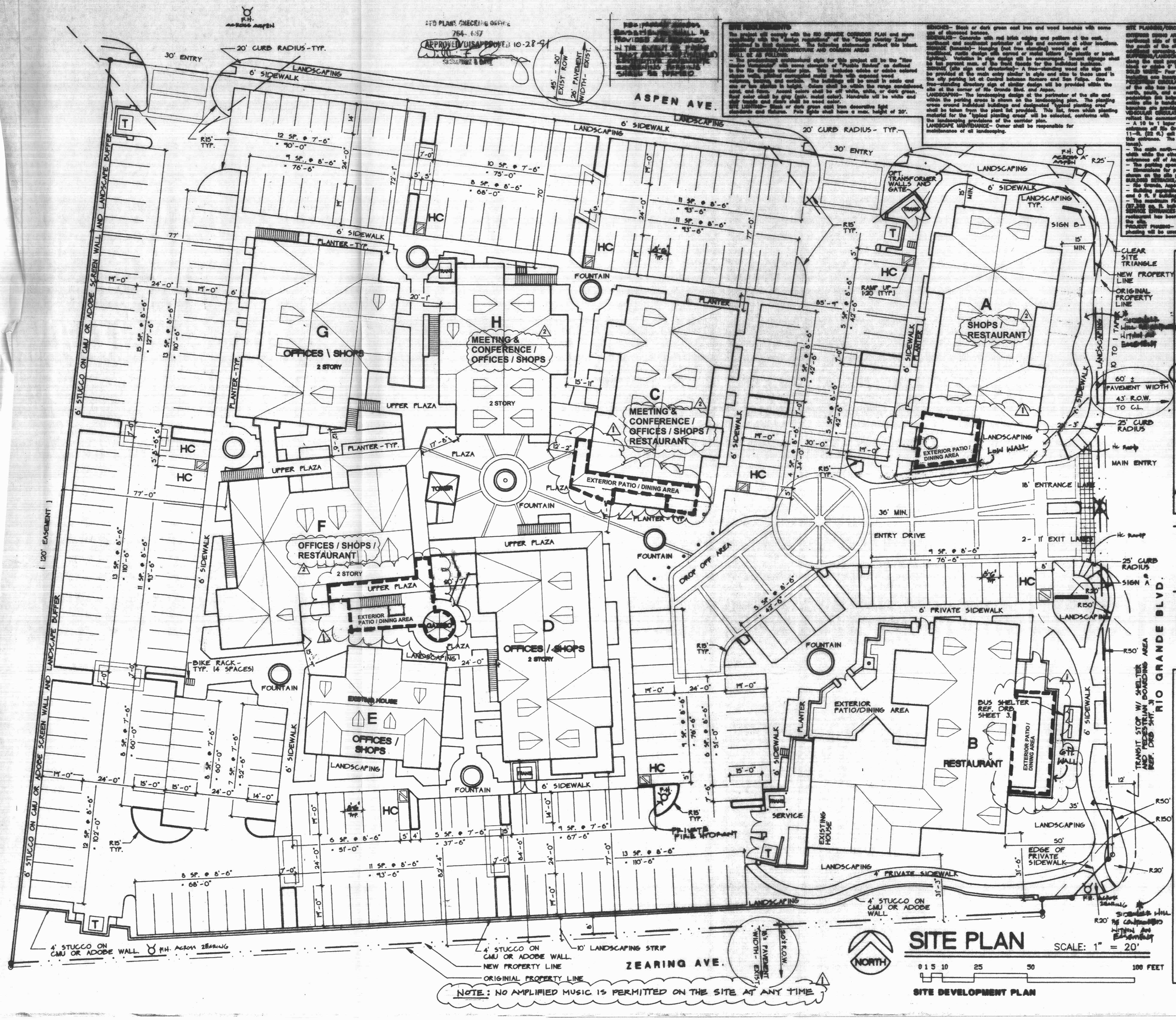
PLANS/PLATS ON FILE

FILE DESC: EPC 1001014

 # PLANS/PLATS 1



SITE PLAN

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN

SIGNATURES

D.R.B. CASE #: 01500 - 1658

E.P.C. CASE #: 01110 00767
01128 00768

PROJECT #: 1001014

I certify that this area is zoned SU-1 for C-1 and O-1 permissive uses and restaurant with full service liquor, B. & B., and Meeting and Conference Facility with Full Service Liquor and that this plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on August 16, 2001 and that the findings in the Official Notice have been compiled with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Public Works — Date 11-21-01

Parks and Recreation Dept. — Date 11/21/01

AMAFCA — Date N/A

Utilities Development, Public Works — Date 11/21/01

City Engineer, Public Works Engineering Division / AMAFCA — Date 11/21/01

APPROVAL AND CONDITIONAL ACCEPTAMCE: as specified by the Development Process Manual.

City Planner Albuquerque Planning Dept. — Date 12/3/01; 11-29-01

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SIGNATURES

D.R.B. CASE #: 91-326

ZONE NUMBER: Z-89-68-1

I certify that this area is Zoned Mixed Use Commercial and that this plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 2-12-91 and that the findings in the Official Notice have been compiled with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date 8-19-91

Parks & Recreation Dept. — Date 8-19-91

Public Works, Water Utilities Division — Date 8-19-91

City Engineer, Engineering Division/AMAFCA — Date 8-19-91

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque County Planning Division — Date 8-19-91

KEY

T – TRASH ENCLOSURE

HC – HANDICAP PARKING SPACE (8.5' x 20' W/3.5' SIDE AISLE)

SC – SMALL CAR PARKING SPACE (7.5' x 15')

NOTE: TYPICAL PARKING SPACE: 8.5' x 20' (OVERHANG 1' INTO LANDSCAPING, 2' INTO SIDEWALKS)

SIGNAGE

Tenant Signage shall be hanging wood signs of traditional, rustic design with carved letters and will be similar to the size and locations indicated on the exhibit elevations. Sign panels and backgrounding will not be allowed. Some variation in letter style and color will be allowed for individual tenants.

The site sign and tenant directory are illustrated on sheet number 7.

Hanging signs shall have 12" x 16" upright signs with a min. 4'-0" to bot. of sign, typ.

PROJECT DATA

SITE AREA	4.29 ACRES / 186,872 S.F.	
FLOOR AREA RATIO	.31	
BUILDING AREA:		
BLDG. A	4,884 S.F.	
B	6,600	
C	4,388	
D	9,850	
E	3,000	
F	10,548	
G	10,538	
H	7,730	
TOTAL AREA:	57,380 S.F.	
BICYCLE SPACES	REQUIRED:	13
	PROVIDED:	18 (4X4)
PARKING		
REQUIRED:		250 SPACES
BLDG. A RETAIL	4884 S.F.	25
BLDG. B RESTAURANT	220 SEAT/6600 S.F.	50
BLDG. C RETAIL/OFFICE	4388 S.F.	22
BLDG. D GROUND FLR. RETAIL/OFFICE 4760 S.F.		24
UPPER FLR. OFFICE ONLY 4790 S.F.		16
BLDG. E RETAIL/OFFICE	3000 S.F.	15
BLDG. F GROUND FLR. RETAIL/OFFICE 5380 S.F.		27
UPPER FLR. OFFICE ONLY 5320 S.F.		19
BLDG. G GROUND FLR. RETAIL/OFFICE 5284 S.F.		27
UPPER FLR. OFFICE ONLY 5284 S.F.		19
BLDG. H GROUND FLR. RETAIL/OFFICE 3860 S.F.		20
UPPER FLR. OFFICE ONLY 3860 S.F.		13
	SUB-TOTAL:	276
EXCESS SPACE FOR FUTURE OPTIONS (SUCH AS SECOND FLOOR RETAIL IN LIEU OF SOME OFFICES, INCREASED RESTAURANT SEATING, SMALL DELI)		19
TOTAL GROSS PARKING REQUIRED		294
LESS 15% FOR- PROXIMITY TO ABQ TRANSIT SYSTEM ROUTE (10%) AND TRANSIT PULL-OFF AND SHELTER (5%)		-44
	TOTAL REQUIRED:	250
PROVIDED:		250 SPACES
STANDARD		162
COMPACT		80
HANDICAP		8

RIO GRANDE PLAZA
PROFESSIONAL OFFICES AND SPECIALTY SHOPS
ALBUQUERQUE NEW MEXICO

ERIC MILLER • ARCHITECT • AIA
2407 ZEARING AVE NW
ALBUQ., NEW MEXICO 87104
(505) 764-0830
FAX (505) 764-0827

DRAWN BY: CJ
DATE: 10/22/91
REVISIONS:
1 01-15-01 ADMIN. AMEND.
2 11-09-01 EPC REZONING

ARCHITECTURAL
DRB
SHT. 1
OF 11

2

PROJECT DATA

SITE AREA:	4.29 ACRES / 186,872 S.F.	
FLOOR AREA RATIO:	.31	
BUILDING AREA:		
BLDG. A	5,018 S.F.	
B	7,328	
C	4,406	
D	9,824	
E	2,545	
F	10,736	
G	10,326	
H	7,168	
TOTAL AREA	57,154 S.F.	
BICYCLE SPACES:	REQUIRED:	13
	PROVIDED:	18 (4X4)
PARKING:		
REQUIRED:		244 SPACES
BLDG. A RETAIL/RESTAURANT	5018 S.F.	25
BLDG. B RESTAURANT	220 SEAT/6627 S.F.	50
BLDG. C MTG. & CONF./RETAIL/ RESTAURANT	4406 S.F.	23
BLDG. D GRD. FLR. RETAIL/OFFICE	4812 S.F.	24
UPPER FLR. OFFICE ONLY	4812 S.F.	16
BLDG. E RETAIL/OFFICE	2545 S.F.	13
BLDG. F GRD. FLR. OFFICE/RETAIL/ RESTAURANT	5369 S.F.	27
UPPER FLR. OFFICE ONLY	5369 S.F.	18
BLDG. G GRD. FLR. RETAIL/OFFICE	5163 S.F.	26
UPPER FLR. OFFICE ONLY	5163 S.F.	19
BLDG. H GRD. FLR. MTG. & CONF./ RETAIL/OFFICE	3276 S.F.	17
UPPER FLR. MTG. & CONF./ OFFICE	3893 S.F.	13
	SUB-TOTAL:	289
EXCESS SPACE FOR FUTURE OPTIONS (SUCH AS SECOND FLOOR RETAIL IN LIEU OF SOME OFFICES, INCREASED RESTAURANT SEATING, SMALL DELI)		19
TOTAL GROSS PARKING REQUIRED:		289
LESS 15% FOR PROXIMITY TO ABQ TRANSIT SYSTEM ROUTE (10%) AND TRANSIT PULL-OFF AND SHELTER (5%)		-44
TOTAL REQUIRED:		244
PROVIDED:		255 SPACES
STANDARD:		178
COMPACT:		63
ACCESSIBLE:		9