

CITY OF ALBUQUERQUE



April 27, 2016

Michele Mullen
Mullen Heller Architecture, P.C.
924 Park Ave., SW
Albuquerque, NM 87102

Conditional CO for
Building Shell. CO RMM
is required for TI. 5/3/16

Re: Country Club Plaza – Commercial Building 2
1700 Central SW
180-Day Temporary Certificate of Occupancy- Transportation
Development
Administrative Amendment dated 5-27-15 (J13-D010)
Certification dated 4-20-16

Dear Ms. Mullen,

Based upon the information provided in your submittal received 4-20-16, Transportation Development has no objection to the issuance of a 180-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 180-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Completion of Phase 2 parking lot.

New Mexico 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

CITY OF ALBUQUERQUE



April 27, 2016

Michele Mullen
Mullen Heller Architecture, P.C.
924 Park Ave., SW
Albuquerque, NM 87102

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Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

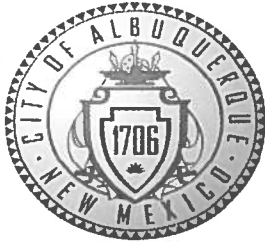
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Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Country Club Plaza - Commercial Building 2 Building Permit #: T201591209 City Drainage #: J13D010

DRB#: _____ EPC#: 13EPC-40139 Work Order#: _____

Legal Description: Lot 3 of Country Club Plaza Subdivision

City Address: 1700 Central Avenue SW., Albuquerque, NM. 87104

Engineering Firm: Mark Goodwin & Associates, P.A. Contact: Diane Hoelzer

Address: 8916-B Adams Street, NE., Albuquerque, NM 87113

Phone#: 505-828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

Owner: Rembe Country Club LLC. Contact: Jay Rembe

Address: 1718 Central SW, Suite A, Albuquerque, NM. 87104

Phone#: 505-453-7164 Fax#: _____ E-mail: rembe@rembedesign.com

Architect: Mullen Heller Architecture P.C. Contact: Michele Mullen

Address: 924 Park Avenue SW, Suite B Albuquerque, NM 87102

Phone#: 505-268-4144 Fax#: _____ E-mail: michele@mullenheller.com

Surveyor: Construction Survey Technologies, INC. Contact: John Gallegos

Address: P.o. Box 65395 Albuquerque, NM 87193

Phone#: 505-917-8921 Fax#: _____ E-mail: johndgallegos73@gmail.com

Contractor: Insight Construction Contact: Damian Chimenti

Address: 3909 12th Street, Albuquerque, NM 87107

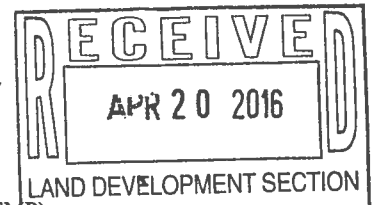
Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insighntm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: April 20, 2016 By: Michele Mullen

Michele Mullen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

April 20, 2016

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Country Club Plaza – Commercial Building 2
Address: 1700 Central Avenue SW., Albuquerque, NM. 87104**

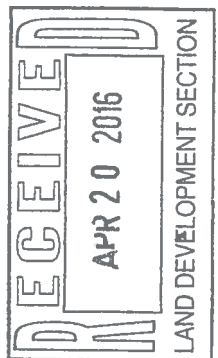
Dear Ms. Racquel Michel:

I, Michele Mullen, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of Approved EPC/DRB Site Development Plan dated October 10, 2013 (Project #1004677) and Approved Administrative Amendment (AA# 15AA-10061) dated May 27, 2015. The site was previously certified by Doug Heller of MHA on June 10, 2015, and the only element not certified was the temporary parking at the south side of the development. The attached Site Development Plan and AA also show the "redlined" revisions made to the site plan per construction coordination of Building Two (2) on Lot 3 of Country Club Plaza Subdivision.

This certification pertains only to Building Two (2) of this development, as approved by the EPC/DRB, AA, and as "redlined" on attached Site Development Plan for Building Permit. I further certify that I have personally visited the project site on April 15, 2016 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.

Given the on-going tenant improvement construction of two other projects on-site (COA Permit No. T2016-90144 & T2016-90295), some items will need to remain on-site, including the construction waste dumpster, construction trailer, and portable bathroom unit(s). These remaining items will be relocated as required to provide public access to all portions of the site, including a 24' wide drive aisle to the temporary parking. All other construction items have been removed from the site as required. Please refer to the photographs attached to this letter that illustrate the locations of the existing construction items that will remain on-site.

In addition, given the timeframe for construction of the third building on Lot 5 of the Country Club Plaza Subdivision, which will be submitted to the ZHE and EPC in the coming weeks, the area designated on the Site Development Plan as asphalt-paved temporary parking was revised to compacted dirt with parking bumpers and a silt-control fence at the rear boundary on the west side of the site. This was done to alleviate the costs to the owner to install paving that will be removed for construction within 6 months of initial installation. Furthermore, per the existing location of the construction trailer, 3 of the 30 temporary spaces cannot be provided at this time. However, the approved EPC/DRB Site Development Plan requires 121 spaces, and the development is providing 132 spaces despite the loss of those 3 parking spaces. Therefore, the development is in compliance with the parking requirements.



This certification is submitted in support of a request for Engineer's Certification (DRB Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

Please feel free to contact me if you have any questions.

Sincerely,

Mullen Heller Architecture PC

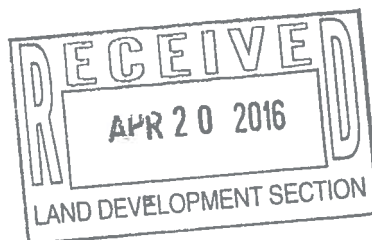


Michele Mullen, AIA



04/20/2016

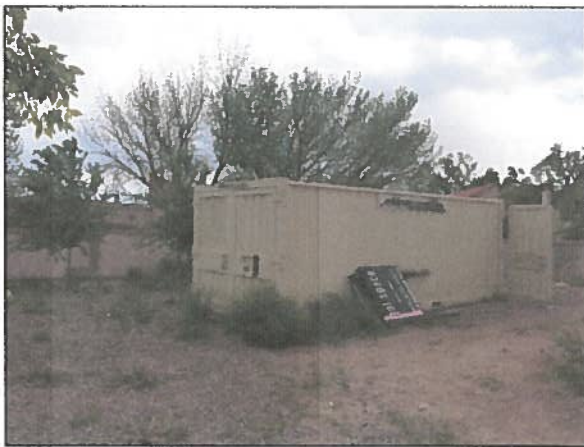
Attachments: Approved EPC/DRB Site Development Plan for Building Permit
(With Redlines)
Approved Administrative Amendment
(Provided for Reference Only with Minor Redlines)
Photographs of Existing Construction Equipment to Remain
(Provided for Reference Only)
Previous Approved Site Certification Letter for Lot 4 of the Country Club
Plaza Subdivision (Provided for Reference Only)



Site Photographs:



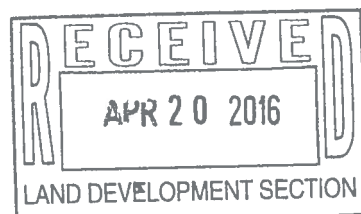
The existing construction waste dumpster will remain on-site but will be moved to the east end of the temporary parking area.



The existing construction trailer will remain in this location for use by the construction team. Its current location is within the temporary parking area; however, there is more parking provided than is required by the approved EPC/DRB site development plan.



Given the on-going construction on other tenant improvement projects on-site, the existing portable toilet units will be reduced to one and be relocated to a position adjacent to the dumpster/compactor enclosure. It will not obstruct access to any component of the site. The debris and trailer shown beyond will be removed from the site.



June 10, 2015

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Country Club Plaza – Commercial Building 1
Address: 1718 Central Avenue SW., Albuquerque, NM. 87104**

Dear Ms. Racquel Michel:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of Approved EPC/DRB Site Development Plan approved October 10, 2013 (Project #1004677). The attached Site Development Plan also shows "redlined" the revised phase line on the south side parking of Building One (1) on Lot 4 of Country Club Plaza Subdivision.

This certification pertains only to Building One (1) of this development, as approved by the EPC/DRB and as "redlined" on attached Site Development Plan for Building Permit. I further certify that I have personally visited the project site on June 10, 2015 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 Engineer's Certification (DRB Site Plan) for Permanent Certificate of Occupancy.

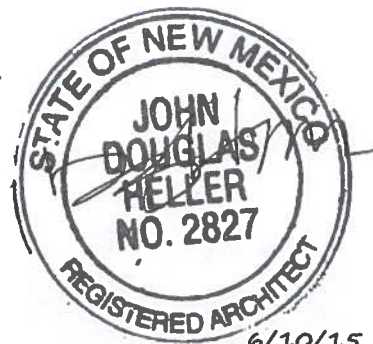
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me if you have any questions.

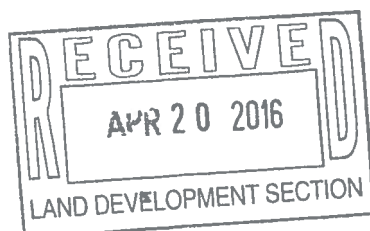
Sincerely,
Mullen Heller Architecture PC

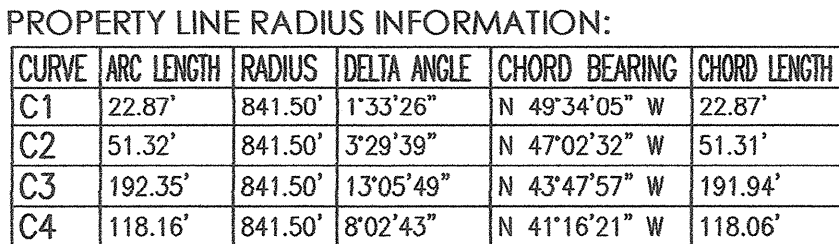


Douglas Heller, AIA
Attachment: Approved EPC/DRB Site Development Plan for Building Permit (with redlines)



6/10/15





Land Use	Area/Number of Units	Parking Requirements	Required parking
Office - First Floor	3200	200 /sf	16
Office - Second Floor	3200	300 /sf	11
Restaurants	3600 *	45 /sf	80
Retail	9,583	200 /sf	48
Residential	25	1 **/unit	25

General Land Use Classification	Weekdays			Weekends		
	midnight to 7am	7am to 6pm	6pm to midnight	midnight to 7am	7am to 6pm	6pm to midnight
Office	0	27	1	0	3	0
Restaurants	0	44	84	0	48	80
Retail	0	38	24	0	48	5
Residential	25	5	25	25	20	25

Total Number of Spaces Required per time period	25	134	130	25	119	110
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*Restaurant parking requirement is calculated by assuming for a 6,000sf facility, 60% is seating (3,600sf) divided by 15sf/occupant (240 occupants). Required parking for a full-service liquor establishment is 1 space/3 occupants (80).

Peak Parking Requirement 134 spaces
Less 10% bus line credit 121 spaces required
Parking Provided 136 spaces

PARKING CALCULATIONS:

SHARED PARKING FOR THIS DEVELOPMENT IS
ALLOWED PER THE CITY OF ALBUQUERQUE
OFF-STREET PARKING REGULATIONS (14-16-3-1)
APPENDIX 1. THE ABOVE TABLE ASSIGNS USES OF

EXCEPT BUILDINGS CONSTRUCTED
22, 1965 NEED SUPPLY SUCH P
THE EXIST ON-PREMISE GROUND
AVAILABLE."

APPENDIX J: THE ABOVE TABLE ASSUMES USES OF THE FUTURE COMMERCIAL BUILDINGS (SUCH AS OFFICE, RETAIL, RESTAURANT) AS WELL AS THE TOTAL NUMBER OF RESIDENTIAL UNITS. ONCE THE USES/NUMBER OF UNITS ARE CONFIRMED FOR ALL BUILDINGS, THE RELATED BUILDING PERMIT SUBMITTAL WILL UPDATE THE PARKING CALCULATIONS.

BASED ON THE PARKING CALCULATIONS IN THE
TABLE ABOVE, THE MAXIMUM NUMBER OF REQUIRED
SPACES FOR A GIVEN TIME FRAME IS 134.

TOTAL PARKING SPACES PROVIDED	
89	REGULAR SPACES
8	HANDICAP PARKING SPACES
39	COMPACT SPACES

COMPACT PARKING CALCULATION:
121 REQ'D SPACES x 33% = 40
TOTAL COMPACT SPACES = 39

TOTAL COMPACT SPACES = 38

DISABLED PARKING REQUIREMENTS

TOTAL DISABLED SPACES REQUIRED

TOTAL DISABLED SPACES PROVIDED

MOTORCYCLE REQUIREMENTS:
TOTAL MOTORCYCLE SPACES REQUIRED
TOTAL MOTORCYCLE SPACES PROVIDED

RESIDENTIAL BICYCLE REQUIREMENT
1 BICYCLE SPACE PER 2 DWELLING UNITS
25 DWELLING UNITS/2 = 13 TOTAL

COMMERCIAL BICYCLE REQUIREMENT
 1 BICYCLE SPACE FOR EACH 20
 $121 \text{ PARKING SPACES} / 20 = 6 \text{ TRUCKS}$

<div style="display: flex; justify-content: space-between;"> <div> <p>7/</p> <p>5.</p> </div> <div> <p>1</p> </div> </div>	<p>TOTAL BICYCLE SPACES REQUIRED</p> <p>TOTAL BICYCLE SPACES PROVIDED</p>
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KEYED NOTES:
[1] PROPOSED CMU REFUSE ENCLOSURE WITH
RECYCLING AREA ON LOT 3.

[2] EXISTING BUILDING TO REMAIN.
[3] PROPOSED TREE WELL, TYPICAL. SEE LANDSCAPING.

[4] PROPOSED LANDSCAPING.
[5] EXISTING CROSSWALK STRIPING.
[6] PROPOSED HANDICAP PAVEMENT SIGN.
[7] PROPOSED STAMPER COLORED CONCRETE.

UL
IGHT-OF-

[7] PROPOSED STAMPED COLORED CONCRETE
~~HANDICAP ASILE. ADA-COMPLIANT PARKING STRIP~~

[8] PROPOSED ASPHALT PAVING

[9] PROPOSED SITE LIGHTING. HEIGHT TO BE

[10] PROPOSED BIKE RACK WITH 5 SPACES.
[11] PROPOSED CONCRETE SIDEWALK.

[12] PROPOSED ELECTRICAL TRANSFORMER WITH LANDSCAPING SCREENING.

[13] PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION. TO BE COMPLETED UNDER

KEYED NOTES: CONT

[33]	PROPOSED FIRE HYDRANT (2 LOCATIONS). SEE UTILITY PLAN.	[14] PROPOSED PAINTED PARKING STRIPING.
		[15] EXISTING FIRE HYDRANT TO BE REMAIN.
		[16] PROPOSED CONCRETE CURB. SEE GRADING

[34] EXISTING CONCRETE SIDEWALK. [7] DRAINAGE PLAN AND COA STD. DWG. 2415A.
[35] PROPOSED LOT LINES. [7] CONCRETE PATIO WITH TUBE STEEL FENCING.
[36] ~~PROPOSED LIGHT BOLLARD, TYP. OF 16.~~ [8] WATER/LANDSCAPING FEATURE. SEE
~~SEE SHEET 7, NOT USED.~~

SEE SHEET 7. NOT USED.

[37]	EXISTING 18' 0" HIGH SML SCREEN WALL	[19]	EXISTING POLE SIGN TO BE RECONSTRUCTED
[38]	EMERGENCY ACCESS ONLY PAVEMENT SIGN	[20]	EXISTING CITY CURB AND GUTTER.
	AND POSTED SIGN.	[21]	EXISTING BUS STOP TO REMAIN.

[39]	PROPOSED RESIDENTIAL CONCRETE STOOPS.	[21]	EXISTING BUS STOP TO REMAIN.
		[22]	PROPOSED HANDICAP RAMP.
[40]	LANDSCAPING AT LOWER LEVELS. SEE	[23]	PROPOSED 20'-0" WATERLINE EASEMENT. SEE UTILITY PLAN.

	LANDSCAPING PLAN.	[24]	PROPOSED HANDICAP PARKING SIGNS. SEE
[41]	PEDESTRIAN WALKWAY AT FIRST LEVEL.		DETAIL 10/SHEET 7. "VAN" WHERE NOTED.
[42]	CONCRETE PAVING. SEE GRADING AND	[25]	PROPOSED CONCRETE RECEIVING AREA WITH
	DRAINAGE PLAN.		

[43]	PAINTED TUBE STEEL FENCE AND GATES.	[26]	FENCE AND GATES (CLOSED TO PUBLIC).
[44]	SINGLE FAMILY RESIDENCE WITH TWO		PROPOSED DRAINAGE INLET. SEE GRADING
	PARKING STALLS AND ACCESSORY	[27]	AND DRAINAGE.
			PROPOSED PLAZA WITH BENCH SEATING AND

[45] EDGE OF CONCRETE PAVING.

[46] PROPOSED 8'-0" HIGH STUCCO SCREEN

[27] PROPOSED PLAZA WITH BENCH SEATING AND WATER FEATURE. SEE SHEET 8 FOR SEATING CALCULATION.

[28] PROPOSED CONCRETE DRIVEWAY (STD. DWG.

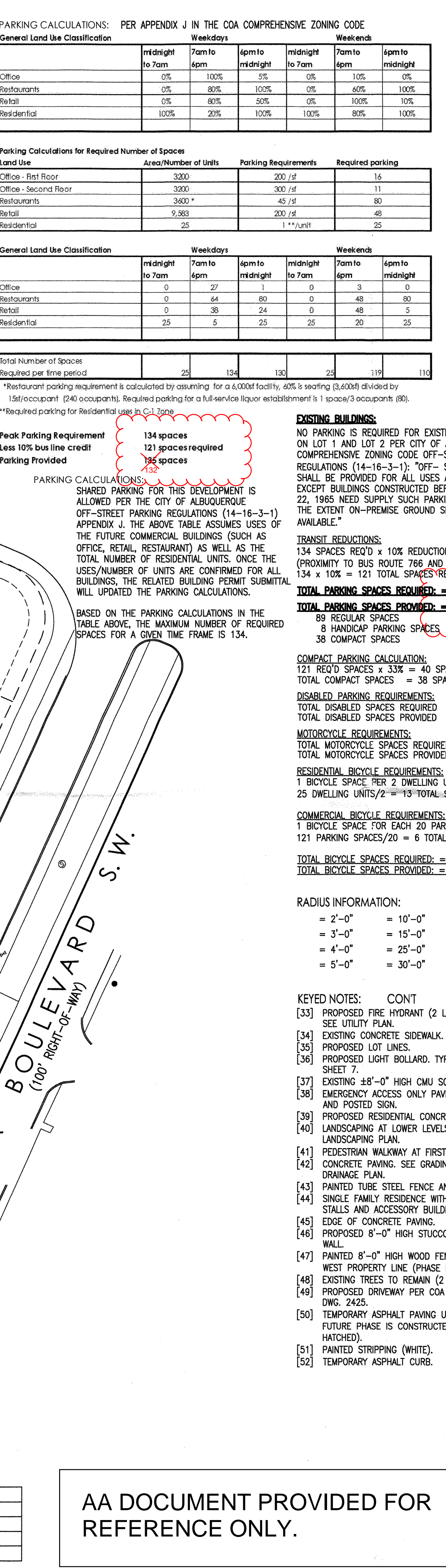
[47] PAINTED 8'-0" HIGH WOOD FENCE ALONG WEST PROPERTY LINE (PHASE I). [29] 2426) AND RAMPS (STD. DWG. 2426) TO BE CONSTRUCTED TO COA STANDARDS. COMPACT PARKING SPACES 9'-0"x15'-0"

[48] EXISTING TREES TO REMAIN (2 LOCATIONS). WITH PAINTED "COMPACT CAR" PAVEMENT
[49] PROPOSED DRIVEWAY PER COA STANDARD DESIGNATION.
DWG. 2425. **COMPACTED DIRT** [30] PROPOSED STUCCO RETAINING WALL. SEE
[50] TEMPORARY ASPHALT PAVING UNTIL THE CHAIR

TIME FUTURE PHASE IS CONSTRUCTED (SHOWN HATCHED). PROVIDE (1) PARKING BUMPER PER PARKING STALL. PAINTED STRIPPING (WHITE). [31] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.

[52] TEMPORARY ASPHALT CURB. [32] PROPOSED 100 SF. POLE SIGN. SEE SHEET 7.

project title		country club plaza	
SWC of Central Avenue and Laguna Boulevard		Albuquerque, New Mexico 87102	
sheet title		Amended Site Dev't Plan for Building Permit	
job number		12-11	
drawn by		S.J. MWS, A.V.	
project manager		Doug Heller, A.A.	
date		09/26/2013	



SITE DEVELOPMENT DATA:

PROPOSED LEGAL DESCRIPTION:

LOTS 1 THRU 5, COUNTRY CLUB PLAZA SUBDIVISION
AND TRACT A-1-A, LAGUNA SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESSES:

BLDG. A AND B (EXISTING): 1720 CENTRAL AVE. S.W.
ALBUQUERQUE, N.M.

BLDG. C (EXISTING): 1710 CENTRAL AVE. S.W.
ALBUQUERQUE, N.M.

LAND AREA: 3.37 ACRES (146,975 SQ. FT.)

CURRENT ZONING: SU-2/CLD (HUNING CASTLE AND RAYNOLDS ADDITION
NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR
LOTS 1 THRU 5.

**R-1 (HUNING CASTLE AND RAYNOLDS ADDITION
NEIGHBORHOOD SECTOR DEVELOPMENT PLAN) FOR
TRACT A-1-A:**

ZONE ATLAS PAGE: J-13-Z

BUILDING AREAS:

EXISTING BUILDING A	1,467 SF.
EXISTING BUILDING B	2,900 SF.
EXISTING BUILDING C	4,216 SF.
PROPOSED BUILDING 1	5,834 SF. (6,498-95) TOTAL
PROPOSED BUILDING 2	21,492 SF. (24,146-56) TOTAL
TOTAL BUILDING AREA	= 35,983 SF.

TOTAL PROPOSED RESIDENTIAL UNITS: 23 TOTAL UNITS 25-TOTAL UNITS

SITE DEVELOPMENT GENERAL NOTES:

[A] THE DESIGN STANDARDS INCLUDED IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THIS PROJECT SHALL GOVERN ALL EXISTING AND NEW BUILDINGS FOR LOTS 1 THRU 5 OF THIS DEVELOPMENT.

[B] RECYCLING, PAWING, INGRESS/EGRESS, ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY THE OWNERS OF LOTS 1 THRU 5, COUNTRY CLUB PLAZA AND TRACT A-1-A, LAGUNA SUBDIVISION, SAID EASEMENT TO MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS. THIS WILL BE GRANTED WITH REPEAT OF ALL LOTS.

[C] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.

[D] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS OVERHANG.

[E] ANY ENCROACHMENT INTO OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.

[F] ALL ABANDONED DRIVEPADS IN THE COA-ROW SHALL BE REMOVED AND REPLACED WITH COA STANDARD SIDEWALK CURB AND GUTTER.

[G] EASEMENT NOTE: 25' PRIVATE ACCESS AND DRAINAGE EASEMENT TOGETHER WITH 25' PUBLIC UTILITY, PUBLIC WATERLINE, PUBLIC SANITARY SEWER EASEMENT, SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH LOT FOR THE BENEFIT OF ALL LOTS. TO BE GRANTED WITH REPEAT OF ALL LOTS.

SITE DEVELOPMENT SITE LIGHTING NOTES:

[A] THE LOCATION OF THE LIGHTING FIXTURES THROUGHOUT ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PRIVATE RIGHT-OF-WAY OR RESIDENTIAL PROPERTY.

[B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.

[C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

[D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UFLIGHTING SHALL BE PROHIBITED.

KEYED NOTES:

[1] PROPOSED COMB REFUSE ENCLOSURE WITH RECYCLING AREA ON LOT 3.

[2] EXISTING BUILDING TO REMAIN.

[3] PROPOSED TREE WELL, TYPICAL. SEE LANDSCAPING.

[4] PROPOSED LANDSCAPING.

[5] EXISTING CROSSWALK STRIPING.

[6] PROPOSED HANDICAP PAVEMENT SIGN.

[7] PROPOSED STAMPED COLORED CONCRETE HANDICAP ASILE.

[8] PROPOSED ASPHALT PAVING.

[9] PROPOSED SITE LIGHTING. HEIGHT TO BE 16'-0" MAX.

[10] PROPOSED BIKE RACK WITH 5 SPACES.

[11] PROPOSED CONCRETE SIDEWALK.

[12] PROPOSED ELECTRICAL TRANSFORMER WITH LANDSCAPING SCREENING.

[13] PROPOSED STAMPED COLORED CONCRETE PEDESTRIAN CONNECTION.

[14] PROPOSED PAINTED PARKING STRIPING.

[15] EXISTING FIRE HYDRANT TO BE REMAIN.

[16] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.

[17] CONCRETE PATIO WITH TUBE STEEL FENCING.

[18] WATER/LANDSCAPING FEATURE. SEE LANDSCAPING.

[19] EXISTING POLE SIGN TO BE RECONSTRUCTED.

[20] EXISTING CITY CURB AND GUTTER.

[21] EXISTING BUS STOP TO REMAIN.

[22] PROPOSED HANDICAP RAMP.

[23] PROPOSED 20'-0" WATERLINE EASEMENT. SEE UTILITY PLAN.

[24] PROPOSED HANDICAP PARKING SIGNS. SEE DETAIL 10/SHHEET 7. "VAN" WHERE NOTED.

[25] PROPOSED CONCRETE RECEIVING AREA WITH FENCE AND GATES (CLOSED TO PUBLIC).

[26] PROPOSED DRAINAGE INLET. SEE GRADING AND DRAINAGE PLAN.

[27] PROPOSED PLAZA WITH BENCH SEATING AND WATER FEATURE. SEE SHEET 8 FOR SEATING CALCULATION.

[28] PROPOSED CONCRETE DRIVEWAY (STD. DWG. 2426) AND RAMPS (STD. DWG. 2426) TO BE CONSTRUCTED TO COO STANDARDS.

[29] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.

[30] PROPOSED CONCRETE RETAINING WALL. SEE CIVIL.

[31] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.

ADMINISTRATIVE AMENDMENT

FILE # 10061 PROJECT # 1006071

ADD'L OF CHANGE TO BLDG SF


OF UNITS + BLDG ELEVATIONS

FOR BLDG. 2

1/11/16

5-28-16

project title		rev	△ ₃	date	
Country Club Plaza - Site Construction		by			
SWC of Central Avenue and Laguna Boulevard Albuquerque, New Mexico 87102			△ ₄		
			△ ₃		
			△ ₂		
			△ ₁		



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job number	12-11
drawn by	MHA
project manager	Michele Mullen, AIA.
date	05/01/2015

sheet title	
Overall Architectural Site Plan-AA BLDG 2	

sheet-

AA-A001