



A2 ARCHITECTURAL SITE PLAN 1" = 20'-0"

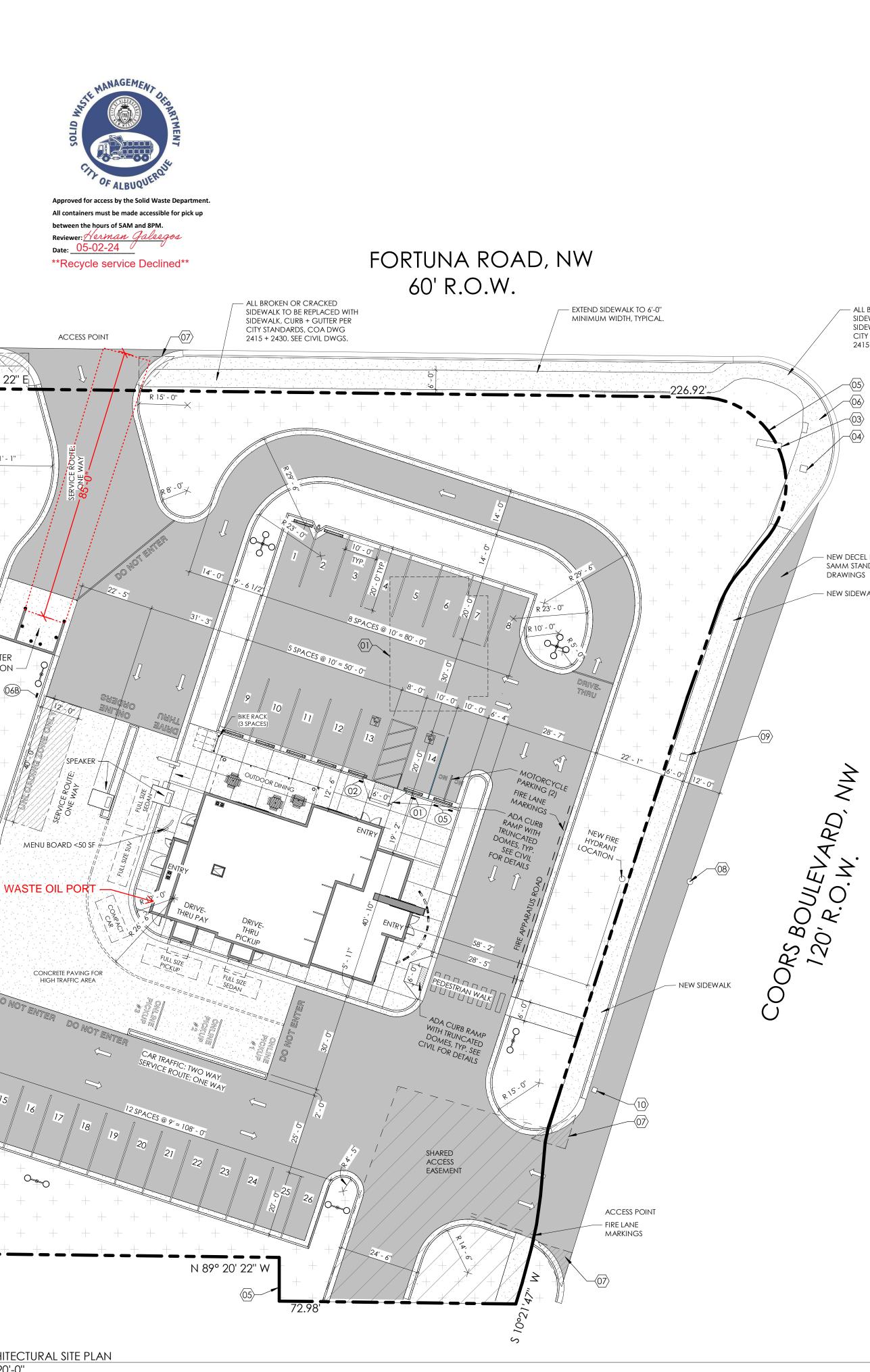


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ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURB + GUTTER PER CITY STANDARDS, COA DWG 2415 + 2430. SEE CIVIL DWGS. 05 06 03 04	 C. BICYCLE SPACES TO BE SIZED AND CONSTRUCTED AS REQUIRED BY THE DPM. D. SLOPE OF PARKING LOT BETWEEN 1 - 8%; SEE CIVIL. E. SLOPE OF ACCESSIBLE PARKING SPOT BETWEEN 1 - 2%; SEE CIVIL. (1) EXISTING BUILDING TO BE DEMOLISHED (2) NOT USED (3) EXISTING SIGN TO REMAIN (4) EXISTING SIDE WALK TO REMAIN (5) PROPERTY LINE (6) EXISTING SIDE WALK TO REMAIN (7) CLEAR SIGHT TRIANGLE (8) RELOCATE EXISTING FIRE HYDRANT (9) ABANDON EXISTING FIRE HYDRANT (10) TRAFFIC SIGNAL BOX TO BE RELOCATED 			REBECCA SNYDER NO. 5814 03.14.24
NEW DECEL LANE PER NMDOT SAMM STANDARDS, SEE CIVIL DRAWINGS				Blake's LOTABURGER.
	SITE SIGNAGE: SEE AS-103 FOR DETAILS	0175		
/	# DESCRIPTION 01 ADA PARKING - VAN ACCESSIBLE 02 ADA ACCESSIBLE PARKING	SIZE SEE DRAWING SEE DRAWING	COLOR GREEN + BLUE ON WHITE GREEN + BLUE ON WHITE	
	03 MANAGER PARKING ONLY 05 MOTORCYCLE PARKING 06A NO PARKING AT ANY TIME (RIGHT ARROW)	12" X 18" 12" X 18" 12" X 18"	SIGN OFCI SIGN OFCI RED ON WHITE	-
	066 NO PARKING AT ANY TIME (RIGHT ARROW) 068 NO PARKING AT ANY TIME (LEFT ARROW) SITE DATA / INFORMATION:	12" X 18"	RED ON WHITE RED ON WHITE	
120'R.O.W. NW	<pre>TYPE OF DEVELOPMENT: RESTAURANT WITH DRIVE-THROUGH FACILITY SIZE OF DEVELOPMENT: 3,497 SQ, FT. ROOFED AREA PARKING REQUIREMENTS (CITY OF ALBUQUERQUE, I.D.O. PART 14-16-5, TABLE 5-5-1) SPACES REQUIRED: (RESTAURANT) 8 SPACES PER 1,000 SF (GFA) ACCESSORY USE (OUTDOOR DINNING): NOT REQUIRED FOR ACTIVITY CENTER RESTAURANT (GROSS FLOOR AREA) 3,187 SF = 26 REQUIRED TOTAL PARKING SPACES REQUIRED = 26 TOTAL PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE ACCESSIBLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE COTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE COTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE COTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 (1) VAN ACCESSIBLE COTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 TOTAL MOTORCYCLE PARKING SPACES REQUIRED = 2 COTAL MOTORCYCLE PARKING SPACES REQUIRED OFF-STREET PARKING (2.6 SPACES) OR 3 SPACES (WHICHEVER IS GREATER) = 3 SPACES REQUIRED TOTAL BICYCLE PARKING PROVIDED = 3 EISCAL DESCRIPTION: A PORTION OF TRACTS SIX (6) THROUGH TEN (10), BLOCK L, NORTHERN HEIGHTS, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM MENACIO ON JUNE 14, 1947, BK, B, C7, T, TOGETHER WITH TRACT G-2, ATRISCO BUSINESS PARK, UNITYO (2), AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM MON APRIL 14, 1985 IN BK, C26, PG, 171. PROPOSED LEGAL DESCRIPTION:TRACT Q-TWO-A (Q-2-A), ATRISCO BUSINESS PARK, UNIT 2, A SHOWN AND DESIGNATED ON THE PLAT OF TRACT Q-2, ATRISCO BUSINESS PARK, UNIT 2, A SHOWN AND DESIGNATED ON THE PLAT PLAT ILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILO COUNTY, NM ON APRIL 14, 1985 IN BK, C26, PG, 171. PROPOSED LEGAL DESCRIPTION:TRACT Q-TWO-A (Q-2-A), ATRISCO BUSINESS PARK, UNIT 2, A SHOWN AND DESI</pre>		BLAKE'S LOTABURGER #45 641 COORS BLVD. NW ALBUQUERQUE, NM 8715	
	 A. THE PROJECT IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST SOUTH OF THE INTERSECTION AT FORTUNA AND COORS. THE SITE WILL BE THE NORTHERNMOST LOT IN THE ATRISCO BUSINESS PARK AND WITHIN CHARACTER PROTECTION OVERLAY ZONE, CPO-2. B. BLAKE'S LOTABURGER IS PROPOSING A ONE-STORY DRIVE-THRU RESTAURANT ON NEW TRACT Q-2-A OF ATRISCO BUSINESS PARK, A DEVELOPMENT WITH CITY OF ALBUQUERQUE ENVIRONMENTAL PLANNING COMMISSION (COTOBER 15, 1992). C. NEW DECELERATION LANE FOR THE TWO WAY ENTRANCE/EXITS PROVIDED TO ACCESS THE SITE: LOCATED ALONG COORS BOULEVARD NW; ONE WAY ENTRANCE IS LOCATED ALONG FORTUNA ROAD NW. THE WEST DRIVE IS ONE WAY FOR THE DRIVE-THROUGH PORTION OF THE FACILITY AND PICK UP LANE. THE PICK UP LANE IS DESIGNED FOR ONLINE ORDERS. D. ATRISCO BUSINESS PARK IS A MIXED USE DEVELOPMENT. SITE ACCESS AND BUFFERS ARE ESTABLISHED IN THE ATRISCO BUSINESS PARK DESIGN STANDARDS. SHARED ACCESS EASEMENT PROVIDED FOR PROPERTY TO THE SOUTH. E. NMDOT USED DUTCH BROTHERS TIS ANALYSIS TO REQUIRE NEW DECEL LANE AMD COORS ACCESS TO BE AS FAR SOUTH AS POSSIBLE. 			ISSUED
				FILE NAME P:\Projects\18002_Blakes Lotaburger\Store #45 (Coors Blvd NW) DRAWN BY TOWER\10_Drawings\Revit\Blake's #45_2022.rvt AB
	ASPHALT. SEE CIVIL FOR DETAILS		CHECKED BY RS Sheet Name	
TRUE	SOFTSCAPE. SEE LANDSCAPING PLAN FOR DETAILS			TRAFFIC CIRCULATION LAYOUT
	BOLLARD. SEE AS-102 FOR DETAILS			
0' 10' 20' 40'	5			Sheet NoOFSHEETS