



**Planning Department
Transportation Development Services**

October 30, 2014

Chris Gunning AIA, LEED AP
Dekker Perich Sabatini
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

**Re: Dave & Buster's Winrock, 2100 Indian School Rd. NE
60-Day Temporary Certificate of Occupancy- Transportation Development
Administrative Amendment dated 06-02-14 (DRB- 1002202, J19-D038)
Certification dated 10-28-14**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 10-28-14 and photos received on 10-30-14, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-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

- Work Order must be completed before a Permanent Certificate of Occupancy can be issued.
- Landscaping needs to be completed.

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 rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

www.cabq.gov

Sincerely,

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: DAVE & BUSTERS @ Winrock ZONE MAP/DRG. FILE # J-19 1002202
DRB#: 13 DRB 70670 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C-2-A Winrock center Addition
CITY ADDRESS: 2100 Indian School Road NE Abq.

ENGINEERING FIRM: Hvitt-Zollars
ADDRESS: 333 Rio Ranch Blvd. Suite 101
CITY, STATE: Albuquerque, NM
Rio Ranch

CONTACT: Scott Eddings
PHONE: 892-3995/91
ZIP CODE: 87124

OWNER: Winrock Partners, LLC
ADDRESS: 100 Sun Ave NE Suite 210
CITY, STATE: Albuquerque, NM

CONTACT: Darin Sand
PHONE: 881-0100
ZIP CODE: 87109

ARCHITECT: Dekker/Perich/Sabatini
ADDRESS: 7601 Jefferson St NE
CITY, STATE: Albuquerque, NM

CONTACT: Chris Gunning
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Hart Construction
ADDRESS: 2919 2nd St. Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Andy Hart
PHONE: 345-4001
ZIP CODE: 87107

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - OTHER (SPECIFY)

- CHECK TYPE OF APPROVAL 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
 - FOUNDATION PERMIT APPROVAL
 - BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY (PERM)
 - CERTIFICATE OF OCCUPANCY (TEMP)
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

SUBMITTED BY: cluning DATE: 10/28/14

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 define 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.

October 28, 2014

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Dave & Busters
2100 Indian School Road NE
City Project Number 1002202
Zone: SU-3
Submittal: TCL for Temporary C.O.

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved Site Plan for Building Permit dated March 17, 2014, and subsequent Administrative Amendment dated June 2, 2014. Dekker/Perich/Sabatini visited the project site on October 27, 2014 and verified the construction for the site. This certification is submitted in support of a request for a Temporary Certificate of Occupancy. All hardscape including asphalt paving, concrete curbs, concrete sidewalks, ramps, etc. are complete within the site's private parking lot area.

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

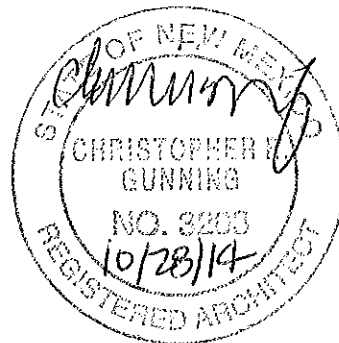
If you have any questions, please feel free to contact myself or Sheri Tollefson at 761-9700. And please notify us when the TCL is complete so we may inform the owner and contractor.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



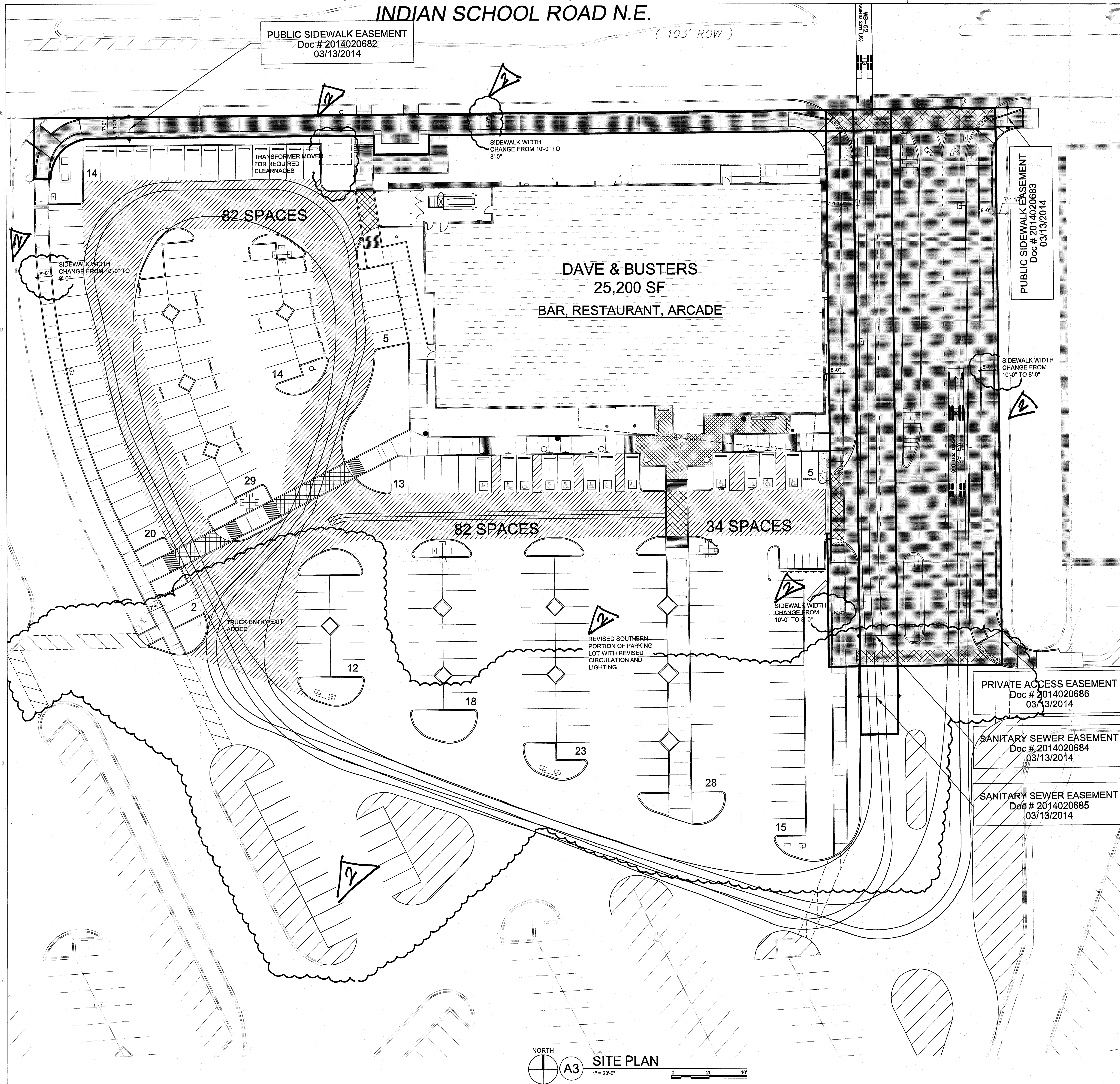
Christopher R. Gunning AIA, LEED AP
Principal



INDIAN SCHOOL ROAD N.E.

PUBLIC SIDEWALK EASEMENT
Doc # 2014020682
03/13/2014

(103' ROW)



GENERAL SHEET NOTES

- A. PARKING AREA SHALL BE DESIGNED AND BUILT TO CURRENT DPM STANDARDS.
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- C. DIMENSIONS ARE TO FACE OF CURB OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
- E. ALL LIGHTING STANDARDS SHALL COMPLY TO LIGHTING STANDARDS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.
- F. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-9 AREA LIGHTING REGULATIONS. SEE ELECTRICAL PLANS.
- G. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR THE RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES. REFER TO CIVIL FOR CURB CUT LOCATIONS.
- H. GENERAL CONTRACTOR IS TO COORDINATE WITH FIRE DEPARTMENT FOR EXACT LOCATION OF REQUIRED FIRE LANE - NO PARKING PAINTED ON CURBS.
- I. SITE SIGNAGE IS NOT PART OF THIS PERMIT SUBMITTAL.
- J. EXISTING TELECOM LINE TO REMAIN IN CONTINUOUS USE DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- K. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE CALCULATIONS.
- L. PARKING SPACES 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
- M. SEE CIVIL DRAWINGS FOR UTILITY EASEMENTS.

SHEET KEYED NOTES

- 1. PROPERTY LINE
- 2. CONCRETE APRON, SEE E3/AS-501
- 3. CONCRETE PAVING, SEE E3/AS-501
- 4. ACCESSIBLE RAMP, SEE B2 & B3/AS-501
- 5. ASPHALT PAVING, SEE E1/AS-501
- 6. HEAVY DUTY ASPHALT PAVING, SEE E2/AS-501
- 7. DECORATIVE CONCRETE PAVING, SEE D2/AS-501
- 8. CONCRETE SIDEWALK WITH 6" WIDE COLORED BORDER, SEE C4/AS-501
- 9. CONCRETE CURB AND GUTTER, SEE D3/AS-501
- 10. LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 11. EXISTING TREES AND LANDSCAPING TO REMAIN, SEE LANDSCAPE DRAWINGS
- 12. BOLLARD, SEE C6/AS-501
- 13. POST INDICATOR VALVE, SEE CIVIL DRAWINGS
- 14. 6" CONCRETE HEADER CURB, SEE D5/AS-501
- 15. LIGHT POLE, SEE A2 & A3/AS-501
- 16. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
- 17. MOTORCYCLE PARKING
- 18. MOTORCYCLE PARKING SIGN, SEE A1/AS-501
- 19. ACCESSIBLE PARKING MARKINGS, PAINTED, SEE A6/AS-501
- 20. ACCESSIBLE PARKING SIGN, SEE A1/AS-501
- 21. PAINTED PARKING STRIPES, COLOR, WHITE, SEE A4 & A5/AS-501
- 22. CONCRETE BUMPER, SEE B5/AS-501
- 23. SEE CIVIL DRAWINGS FOR SHADED AREAS
- 24. FIRE TRUCK ACCESS DRIVE
- 25. DESIGNATED "TO GO" PARKING, 3 SPACES
- 26. "TO GO" PARKING SIGN, SEE A1/AS-501
- 27. MONUMENT SIGN, SEE SIGNAGE DRAWINGS
- 28. Pylon SIGN
- 29. FIRE HYDRANT, SEE CIVIL DRAWINGS
- 30. CONCRETE CROSSWALK, SEE C2/AS-501
- 31. PAINTED FIRE LANE, PER CITY OF ALBUQUERQUE STANDARDS
- 32. EXISTING TELECOM LINE TO REMAIN
- 33. CONCRETE SPLASH BLOCK, SEE B8/AS-501
- 34. EXISTING CURB AND GUTTER TO REMAIN
- 35. TRANSFORMER AND REQUIRED CLEARANCES
- 36. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL BUILDING PERMIT DRAWINGS
- 37. BENCH, ON SITE SEATING FOR 21 REQUIRED
- 38. TRASH RECEPTACLE
- 39. BIKE RACK, SEE C5/AS-501
- 40. BUILDING COLUMN
- 41. ROOF CANYON
- 42. DOG WASTE - BAG DISPENSER
- 43. 24" WIDE CURB CUT FOR STORM WATER OUTFALL, SEE CIVIL DRAWINGS
- 44. GAS METER, SEE CIVIL DRAWINGS
- 45. WATER METER, SEE CIVIL DRAWINGS
- 46. GREASE TRAP, SEE CIVIL DRAWINGS
- 47. ELECTRIC METER, SEE CIVIL DRAWINGS
- 48. SIDEWALK CULVERT, SEE CIVIL DRAWINGS
- 49. SEE CIVIL DRAWING C1 FOR BUILDING'S CONTROL POINT.
- 50. 6" CONCRETE HEADER CURB, SEE D4/AS-501
- 51. CONCRETE SERVICE SIDEWALK, SEE E4/AS-501
- 52. BUILDING SCREEN WALL WILL SPAN OVER THE EXISTING TELECOM LINE. SEE ARCHITECTURAL BUILDING PLANS FOR FOOTING LOCATIONS.
- 53. LIMITS OF WORK

LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT (8 TOTAL)
- 30'-0" HIGH AREA POLE LIGHTS (26 TOTAL)
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN = 21 SPACES)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- UTILITY EASEMENT
- HEAVY DUTY ASPHALT
- CONCRETE PAVING
- DECORATIVE PAVING
- RE: CIVIL DRAWINGS

PARKING DATA

TOTAL: 2 / 1000 SF = 6 SPACES
 PARKING PROVIDED: 325 SPACES, 188 SPACES ON SITE + 127 ADJACENT SITE
 ACCESSIBLE REQ'D / PROVIDED: 12 SPACES / 12 SPACES

MOTORCYCLE PARKING:
 REQUIRED: 301-500 PARKING SPACES = 6 SPACES
 PROVIDED: 6 SPACES

BICYCLE PARKING:
 REQUIRED: 120 AUTOMOBILE, (325 / 20) = 17 SPACES
 PROVIDED: 21 SPACES

SITE DATA

LEGAL DESCRIPTION:
 PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 PARCEL C-2A WINROCK CENTER ADDN CONT 3.9463 AC ML OR 167,567 SQ FT ML

TOTAL: 25,200 SF ZONE: SU-3 for MU-UP
 BUILDING AREA: 167,705 SF (3.85 ACRES)
 SITE AREA: 167,705 SF (3.85 ACRES)
 F.A.R. (25,200 SF / 167,705 SF): 0.15

ADMINISTRATIVE AMENDMENT

FILE # 14 AA PROJECT # 100 2002
 10050
 REMOVE PARKING AREA + CIRCULATION.
 REMOVE PLAZA AREA + REDUCTION OF 10' ON TO 8' TO MARKED
 RELOCATION OF TRANSFORMER
 APPROVED BY DATE

* W/ NEAR FUTURE PLANS OF NEW DWARDS (W) PARKING GARAGE. AREA WILL BE TORN UP. OPEN SPACE REQ'MENTS OF UPSDP WILL MET.

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7001 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-4222
 fax 761-4222
 dps@dsdesign.org

ARCHITECT

SITE PERMIT SUBMITTAL

Dave & Buster's
 201 Winrock Center
 Albuquerque, New Mexico 87110

- REVISIONS
- ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲

DRAWN BY: SJT
 REVIEWED BY: CRG
 DATE: 05/08/14
 PROJECT NO.: 12-0023.002
 DRAWING NAME: SITE PLAN

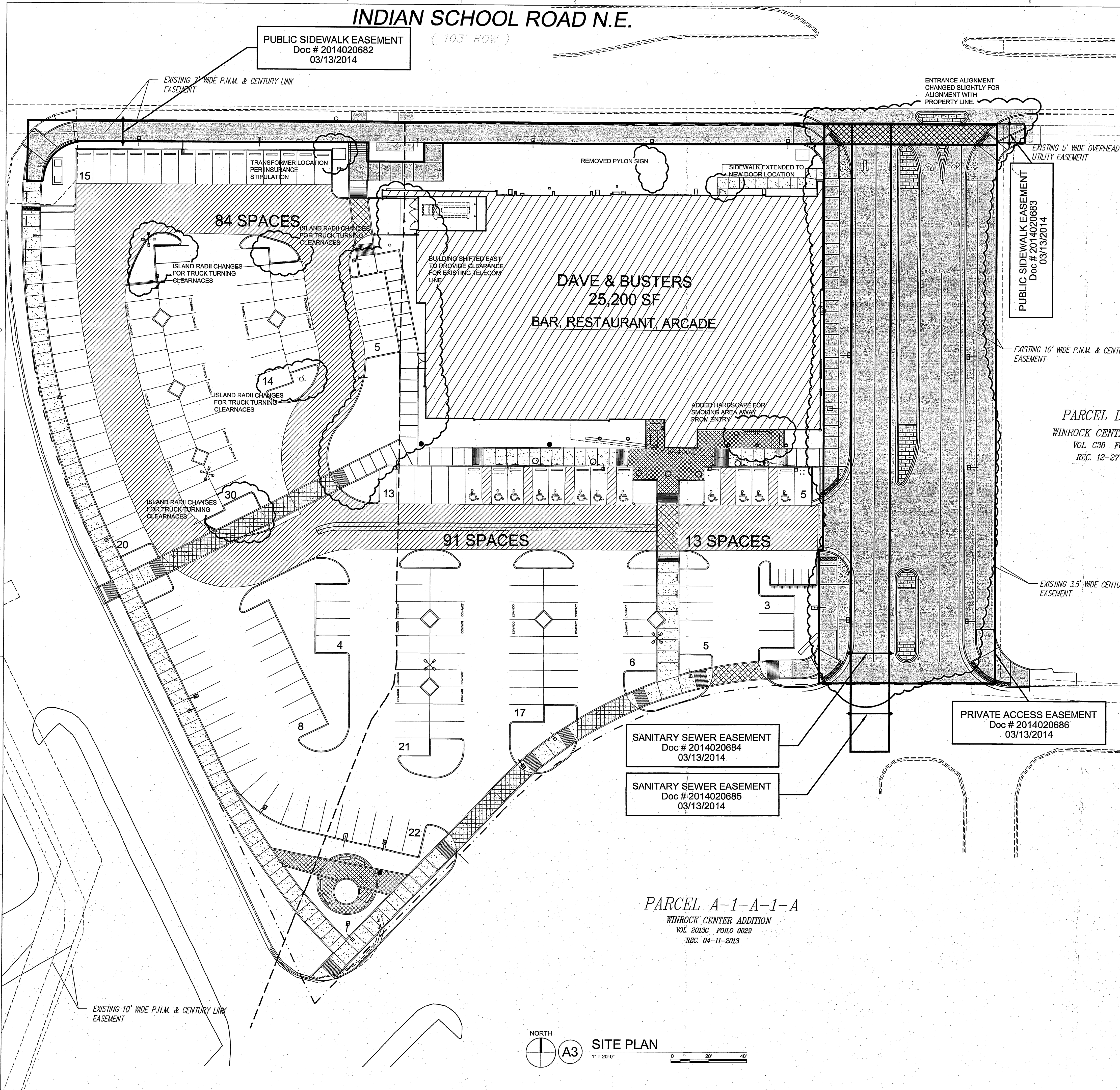
SHEET NO. AS-101

NORTH
 A3 SITE PLAN
 1" = 20'-0"

INDIAN SCHOOL ROAD N.E.

PUBLIC SIDEWALK EASEMENT
Doc # 2014020682
03/13/2014

(103' ROW)



DAVE & BUSTERS
25,200 SF
BAR, RESTAURANT, ARCADE

84 SPACES

91 SPACES

13 SPACES

SANITARY SEWER EASEMENT
Doc # 2014020684
03/13/2014

SANITARY SEWER EASEMENT
Doc # 2014020685
03/13/2014

PRIVATE ACCESS EASEMENT
Doc # 2014020686
03/13/2014

PUBLIC SIDEWALK EASEMENT
Doc # 2014020683
03/13/2014

GENERAL SHEET NOTES

- A. PARKING AREA SHALL BE DESIGNED AND BUILT TO CURRENT DPM STANDARDS.
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- C. DIMENSIONS ARE TO FACE OF CURB OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
- E. ALL LIGHTING STANDARDS SHALL COMPLY WITH LIGHTING STANDARDS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.
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- H. REFER TO CIVIL FOR CURB CUT LOCATIONS.
- I. GENERAL CONTRACTOR IS TO COORDINATE WITH FIRE DEPARTMENT FOR EXACT LOCATION OF REQUIRED FIRE LANE - NO PARKING PAINTED ON CURBS.
- J. SITE SIGNAGE IS NOT PART OF THIS PERMIT SUBMITTAL.
- K. EXISTING TELECOM LINE TO REMAIN IN CONTINUOUS USE DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- L. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE CALCULATIONS.
- M. PARKING SPACES 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.
- N. SEE CIVIL DRAWINGS FOR UTILITY EASEMENTS.

SHEET KEYED NOTES

- 1. PROPERTY LINE
- 2. CONCRETE APRON, SEE E2AS-501
- 3. CONCRETE RAVING, SEE E2AS-501
- 4. ACCESSIBLE RAMP, SEE B2 & B3/AS-501
- 5. ASPHALT PAVING, SEE E1AS-501
- 6. HEAVY DUTY ASPHALT PAVING, SEE E2AS-501
- 7. DECORATIVE CONCRETE PAVING, SEE D2AS-501
- 8. CONCRETE SIDEWALK WITH 8" WIDE COLORED BORDER, SEE C4AS-501
- 9. CONCRETE CURB AND GUTTER, SEE D3AS-501
- 10. LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 11. EXISTING TREES AND LANDSCAPING TO REMAIN, SEE LANDSCAPE DRAWINGS
- 12. BOLLARD, SEE C6AS-501
- 13. POST INDICATOR VALVE, SEE CIVIL DRAWINGS
- 14. 6" CONCRETE HEADER CURB, PER CITY OF ALBUQUERQUE STANDARDS
- 15. LIGHT POLE, SEE A2 & A3/AS-501
- 16. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL DRAWINGS
- 17. MOTORCYCLE PARKING SIGN, SEE A1AS-501
- 18. ACCESSIBLE PAVEMENT MARKINGS, PAINTED, SEE A6AS-501
- 19. ACCESSIBLE PARKING SIGN, SEE A1AS-501
- 20. PAINTED PARKING STRIPING, COLOR: WHITE, SEE A4 & A5/AS-501
- 21. CONCRETE BUMPER, SEE B5AS-501
- 22. SEE CIVIL DRAWINGS FOR SHADED AREAS
- 23. FIRE TRUCK ACCESS DRIVE
- 24. DESIGNATED TO GO' PARKING, 3 SPACES
- 25. TO GO' PARKING SIGN, SEE A1AS-501
- 26. MONUMENT SIGN, SEE SIGNAGE DRAWINGS
- 27. Pylon SIGN
- 28. FIRE HYDRANT, SEE CIVIL DRAWINGS
- 29. CONCRETE CROSSWALK, SEE C2AS-501
- 30. PAINTED FIRE LANE, PER CITY OF ALBUQUERQUE STANDARDS
- 31. EXISTING TELECOM LINE TO REMAIN
- 32. CONCRETE SPLASH BLOCK, SEE B6AS-501
- 33. EXISTING CURB AND GUTTER TO REMAIN
- 34. TRANSFORMER AND REQUIRED CLEARANCES
- 35. COMPACTOR ENCLOSURE, SEE ARCHITECTURAL BUILDING PERMIT DRAWINGS
- 36. BENCH ON SITE SEATING FOR 21 REQUIRED
- 37. TRASH RECEPTACLE
- 38. BIKE RACK, SEE C8AS-501
- 39. BUILDING COLUMN
- 40. ROOF CANOPY
- 41. DOG WASTE - BAG DISPENSER
- 42. 24" WIDE CURB CUT FOR STORM WATER OUTFALL, SEE CIVIL DRAWINGS
- 43. GAS METER, SEE CIVIL DRAWINGS
- 44. WATER METER, SEE CIVIL DRAWINGS
- 45. GREASE TRAP, SEE CIVIL DRAWINGS
- 46. ELECTRIC METER, SEE CIVIL DRAWINGS
- 47. SIDEWALK GULCH, SEE CIVIL DRAWINGS
- 48. SEE CIVIL DRAWING 51 FOR BUILDING'S CONTROL POINT.
- 49. 6" CONCRETE HEADER CURB, SEE D4AS-501
- 50. CONCRETE SERVICE SIDEWALK, SEE E4AS-501
- 51. BUILDING SCREEN WALL WILL SPAN OVER THE EXISTING TELECOM LINE. SEE ARCHITECTURAL BUILDING PLANS FOR FOOTING LOCATIONS.
- 52. LIMITS OF WORK

LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT (8 TOTAL)
- 30'-0" HIGH AREA POLE LIGHTS (26 TOTAL)
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN = 21 SPACES)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- UTILITY EASEMENT
- HEAVY DUTY ASPHALT
- CONCRETE PAVING
- DECORATIVE PAVING
- CIVIL DRAWINGS

PARKING DATA

TOTAL:	2 / 1000 SF = 50 SPACES
PARKING PROVIDED:	325 SPACES, 188 SPACES ON SITE + 137 ADJACENT SITE
ACCESSIBLE REQ'D / PROVIDED:	12 SPACES / 12 SPACES
MOTORCYCLE PARKING:	307-500 PARKING SPACES = 6 SPACES
REQUIRED:	6 SPACES
PROVIDED:	6 SPACES
BICYCLE PARKING:	1:20 AUTOMOBILE, (325 / 20) = 17 SPACES
REQUIRED:	21 SPACES
PROVIDED:	21 SPACES

SITE DATA

LEGAL DESCRIPTION:	PARCEL C-2A FLAT OF PARCELS A-1 THRU A-7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8408 AC ML OR 167,567 SQ FT ML	ZONE:	SU-3 for MU-UPT
TOTAL:			
BUILDING AREA:	25,200 SF		
SITE AREA:	167,705 SF (3.85 ACRES)		
F.A.R. (25,200 SF / 167,705 SF):	0.15		

ADMINISTRATIVE AMENDMENT
FILE # 14-1A PROJECT # 1002202
10022
SHIFT BLDG EAST 7' TO PROVIDE CLEARANCE FROM TELECOMMUNICATION LINE
APPROVED BY: [Signature] DATE: 3/13/14
APPROVED BY: [Signature] DATE: []
AREAS CHANGED ON SITE PLAN:
REMOVE PLUMB BARRIERS / DRIVE LANE FOR TRUCK ACCESS / TURNING LANE
REVISE LANDSCAPING TO ACCOMMODATE + LEAVE TREE LOT.

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@psdesign.org
ARCHITECT

ENGINEER

SITE PERMIT SUBMITTAL

PROJECT

Dave & Buster's
201 Winrock Center
Albuquerque, New Mexico 87110

REVISIONS

△
△
△
△
△
△

DRAWN BY: SJT
REVIEWED BY: CRG
DATE: 02/03/14
PROJECT NO.: 12-0023.002
DRAWING NAME: SITE PLAN

SHEET NO. **AS-101**
OF

NORTH
A3 SITE PLAN
1" = 20'-0"
0 20 40

GENERAL NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL, ADA STANDARDS & GUIDELINES.
- PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES, DOG WASTE BAG DISPENSER AND TRASH RECEPTACLES.
- DAVE & BUSTER'S WILL MAINTAIN THE PEDESTRIAN CROSSWALKS AT DRIVEWAYS WITHIN THE PARKING AREAS.
- THE WORD "COMPACT" WILL BE WRITTEN ON ALL COMPACT PARKING SPACES
- AMENITIES PROVIDED IN FRONT OF THE RESTAURANT INCLUDE BICYCLE RACKS.

KEYED NOTES

- 9' x 18' PARKING SPACES (151 TOTAL)
- 9' x 15' COMPACT PARKING SPACES (28 TOTAL) "COMPACT" ON PAVEMENT.
- 8'-6" x 20' ADA PARKING SPACES (12 TOTAL)
- TYPICAL MOTORCYCLE PARKING SPACE; 4'-8" x 8'-0", WITH POLE MOUNTED SIGNAGE. RE: C4 / 02
- LANDSCAPED AREA; RE: LANDSCAPE PLAN
- TRASH RECEPTACLE
- METAL BIKE RACK
- PEDESTRIAN CROSSWALK, INTEGRALLY COLORED & TEXTURED CONCRETE WITH PATTERN TO DIFFERENTIATE FROM SURROUNDING PAVING. RE: C3 / 02
- EXISTING BUILDING
- (3) DEDICATED "TO-GO" SPACES, WITH POLE MOUNTED SIGNS. RE: C4 / 02
- DECORATIVE PAVEMENT. RE: A1 / 02
- TRASH COMPACTOR ENCLOSURE. RE: B5 / 02
- POLE MOUNTED ADA SIGNAGE. RE: C5 / 02
- DOG WASTE BAG DISPENSER
- PAINTED ADA PAVEMENT SIGNAGE

SITE DATA

LEGAL DESCRIPTION: PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC M/L OR 167,567 SQ FT M/L

ZONE: SU-3 for MU-UPT

TOTAL BUILDING AREA: 25,200 SF
SITE AREA: 167,705 SF (3.85 ACRES)
F.A.R. (25,200 SF / 167,705 SF): 0.15

PARKING

TOTAL: 2 / 1000 SF = 50 SPACES
PARKING PROVIDED: 325 SPACES
ACCESSIBLE REQ'D / PROVIDED: 12 SPACES / 12 SPACES

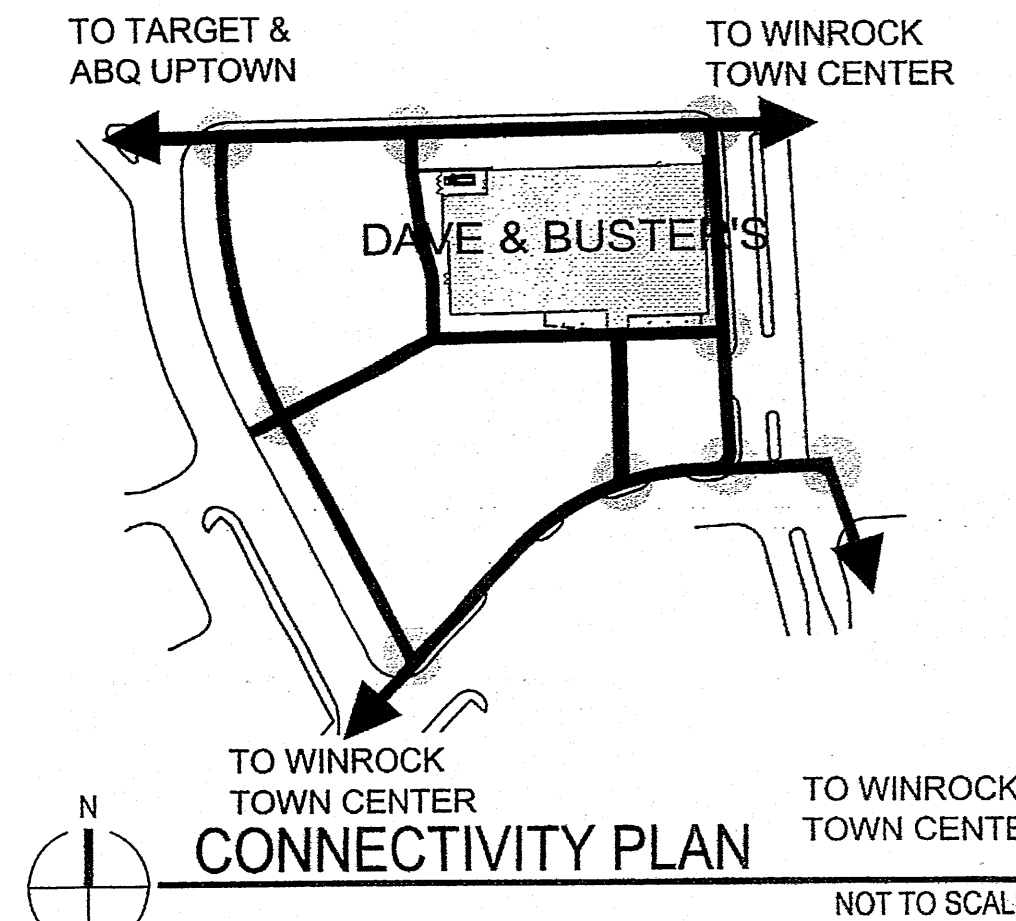
MOTORCYCLE PARKING:
REQUIRED: 301-500 PARKING SPACES = 6 SPACES
PROVIDED: 6 SPACES

BICYCLE PARKING:
REQUIRED: 1:20 AUTOMOBILE, (325 / 20) = 17 SPACES
PROVIDED: 21 SPACES

LEGEND

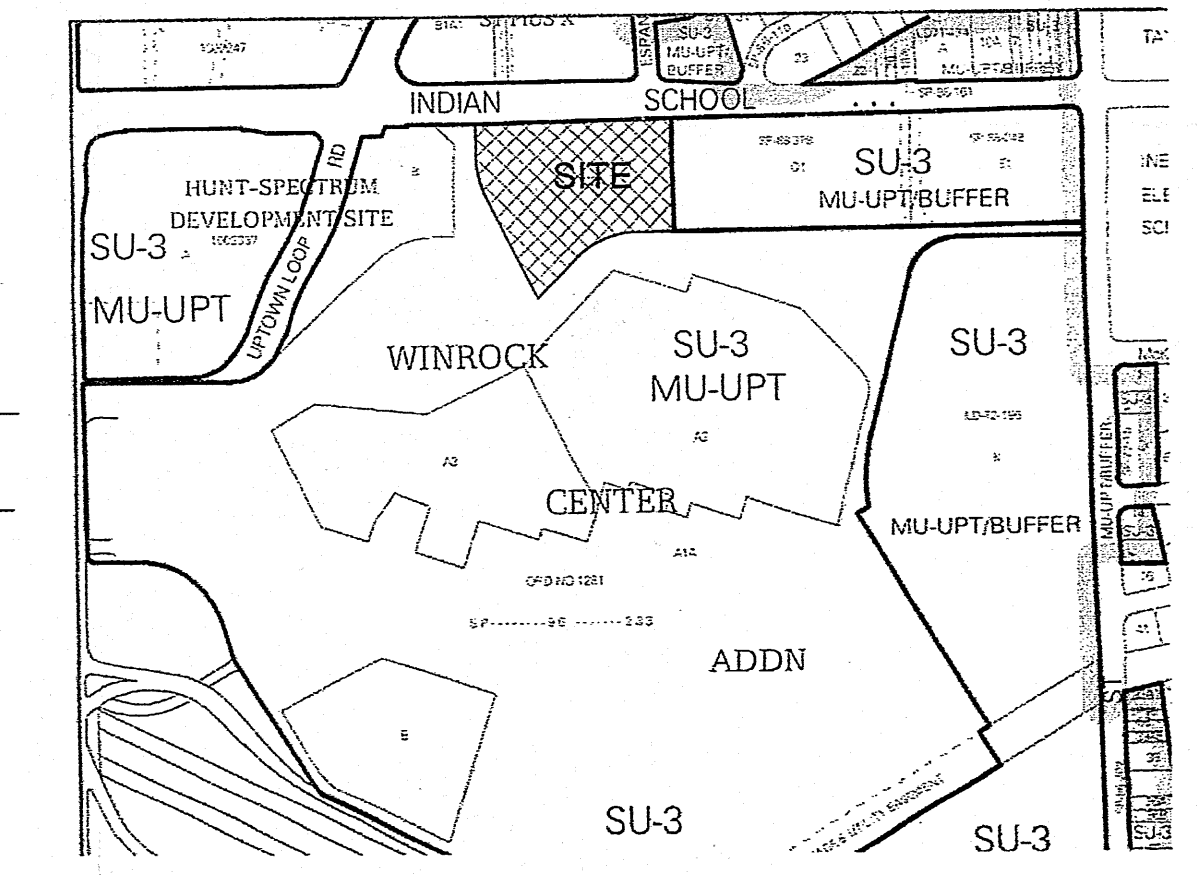
- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, RE: A4 / 02
- 30'-0" HIGH AREA POLE, LIGHT TO COMPLY WITH DARK SKY ORDINANCE, RE: A5 / 02
- SIDEWALK TO BE REMOVED
- BENCH (7 BENCHES SHOWN = 21 SEATS)
- BIKE RACK (3 SHOWN)
- TRASH RECEPTACLE
- DOG WASTE BAG DISPENSER
- PROPERTY LINE
- AREA OUTSIDE OF PROJECT SCOPE
- UTILITY EASEMENT

AFD PLANS CHECKING OFFICE
 924-3611
APPROVED/DISAPPROVED
 DATE: 10-22-13 9:41/13
 SIGNATURE & DATE



KEYED NOTES, CONTINUED

- AUTOMOBILE INGRESS / EGRESS
- CONCRETE CURB
- SIDEWALK WITH COLORED BORDER, WIDTH AS NOTED. RE: A3 / 02
- NEW CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440, RE: C3 / 02
- EXISTING MONUMENT SIGNAGE
- LIGHT POLE, RE: LEGEND / 01
- METAL CLAD SUNSHADE
- CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
- PROPOSED FIRE HYDRANT RE-LOCATION
- FIRE LANE
- ACCESSIBLE RAMP
- BUILDING STRUCTURE
- BUILDING ENTRY
- 12' WIDE PEDESTRIAN WALKWAY WITH COLORED BORDER, RE: B3 / 02
- PROPERTY LINE
- EXISTING FIRE HYDRANT TO BE RELOCATED
- EXISTING UTILITY EASEMENT, REF: CIVIL DRAWINGS
- EXISTING BIKEWAY
- STOP SIGN, RE: C4 / 02
- EXISTING TURN LANE
- EXISTING MEDIAN
- CONCRETE PAVING
- 10' WIDE SIDEWALK W/O BORDER, BUILT TO CITY OF ABQ STANDARDS
- CANTILEVERED METAL CLAD CANOPY
- CONCRETE WHEEL STOP
- EXIST. TREES TO REMAIN, THREE GRATES WHERE NECESSARY.
- FIRE DEPARTMENT CONNECTION
- EXISTING LANDSCAPING STRIP TO REMAIN
- BENCH
- RAMP, RE: GRADING PLAN
- BUS STOP EASEMENT & SHELTER PAD, RE: D3 / 02
- BUS BOARDING PADS, RE: D3 / 02
- CAST IRON LANDSCAPE GRATE FLUSH WITH SIDEWALK, RE: HEAD'S UP PLAN
- THE CENTERLINE OF ESPANOLA AND THE CENTERLINE OF THE ACCESS DRIVE WILL BE WITHIN 15' APART AS PER CURRENT DPM STANDARDS
- NEW PYLON SIGN, RE: B1 & B2 / 02
- EXISTING BUS STOP SIGN
- NEW MONUMENT SIGN
- NEW SIDEWALK, RAMP & CURB WITH A BLENDED CONNECTIONS TO EXISTING
- EXISTING CURB & GUTTER TO BE DEMOLISHED AND REPLACED
- NEW OR MODIFIED MEDIAN, RE: CIVIL
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK TO BE REMOVED
- RETAINING WALL TO REMAIN



VICINITY MAP
 Portion of:
 Zone Atlas Map J-19-Z
 1" = 500'-0"

FORMER PROJECT NUMBER: 1002202

PROJECT NUMBER: 13DRB-70670

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 10-9-13
 DATE

Alan Porter 10/9/13
 DATE
 ABCWUA

Carol S. Dumont 10-09-13
 DATE
 PARKS AND RECREATION DEPARTMENT

Ante C. Chan 3-17-14
 DATE
 CITY ENGINEER

[Signature] 09-24-13
 DATE
 SOLID WASTE MANAGEMENT

[Signature] 3-17-14
 DATE
 DIRECTOR, PLANNING DEPARTMENT

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsdesign.org

ARCHITECT

DRB RESUBMITTAL

ENGINEER

PROJECT

Dave & Buster's
 Winrock Town Center
 2100 Louisiana Blvd NE
 Albuquerque, New Mexico

REVISIONS

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△

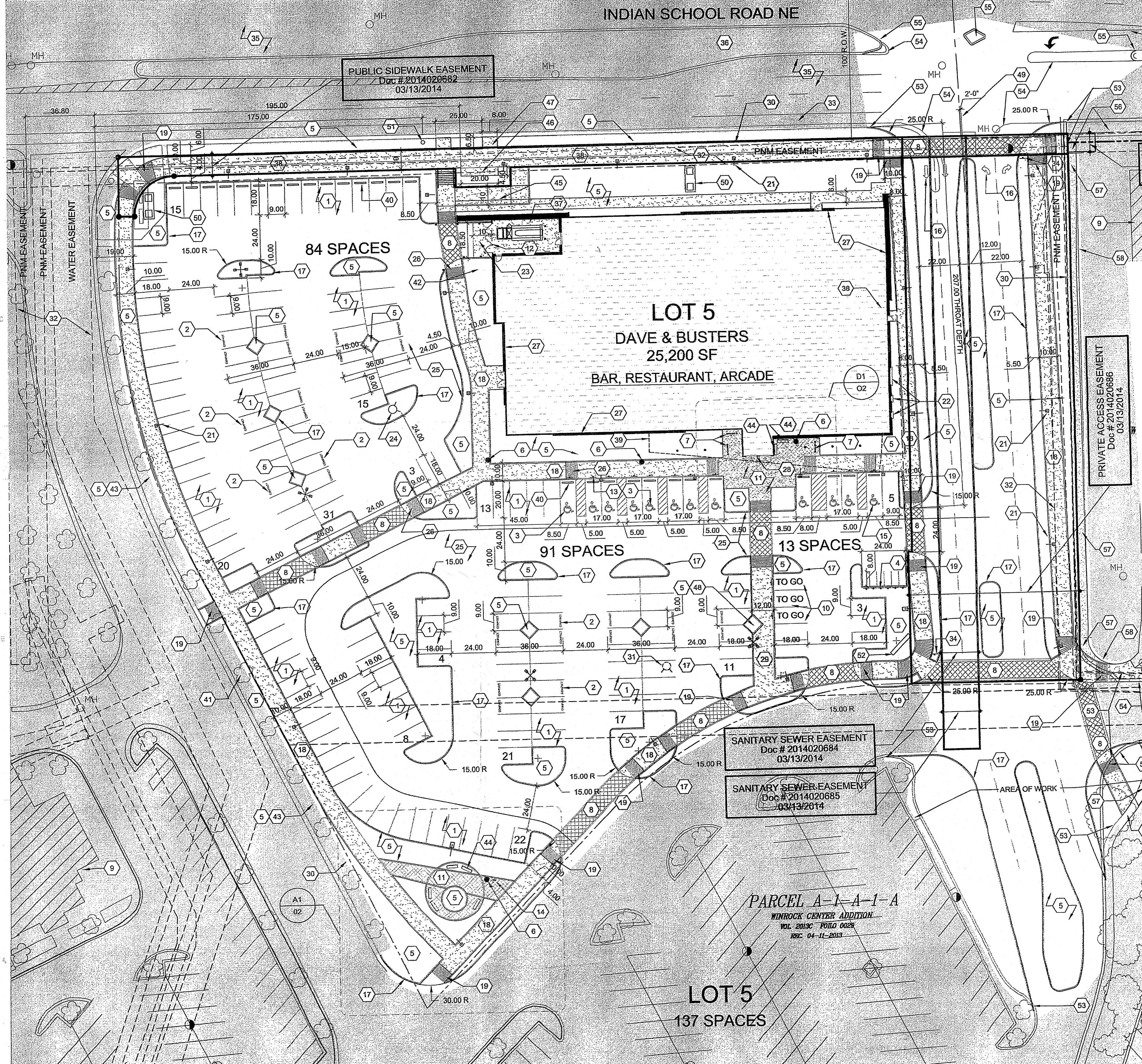
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

01



SITE PLAN
 1" = 30'-0"