1000104
Project #100104

Original

RECIPROCAL ACCESS EASEMENTS SHALL BE PROVIDED AS REQUIRED. IN THE EVENT OF FUTURE TRACT OWNERSHIP (MULTIPLE) RESTRICTIVE COVENANTS GOVERNING PARKING SHALL BE FORMED

10-28-91

SITE REQUIREMENTS

The project will comply with the RIO GRANDE CORRIDOR PLAN and more specifically with the "design regulations" of the "Design Overlay Zone" contained in that document. The following statements reflect this intent.
DESIGN STANDARDS/ARCHITECTURE AND COMMON AREAS SHALL BE AS FOLLOWS:
– The predominant architectural style for this project will be the "New Mexico Vernacular" with some elements of "Pueblo Revival" as defined in the Rio Grande corridor plan. This includes adobe or adobe colored stucco walls, pitched corrugated metal roofs with exposed wood columns, beams, and corbels. The buildings will be small in scale and one or two stories in height. Colors shall be within the range sandstone, sand, and tawn. Accent colors shall be off white, white, or dark green. Roof color shall be gray (galv. metal color). Handrails will be white and stair treads and risers shall be wood color.
SITE LIGHTING– Black or dark green cast iron decorative light standards and fixtures. Pole lights shall have a max. height of 20'.
BENCHES– Black or dark green cast iron and wood benches with some use of stuccoed bancos.
SIDEWALKS– Concrete with red brick edging and pattern at the east, northeast and southeast perimeter of site and concrete at other locations.
SIGNAGE (tenants)– Hanging (not free standing) wood signs of traditional, rustic design with carved or metal letters (no plastic or back lighting). Variation in sign design will be encouraged. Tenant signage shall be ten percent max. of the front facade for the individual business.
SIGNAGE (site sign and directories)– A free–standing wood site sign will be provided at the main entry similar in style and size to those used in the city parking lot at Central between Romero and San Felipe. One free–standing directory sign of similar design will be provided within the site at the corner of Rio Grande Blvd. and Aspen.
LANDSCAPING– The landscaping design at the perimeter of the site and within the parking areas is shown on the landscaping plan. The planting areas around individual buildings and designated "typical planting area" shall be taken from the plant list provided. This list, from which planting material for the "typical planting areas" will be selected, conforms with the landscaping provisions of the corridor plan.
LANDSCAPE MAINTENANCE– Owner shall be responsible for maintenance of all landscaping.

SITE PLANNING/CIRCULATION

EXTERIOR DINING AREAS– The exterior patio/dining area is on the northwest side of the building to screen it from the residential uses to the south of the site. Patio walls and landscaping are used for additional screening.
BUFFERING/LANDSCAPING– A 5 ft. buffer strip has been provided along the west property line of the site with landscaping and a stuccoed block or adobe 8' high solid screen wall.
SOLID WASTE– Four trash enclosures are shown on the siteplan, including one incorporated into the restaurant service area.
PEDESTRIAN CIRCULATION– The pedestrian circulation on the interior of the site has been directly connected to the perimeter sidewalks at the north, south, and east sides of the site including a more explicit pedestrian link between Rio Grande Blvd. and the central plaza. The entire site is handicapped accessible and pedestrian boarding areas with benches are provided at transit stops.
VEHICULAR CIRCULATION/PARKING– The following site plan changes reflect the comments of TRANSPORTATION DEVELOPMENT–
– A 10 to 1 taper and 25–ft. curb returns have been provided at the main entrance off Rio Grande Blvd. as well as an 18–ft. entrance lane and two 11–ft. (22 ft.) exit lanes. No parking is located along the north side of this entrance. The minimum width of this drive is 36 ft. (three 12–ft. lanes).
– The main north–south drive toward the east side of the site is 30 ft. in width while the other interior drives are 24 ft. In addition, the two entrances off of Aspen Avenue are 30 ft. in width.
– The parking spaces along the north property line are full sized.
– Dimensions for parking spaces, driving isles, and curb returns are shown on the site plan.
BUILDING SETBACKS/FLOOR AREA RATIO
– Rio Grande, Aspen, and the west property line are 15 ft.
– Building separations shall be 10 ft. min. if buildings are not attached and 0 ft. if buildings are attached.
– The maximum Floor Area Ratio for the project as a whole is .307 (57,380 sq. ft. building floor area/186,872 sq. ft. site area).
SERVICE ENTRANCES– The service area entrance adjacent to the restaurant has been located to eliminate conflict with vehicles entering the site.
PROJECT PHASING– Project will be constructed at one time – no phasing will be used.

SIGNATURES

D.P.R. # 91-306
CASE NUMBER: Z-89-68-1

I certify that this area is Zoned SU-1 for C-1 and O-1 Permissive Uses and Restricted with Full Service Liquor Uses and that this plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 12-6-91 and that the findings in the Official Notice have been complied with.

SITE DEVELOPMENT PLAN

Richard Dinh 8-14-95
Traffic Engineer, Transportation Division — Date

Parks & Recreation Dept. — Date 10/29/91

Robert W. Kane 10-29-91
Public Works, Water Utilities Division — Date

City Engineer, Engineering Division/AMAFCA — Date 8-14-95

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

Carol Wood 8-14-95
Development Review Board — Date

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 exterior elevations. Sign panels and back–lighting 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.

Handicap spaces shall have 12" x 18" 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	4,984 S.F.	
B	6,600	
C	4,368	
D	9,520	
E	3,000	
F	10,640	
G	10,528	
H	7,720	
TOTAL AREA:	57,360 S.F.	
BICYCLE SPACES	REQUIRED:	13
	PROVIDED:	16 (4X4)
PARKING		
REQUIRED:		250 SPACES
BLDG. A RETAIL	4984 S.F.	25
BLDG. B RESTAURANT	220 SEAT/6600 S.F	50
BLDG. C RETAIL/OFFICE	4368 S.F.	22
BLDG. D GROUND FLR. RETAIL/OFFICE	4760 S.F.	24
UPPER FLR. OFFICE ONLY	4760 S.F.	16
BLDG. E RETAIL/OFFICE	3000 S.F.	15
BLDG. F GROUND FLR. RETAIL/OFFICE	5320 S.F.	27
UPPER FLR. OFFICE ONLY	5320 S.F.	18
BLDG. G GROUND FLR. RETAIL/OFFICE	5264 S.F.	27
UPPER FLR. OFFICE ONLY	5264 S.F.	18
BLDG. H GROUND FLR. RETAIL/OFFICE	3860 S.F.	20
UPPER FLR. OFFICE ONLY	3860 S.F.	13
SUB–TOTAL		275
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		182
COMPACT		60
HANDICAP		8

SITE PLAN

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN

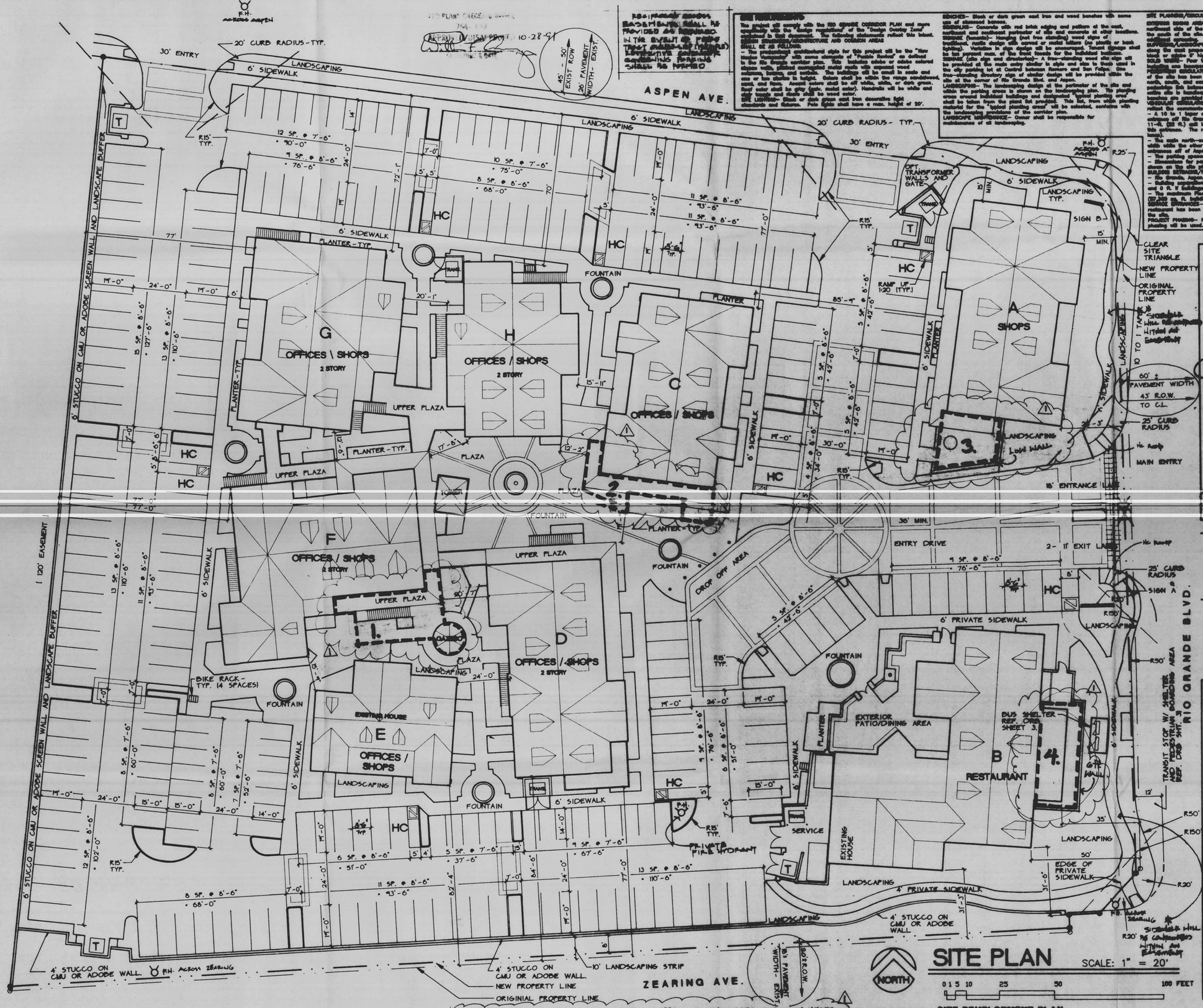
ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-000107
Planning Director — DATE

ERIC MILLER • ARCHITECT • AIA
(505) 764-8550
2437 ZEARING AVE NW
ALBUQ., NEW MEXICO 87104
FAX (505) 764-8557

RIO GRANDE PLAZA
PROFESSIONAL OFFICES AND SPECIALTY SHOPS
ALBUQUERQUE, NEW MEXICO

DRAWN BY: CJ
DATE: 10/22/91
REVISIONS:

ARCHITECTURAL
DRB
SHT. 1
OF 11



NOTE: NO AMPLIFIED MUSIC IS PERMITTED ON THE SITE AT ANY TIME.

SITE PLANNING

The project will comply with the RIO GRANDE CORRIDOR PLAN and more specifically with the "Design Guidelines" of the "Design Overlay Zone" adopted in that plan. The "Guidelines" specifically reflect this intent. SIGNS, LIGHTING, ARCHITECTURE AND COLUMN AREAS SHALL BE AS FOLLOWS:

– The "Commercial" architectural style for this project will be the "New Mexico" (modified) with some elements of "Pueblo Revival" as defined in the Rio Grande corridor plan. The buildings stucco or adobe colored stucco walls, and simple, shaded roofs with exposed wood. Roof pitch may be flat or gable, and vertical. The buildings will be small in scale and one or two stories in height. Colors shall be within the range predominant adobe and earth tones. Accent colors shall be off white, white, or dark green. Roof color shall be gray (dark, muted color). Handrails will be white and light tones and doors shall be wood color.

SITE LIGHTING– Black or dark green cast iron decorative light standards and fixtures. Pole lights shall have a max. height of 20'.

BENCHES– Black or dark green cast iron and wood benches with some use of stucco-ed bases.

BIKERACKS– Concrete with red brick edging and pattern of the rack.

SIGNAGE– Commercial and residential perimeter of site and concrete at other locations.

SIGNAGE (Tenants)– Hanging (not free standing) wood signs of traditional rustic design with carved or painted letters (no plastic or back lighting). Variation in sign design will be encouraged. Tenant signage shall be not exceed max. of the front facade for the individual business.

SIGNAGE (site) sign and directories– A free-standing wood site sign will be provided at the main entry similar in style and size to those used in the city parking lot at Central between Romero and San Felipe. One free-standing directory sign of similar design will be provided within the site at the corner of Rio Grande Blvd. and Aspen.

LANDSCAPING– The landscaping design of the perimeter of the site and within the parking areas is shown on the landscaping plan. The planting area around individual buildings and designed "typical planting area" shall be below from the plant list provided. The list, from which planting material for the "typical planting areas" will be selected, conforms with the landscaping provisions of the corridor plan.

LANDSCAPE MAINTENANCE– Owner shall be responsible for maintenance of all landscaping.

SITE PLANNING/CIRCULATION

EXTERIOR DINING AREAS– The exterior patio/dining area is on the northeast side of the building to screen it from the residential uses to the north of the site. Patio walls and landscaping are used for additional screening.

BUFFERING/LANDSCAPING– A 5 ft. buffer strip has been provided along the east property line of the site with landscaping and a stucco-ed block or adobe 6' high solid screen wall.

SOLID WASTE– Four trash enclosures are shown on the siteplan, locations are located into the restaurant service area.

PEDESTRIAN CIRCULATION– The pedestrian circulation on the interior of the site has been directly connected to the perimeter sidewalks at the north, south, and east sides of the site including a more explicit pedestrian link between Rio Grande Blvd. and the central plaza. The circulation is handicapped accessible and pedestrian boarding areas with ramps are provided at transit stops.

VEHICULAR CIRCULATION/PARKING– The following site plan changes reflect the comments of TRANSPORTATION DEVELOPMENT–

– A 10 to 1 taper and 25-ft. curb returns have been provided at the main entrance off the Grande Blvd. as well as an 18-ft. entrance lane and two 11-ft. (exit ft.) exit lanes. No parking is located along the north side of this entrance. The minimum width of this drive is 36 ft. (three 12-ft. lanes).

– The main north-south drive toward the east side of the site is 30 ft. in width while the other interior drives are 24 ft. In addition, the two entrances off of Aspen Avenue are 30 ft. in width.

– The parking spaces along the north property line are full sized.

– Structures for parking spaces, driving lanes, and curb returns are shown on the site plan.

BUILDING SETBACKS/FLOOR AREA RATIO

– Rio Grande, Aspen, and the west property line are 15 ft.

– Building separations shall be 10 ft. min. if buildings are not attached and 0 ft. if buildings are attached.

– The maximum Floor Area Ratio for the project on a whole is .307 (32,200 sq. ft. building floor area/105,672 sq. ft. site area).

SERVICE ENTRANCE– The service area entrance adjacent to the restaurant has been located to eliminate conflict with vehicles entering the site.

PROJECT PHASING– Project will be constructed at one time – no phasing will be used.

SIGNATURES

D.R.B. # 01-326

CASE NUMBER: Z-89-68-1

I certify that the area is Zoned PD(C) for the [illegible] Business District, the [illegible] Zone, and that the plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on [illegible] and that the findings in the Official Notice have been complied with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date 8-19-01

Fire Prevention Dept. — Date 10/26/01

Public Works, Water Utility Division — Date 8-19-01

Public Works, Sewer Utility Division — Date 8-19-01

APPROVED AND CONFIRMED, ACCEPTED as specified by the Development Process Manual.

Chairman, DRB — Date 8-19-01

APPROVED
Date 1/16/01
By JOM
DEPT. TRAFFIC ENGINEERING
Albuquerque, New Mexico

KEY

T – TRASH ENCLOSURE

HC – HANDICAP PARKING SPACE (8.5' x 20' W/5.5' SIDE AISLE)

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

NOTE: TYPICAL PARKING SPACES 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 site and monument indicated on the site plan. Sign panels and back-lighting 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 signage shall have 12" x 18" 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	6,600	
E	3,000	
F	5,320	
G	10,000	
H	10,000	
	7,729	
TOTAL AREA:	57,300 S.F.	
BICYCLE SPACES	REQUIRED:	13
	PROVIDED:	16 (4H4)
PARKING		
REQUIRED:		280 SPACES
BLDG. A RETAIL	4884 S.F.	25
BLDG. B RESTAURANT	220 SEAT/6600 S.F	80
BLDG. C RETAIL/OFFICE	4388 S.F.	22
BLDG. D GROUND FLR. RETAIL/OFFICE	4760 S.F.	24
UPPER FLR. OFFICE ONLY	4760 S.F.	16
BLDG. E RETAIL/OFFICE	3000 S.F.	15
BLDG. F GROUND FLR. RETAIL/OFFICE	5320 S.F.	27
UPPER FLR. OFFICE ONLY	5320 S.F.	18
BLDG. G GROUND FLR. RETAIL/OFFICE	5264 S.F.	27
UPPER FLR. OFFICE ONLY	5264 S.F.	18
BLDG. H GROUND FLR. RETAIL/OFFICE	3000 S.F.	20
UPPER FLR. OFFICE ONLY	3000 S.F.	13
SUB-TOTAL		275
EXCESS SPACE FOR FUTURE OPTIONS (SUCH AS SECOND FLOOR RETAIL IN LIEU OF TRADE OFFICES, ENCLOSED RESTAURANT SEATING, SMALL DELI)		19
TOTAL EXCESS PARKING REQUIRED		294
LESS 15% FOR– PROXIMITY TO ABQ TRANSIT SYSTEM SHARE (10%) AND TRANSIT PULL-OFF AND SHELTER (5%)		–44
TOTAL REQUIRED		250
PROVIDED:		250 SPACES
STANDARD		192
COMPACT		58
HANDICAP		8

ERIC MILLER • ARCHITECT • AIA
(505) 764-0880
3407 ZEARING AVE. NW
ALBUQ., NEW MEXICO 87104
FAX (505) 764-0887

RIO GRANDE PLAZA

PROFESSIONAL OFFICES AND SPECIALTY SHOPS

ALBUQUERQUE NEW MEXICO

DRAWN BY: CJ
DATE: 10/22/91
REVISIONS
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ARCHITECTURAL

DRB

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OF 11