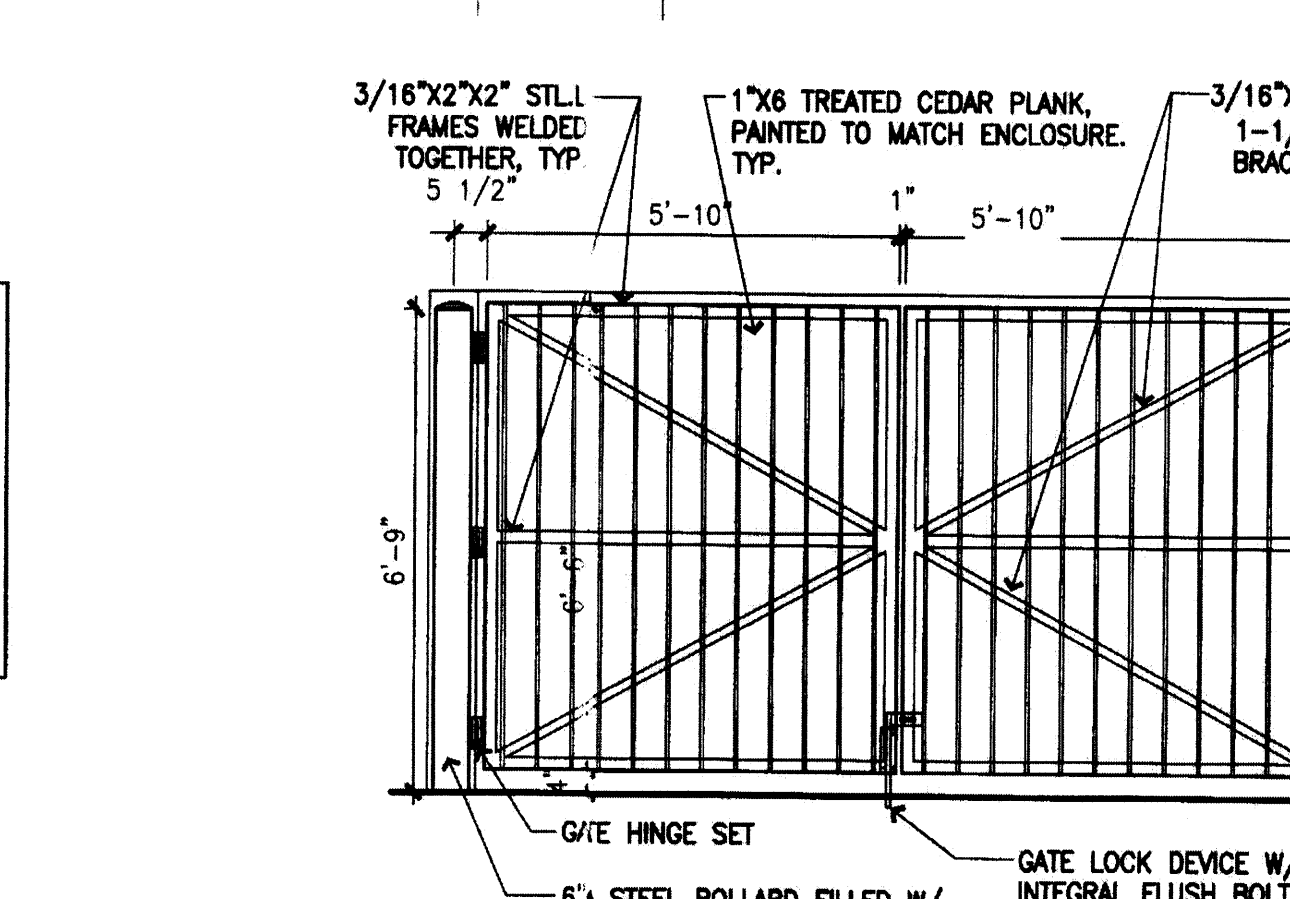
PROPOSED SITE PLAN
1" = 20'-0"



D2 BICYCLE RACK
1/2" = 1'-0"



D3 DIRECTIONAL SIGN
1/2" = 1'-0"



D4 GATE ELEVATION
3/8" = 1'-0"

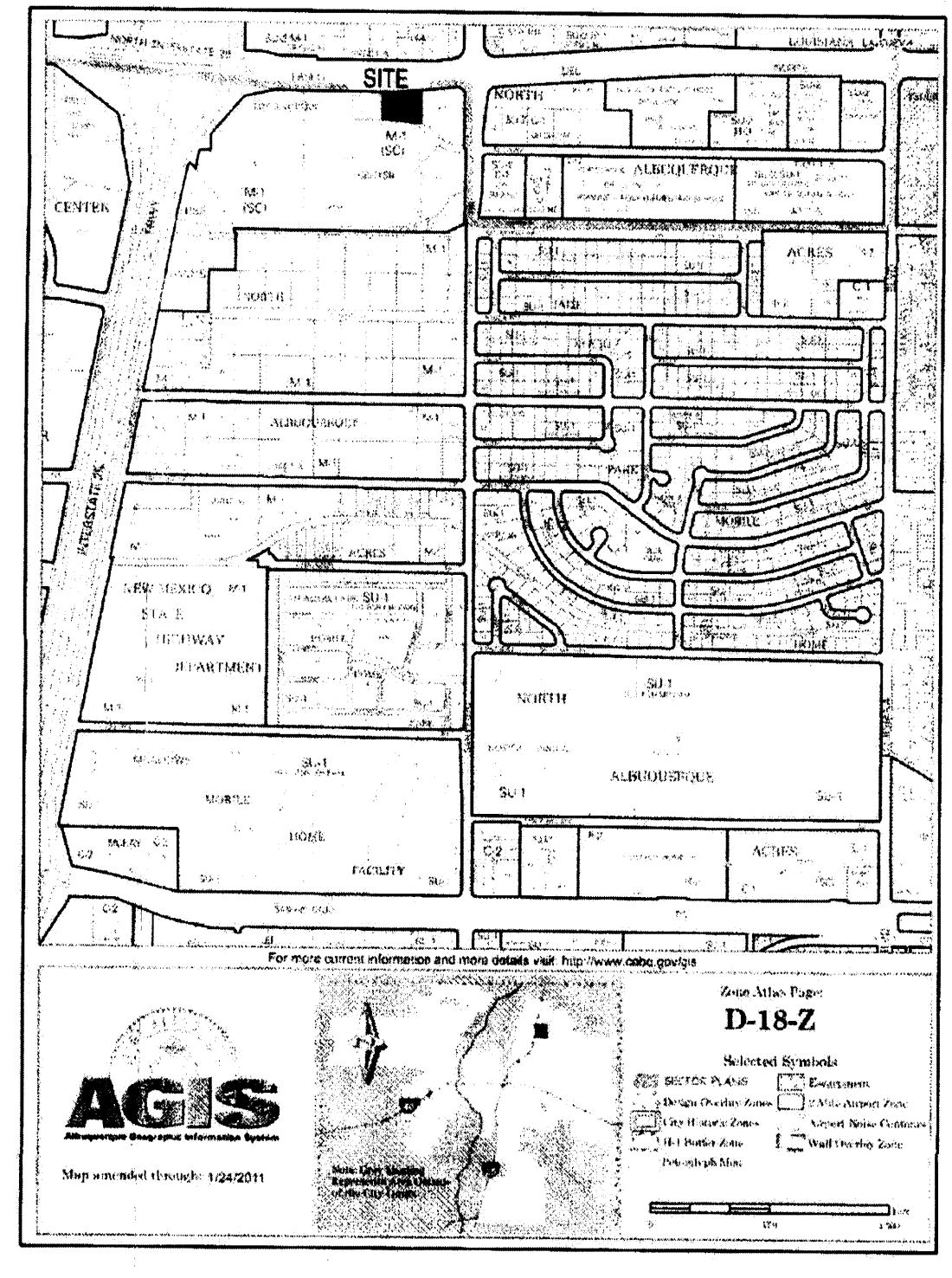
SITE DATA	
ZONING	M-1 (SHOPPING CENTER)
PROPOSED LOT A-1-B-1-B	TOTAL LOT AREA 25,122.94 SQUARE FEET (0.577 ACRES)
PROPOSED LOT A-1-B-1-C	TOTAL LOT AREA 24,959.48 SQUARE FEET (0.573 ACRES)
NOTE:	REFER TO SURVEY PLAT FOR EXACT PROPOSED LOT SIZES
PARKING REQUIREMENTS	
PROPOSED LOT A-1-B-1-B	6,000 SQUARE FOOT RETAIL: 1/200 = 30 STALLS
TOTAL PARKING PROVIDED:	33 STALLS
ADDITIONAL PARKING REQUIREMENTS:	
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED:	2 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED:	2 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED:	1/20 OF PARKING STALLS = 2
PROPOSED LOT A-1-B-1-C	3000 RESTAURANT: 1/100 S.F. = 30 STALLS
(C.O.A. REQUIREMENT: RESTAURANT WITHOUT FULL LIQUOR SERVICE 1 STALL PER 4 SEATS 30x4=120 SEATS ALLOWABLE)	
TOTAL PARKING PROVIDED:	30 STALLS
ADDITIONAL PARKING REQUIREMENTS:	
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED:	1 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED:	1 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED:	1/20 OF PARKING STALLS = 2

DRAWING INDEX	
1	A1 SITE PLAN
2	LANDSCAPING PLAN
3	GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	A2 BUILDING ELEVATIONS

ADMINISTRATIVE AMENDMENT
FILE # 12-12012 PROJECT # 1001944

two new bldgs.

APPROVED BY Chamone DATE 5/18/12



Lowe's Pad Development
Los Angeles Center
Albuquerque, NM

A1

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2/17/2012

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