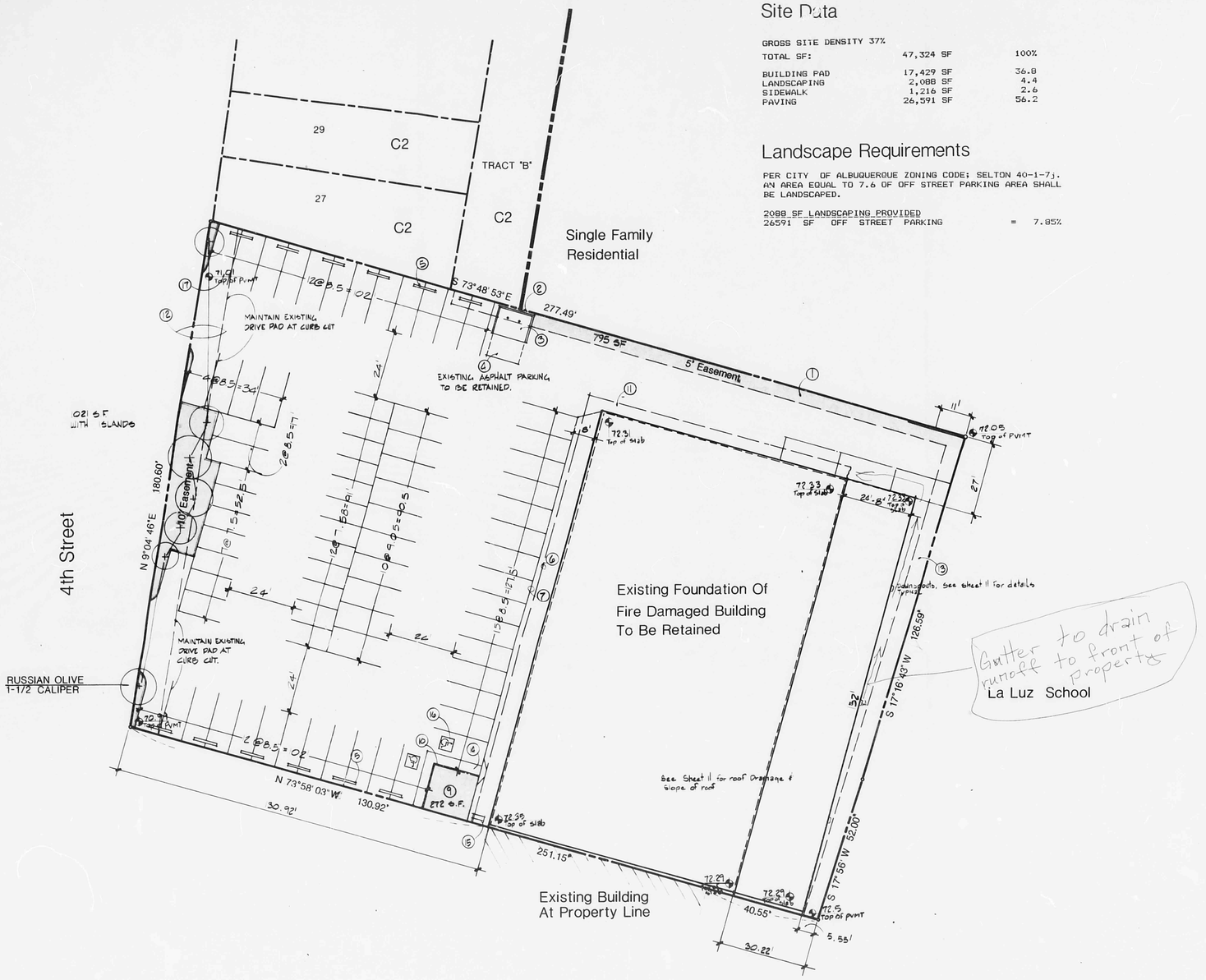
F 14 / D 22

NO DOCUMENTS

PLAN ON
SEPARATE ROLL

F14/D22



Site Plan

1" = 20'

Site Data

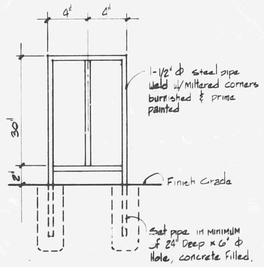
GROSS SITE DENSITY 37%		
TOTAL SF:	47,324 SF	100%
BUILDING PAD	17,429 SF	36.8
LANDSCAPING	2,088 SF	4.4
SIDEWALK	1,216 SF	2.6
PAVING	26,591 SF	56.2

Landscape Requirements

PER CITY OF ALBUQUERQUE ZONING CODE; SELTON 40-1-7j. AN AREA EQUAL TO 7.6 OF OFF STREET PARKING AREA SHALL BE LANDSCAPED.

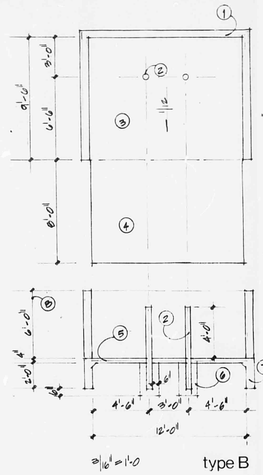
2088 SF LANDSCAPING PROVIDED
26591 SF OFF STREET PARKING = 7.85%

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT



Bicycle Rack

N.T.S.



3/16" = 1'-0" type B

Refuse Enclosure

1. 8" MASONRY WALLS, STAIN TO MATCH BUILDING
2. 4" DIAM. PIPE, WALL THICKNESS: .0300", CONCRETE FILLED
3. 4" THICK CONCRETE SLAB, 3000 PSI, 3/4" AGG., W/ 6x6-10/10 WWM, SLOPE: 1/8" PER FOOT
4. 6" THICK CONCRETE APRON, 3000 PSI, 3/4" AGG., W/ 6x6-10/10 WWM, USE EXPANSION JOINT BETWEEN SLAB AND APRON
5. 6x6-10/10 WWM AT CENTER OF SLAB
6. CONCRETE ENCASEMENT FOR BOLLARDS
7. 8" TURN-DOWN FOOTING
8. HEIGHT OF WALL MAY BE REDUCED TO 5'-4" IF BIN IS 4 CU. YD. OR SMALLER

Keyed Notes

(1) SEEDED LANDSCAPE BUFFER STRIP WITH 5 GALLON PYRACANTHA AT 12' O.C. AS REQUIRED. SECTION 40.J OF THE CITY OF ALBUQUERUQUE ZONING CODE.

(2) BLOCK WALL (6' HEIGHT) SHALL SERVE AS BOUNDARY BUFFER IN LIEU OF LANDSCAPING PER ZONING CODE SECTION 40.J.3.D.

(3) REFUSE ENCLOSURE, SEE DETAIL THIS SHEET.

(4) CONCRETE APRON, SEE DETAIL THIS SHEET.

(5) CONCRETE PARKING BUMPER, PIN TO ASPHALT WITH #5 REBAR.

(6) EXISTING EDGE OF SIDEWALK.

(7) OUTSIDE EDGE OF NEW SIDEWALK.

(8) DEPRESSED CURB FOR HANDICAP ACCESS.

(9) LANDSCAPED PLANTER. SEEDED LAWN, KENTUCKY BLUEGRASS.

(10) CONCRETE STANDING 6" CURB.

(11) EXITING CONCRETE AREA TO BE REMOVED.

(12) 6' UTILITY EASEMENT.

(13) 5' UTILITY EASEMENT.

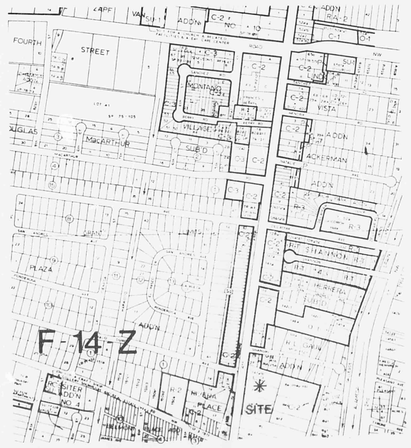
(14) 4' ASPHALT HANDICAP ACCESS AISLE.

(15) 4 SLOT BIKE RACK.

(16) PAINT UNIVERSAL HANDICAP SYMBOL.

(17) EXISTING WATER METER.

Locator



Zoning Reference

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney
CHIEF ADMINISTRATIVE OFFICER
Frank A. Kleinhardt

March 19, 1985

Mr. Knight L. Seavey
KNIGHT SEAVEY DESIGN
P.O. Box 14887, Station G.
Albuquerque, New Mexico 87191

RE: ANTHONY'S - 4904 - 4th St., N.W.

Dear Mr. Seavey

I have completed the zoning preliminary plancheck review for the proposed rebuilding and addition at 4904 - 4th St., N.W. and found that the development complies with all aspects of the Zoning Code with the exception of the following:

Bicycle Rack - Provide four (4) space rack. Section 40.A.2.c.

Landscaping - Provide an area equal to 7% of the off-street parking area. Section 40.A.7.
- Provide a landscape strip at least five (5) feet wide along northeast area of premises which abutts the residential zone. Section 40.J.
- Provide at least seven (7) street trees along the 4th Street frontage. Ordinance 54-1981.

The items listed above were not shown on the preliminary site plan you submitted for review and must be shown on the site plan prepared for building permit submittal. Finally, while the building elevations were also not submitted, I don't foresee a problem as long as the building height does not exceed 26 feet. All landscape material is outlined in Appendix B of the Zoning Code.

If you should have any questions regarding this matter, please feel free to call on me.

Sincerely,

Robert E. Romero
Zoning Enforcement Officer

RER:oao
24900

AN EQUAL OPPORTUNITY EMPLOYER

Project Data

PROJECT TITLE:	ANTHONY'S- 4TH STREET
ZONE ATLAS PAGE:	F-14-Z
CITY ADDRESS:	4904 4TH STREET N.W.
LEGAL DESCRIPTION:	TRACTS 147-A-2/147-A-1-B OF MRGCD MAP NO. 32
ZONING:	C2
FIRE ZONE:	II
SEISMIC ZONE:	II
CONSTRUCTION TYPE:	II-N, SPRINKLERED
OCCUPANCY:	B-2
BUILDING CODE:	1982 UBC
PROPOSED USE:	RETAIL SHOWROOM.
DEVELOPER:	TED JORGENSEN
OWNER:	TED JORGENSEN
PLANNER/ARCHITECT:	KNIGHT SEAVEY DESIGN
SURVEY ENGINEER:	SANTIAGO ROMERO JR.
STRUCTURAL ENGINEER:	CHAVEZ/GRIEVES
ELECTRICAL ENGINEER:	COUPLAND/POWELL/MORAN

Building Area

GROSS BUILDING SF:	17,429 SF.
NET LEASABLE BLDG SF: (MEASURED TO CENTER LINE OF EXTERIOR WALLS)	17,248 SF.

Parking Requirements

100% RETAIL:
PARKING RATIOS:

RETAIL:	1/200 SF OF N.L.A.
PARKING REQUIRED:	17248/200 = 86.24 86.24(.9)(BUS ROUTE CREDIT)=78
PARKING PROVIDED:	78

NOTE:

2 HANDICAP (2.3%) PARKING STALLS ARE PROVIDED IN PHASE ONE.

RECEIVED
APR 25 1985
HYDROLOGY SECTION
F14/D22

Acr 0B3

STATE OF NEW MEXICO
KNIGHT L. SEAVEY
No. 1470
REGISTERED ARCHITECT

[redacted]

ANTHONYS - 4th STREET
Site Plan

2

HYDROLOGY F14/D22 NO DOCUMENTS

PLAN ON SEPARATE ROLL