

DRB  
SUBMITTAL

# WASHBURN PIANO SHOWROOM

## ALBUQUERQUE, NEW MEXICO

### ARCHITECT

DCSW ARCHITECTS INC.  
320 CENTRAL S.W.  
ALBUQUERQUE, N.M. 87102  
505-843-9639  
CONTACT: BOB HEISER, A.A.

### LANDSCAPE ARCHITECT

SITES SOUTHWEST  
5150A SAN FRANCISCO NE  
ALBUQUERQUE, N.M. 87109  
505-822-8200  
CONTACT: GEORGE  
RADNOVICH

### CIVIL ENGINEER

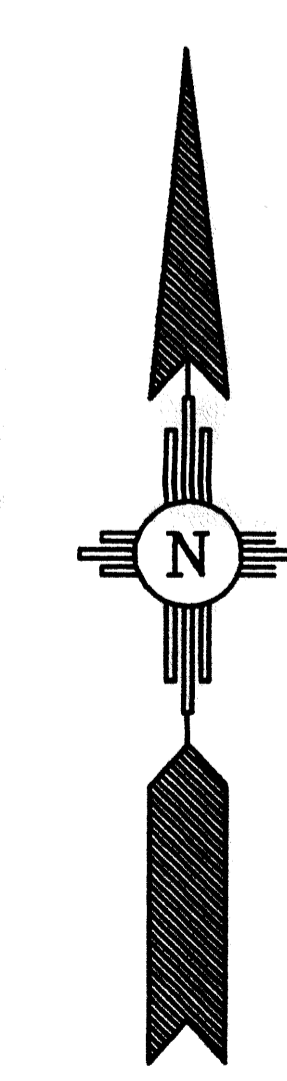
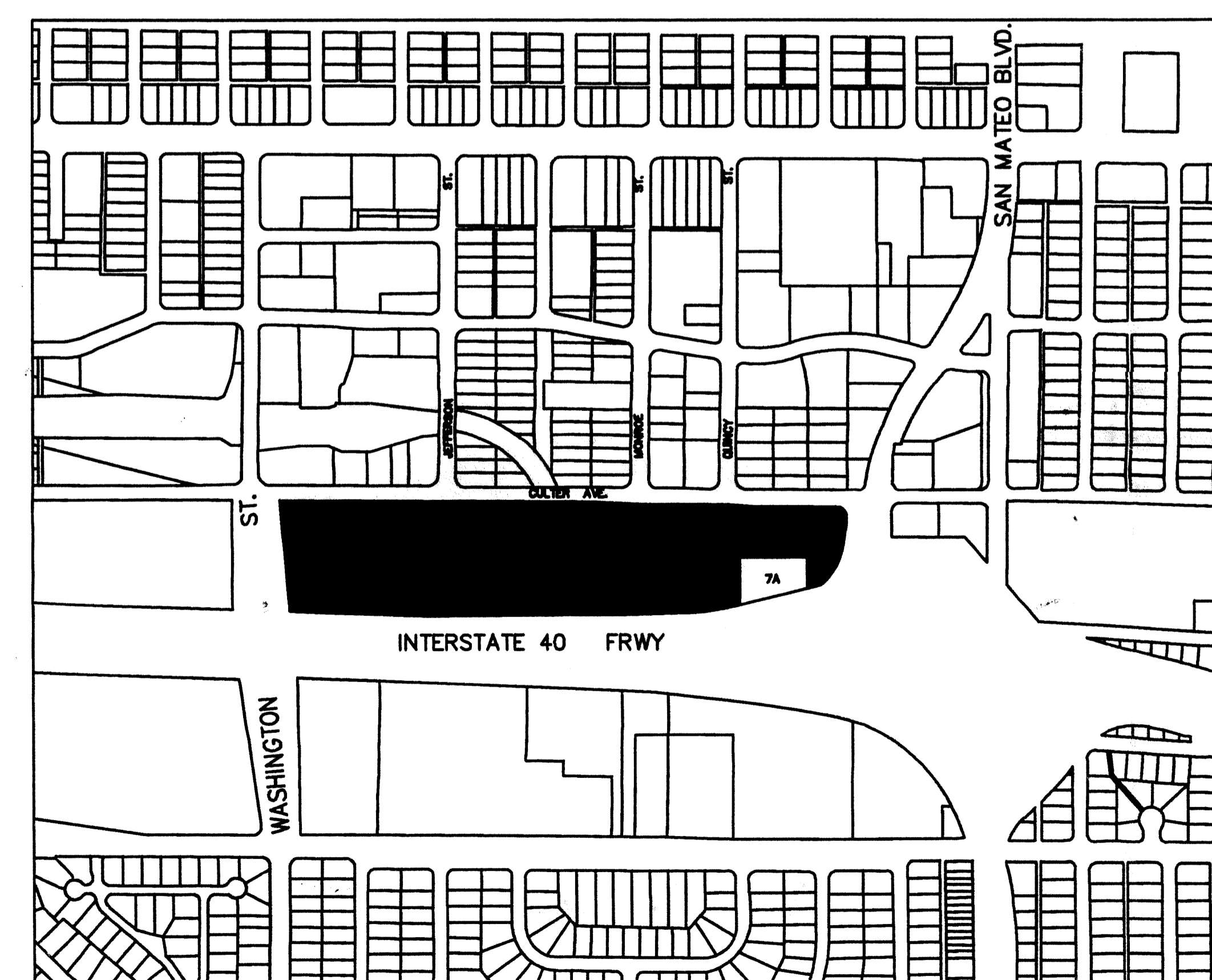
MARK GOODWIN + ASSOCIATES  
P.O. BOX 90606  
ALBUQUERQUE, N.M. 87199  
505-828-2200  
CONTACT: JOHN MCKENSIE

PROJ 1000904

### SHEET INDEX

A-100	TITLE SHEET
T-101	LAND TITLE SURVEY (1 OF 2)
T-102	LAND TITLE SURVEY (2 OF 2)
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A-201	ELEVATIONS
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### VICINITY MAP



ZONE ATLAS INDEX MAP No. H-17-Z  
NOT TO SCALE

Project # 1000904  
00450-00000-01531

CASE NUMBER: **EPC-DRB-2-95-92**

I certify that this area is Zoned **C3 i C2** and that this plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on **9/24/98** and that the findings in the Official Notice of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

<i>Paul Dine</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	11-15-00 DATE
<i>William E. Padilla</i> PARKS AND RECREATION DIVISION	11-15-00 DATE
<i>Roger A. Brown</i> PUBLIC UTILITIES, WATER UTILITIES DIVISION	11-29-00 DATE
<i>Kevin D. Main</i> CITY ENGINEER, ENGINEERING DIVISION/AMAFCA	12/4/00 DATE
<i>John J. [Signature]</i> PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION	12/21/00 DATE
<i>Theresa [Signature]</i> SOLID WASTE	12-18-00 DATE

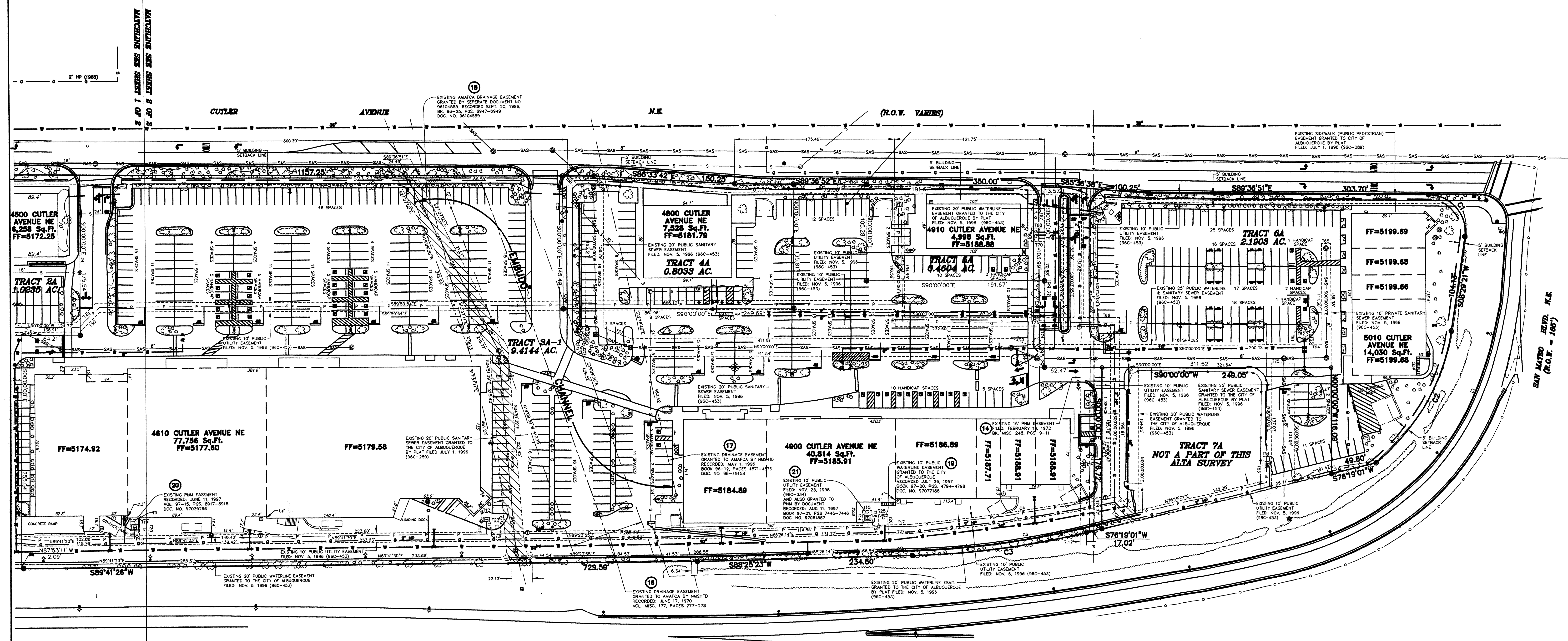
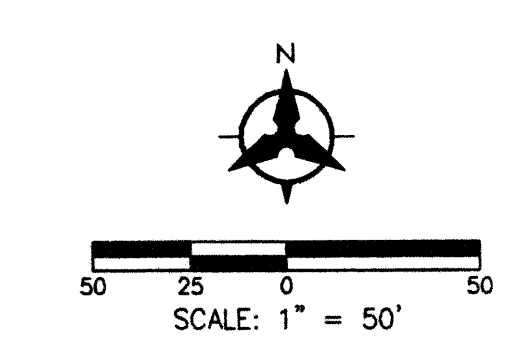
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

PLNZ (10706) 4/96

MARK	DESCRIPTION
ISSUE:	DRB SUBMITTAL
PROJECT	0022
CAD DWG E:	0022
DRAWN BY	RG
CHECKED	JDD
DATE:	10/27/00



ALTA/ACSM LAND TITLE SURVEY  
 PAVILIONS AT  
 SAN MATEO  
 ALBUQUERQUE, NEW MEXICO  
 AUGUST, 2000



**PARKING SPACE TABLE**

REGULAR SPACES	898
HANDICAPPED	54
<b>TOTAL</b>	<b>952</b>

MATCHLINE SEE SHEET 1 OF 2

MATCHLINE SEE SHEET 2 OF 2

INTERSTATE 40 (I-40) (R.O.W. = 250')

BOHANNAN HUSTON  
 COURTNEY ONE 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PROGRAMMERS SURVEYS SOFTWARE DEVELOPERS

SHEET 2 OF 2  
 COPYRIGHT 2000 BY BOHANNAN HUSTON

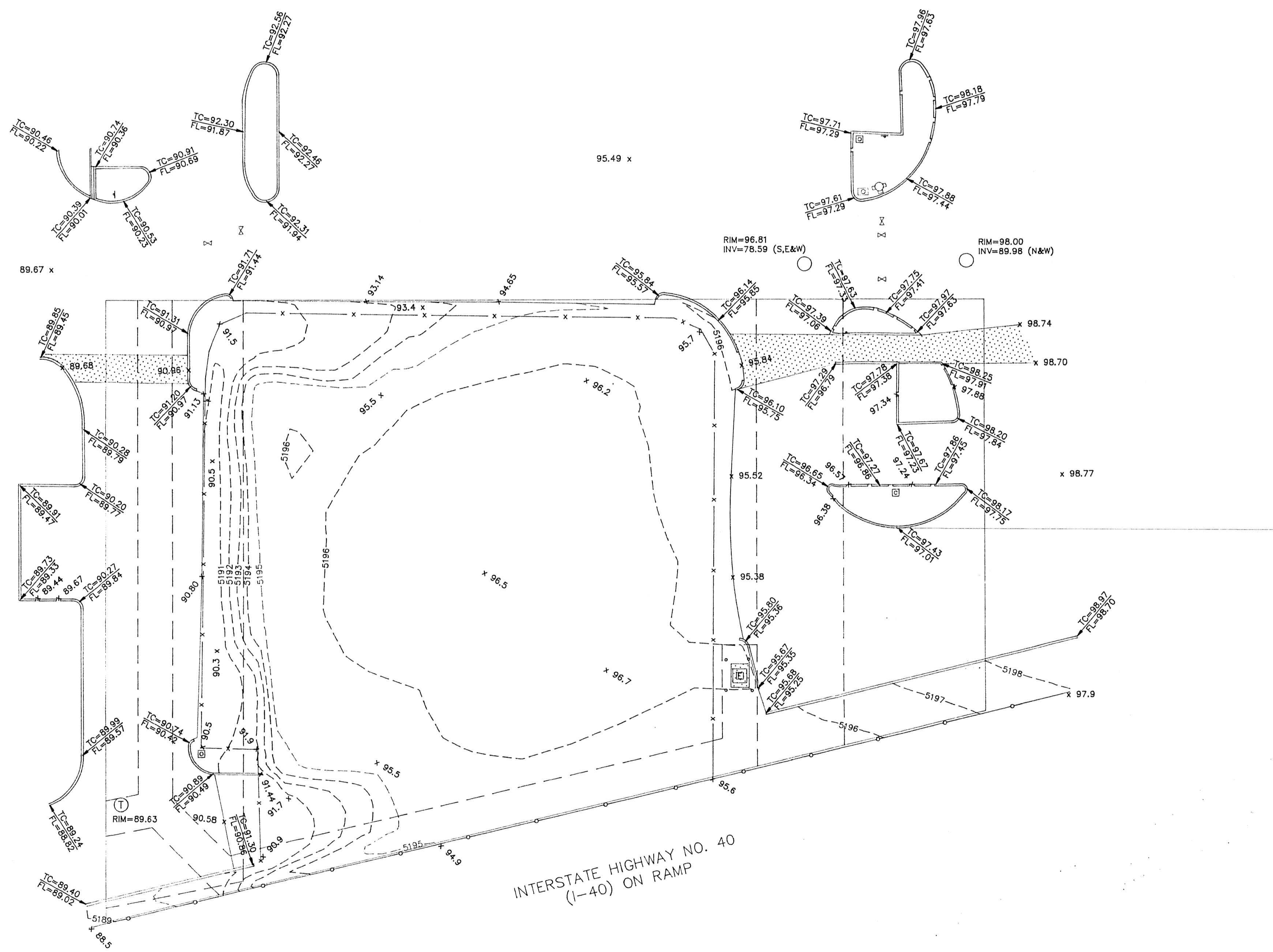
P:\01201\SURVEY\01-01\GRAPHICS\FINAL ALTA\01201ALTA02.DWG 08/21/2000

TOPOGRAPHIC SURVEY FOR  
 PAVILIONS AT SAN MATEO  
 LOT 7A  
 WITHIN  
 SECTION 11  
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2000

BENCHMARK  
 ACS MOMUMENT  
 "B-H17"  
 ELEVATION=5191.96

THIS IS NOT A BOUNDARY SURVEY.  
 APPARENT PROPERTY CORNERS ARE  
 SHOWN FOR ORIENTATION ONLY.  
 BOUNDARY DATA SHOWN IS FROM  
 PREVIOUS SURVEY REFERENCED HEREON.

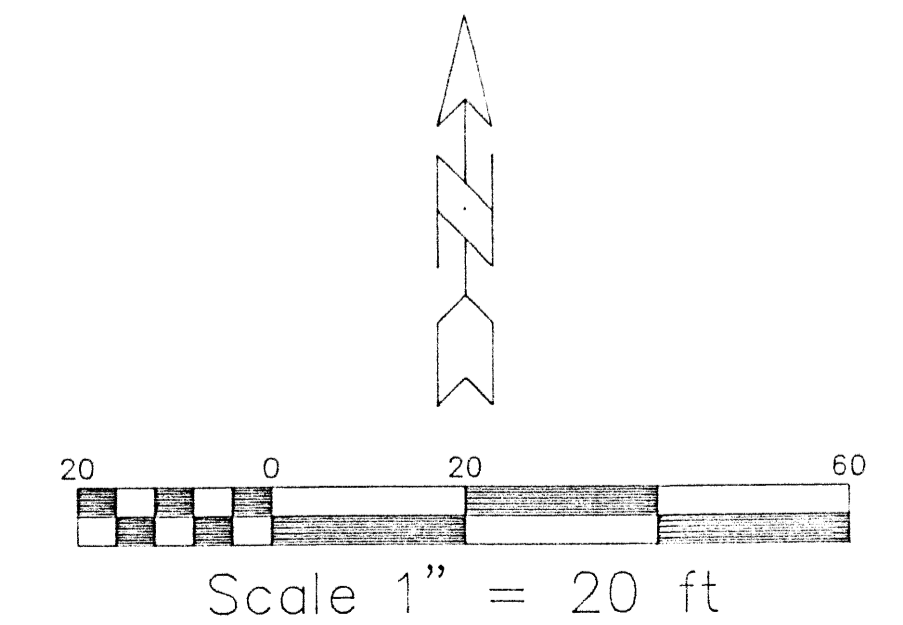
RIM=88.94  
 INV=76.92 (N,E&W)



LEGEND

- 5195 - CONTOUR (MAJOR)
- 5196 - CONTOUR (MINOR)
- TC= FL= TOP CURB FLOWLINE
- x 0.00 SPOT ELEVATION
- CONCRETE CURB
- CONCRETE/SIDEWALK
- BOLLARD
- SIGN
- CHAIN LINK FENCE
- WOOD FENCE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- LOT LIGHT
- ELECTRIC TRANSFORMER

INTERSTATE HIGHWAY NO. 40  
 (I-40) ON RAMP



Drawn By:	RJA	Date:	09-25-00
Checked By:	TA	Drawing Name:	00103TP.DWG
Job No.:	00-103	Sheet:	1 of 1

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

CUTLER AVENUE

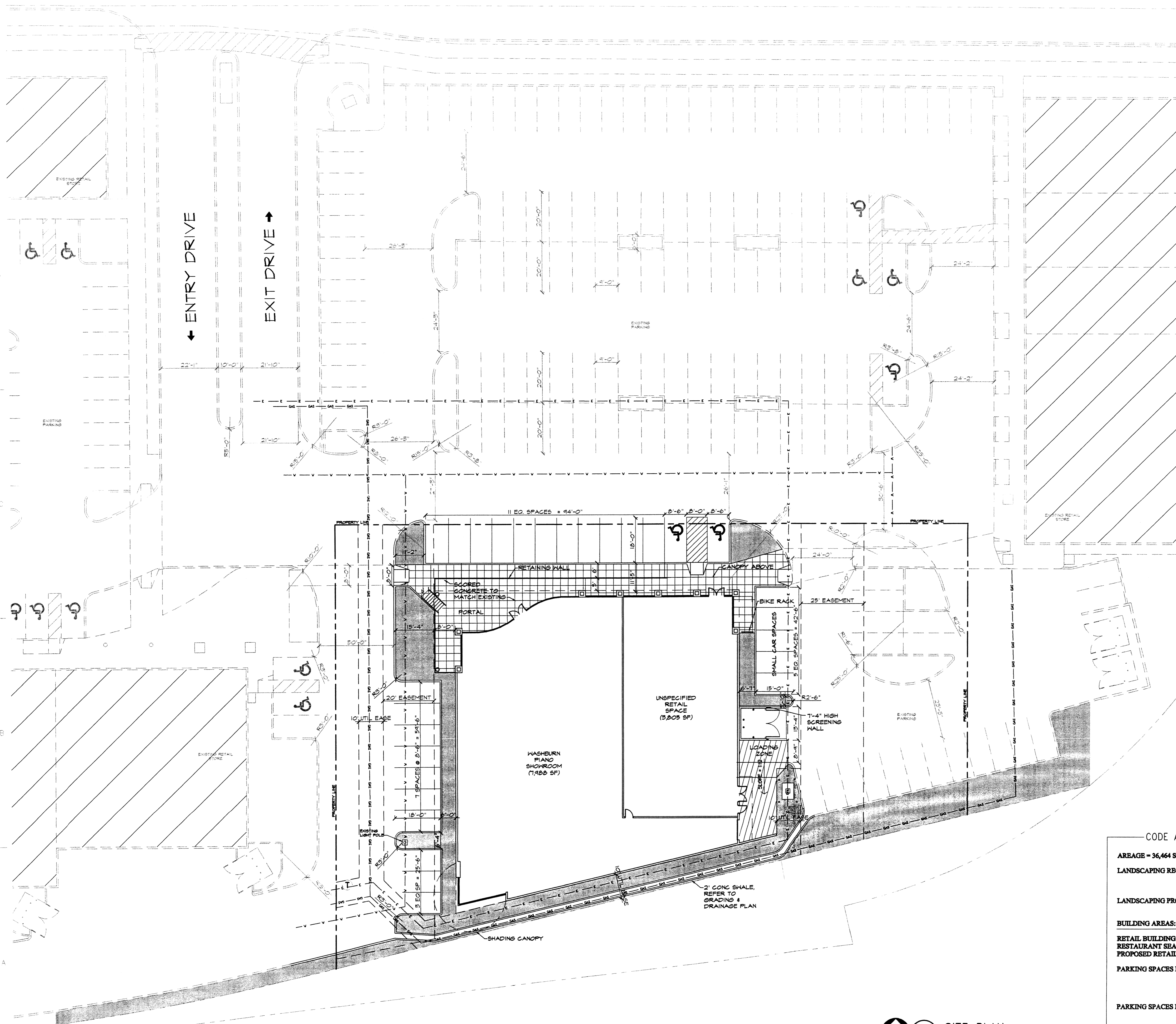
GENERAL NOTES

ALL EASEMENTS SHOWN ARE EXISTING PER MASTER PLAN  
 THE EXISTING OVERAGE OF PAVILIONS PARKING WILL BE APPLIED TO THIS PAD TO SATISFY PARKING REQUIREMENTS

**DCSW ARCHITECTS**  
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 505-843-9639  
 dcs@dcswarchitects.com  
 www.dcsarchitects.com  
 CONSULTANTS

LEGEND

-  LANDSCAPING
-  EXISTING SITE TO REMAIN UNCHANGED

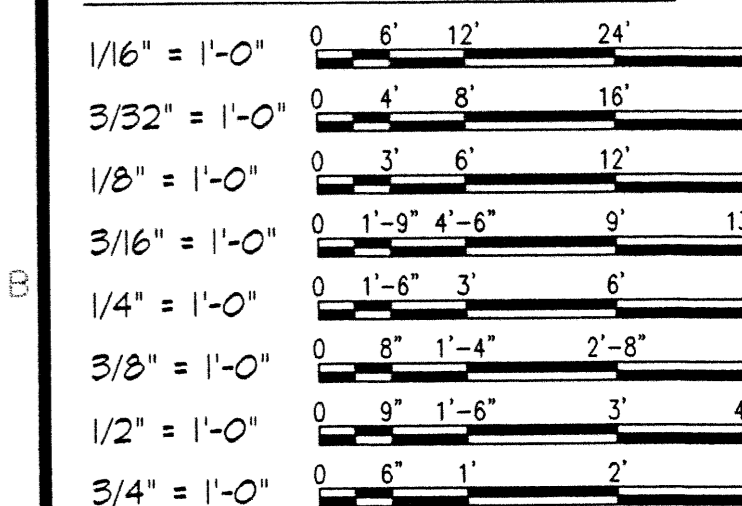


Architect Engineer

**DRB SUBMITTAL**

**WASHBURN PIANO AT THE PAVILIONS ALBUQUERQUE, NEW MEXICO**

GRAPHIC SCALES:



CODE ANALYSIS: ZONING C-2

ZONE MAP H-17-2

AREAGE = 36,464 SQ FT = .84 acres	36,464 (TOTAL SQ FT)	
LANDSCAPING REQUIRED =	11,793 (PAD SQ FT)	
	24,671 (NON-PAD SQ FT) / 15% = 3,700 SQ FT	
LANDSCAPING PROVIDED =	8,000 SQ FT (22% OF SQ FT)	
BUILDING AREAS:	SQ FT	PARKING STALLS
RETAIL BUILDINGS (1 SPACE / 200 SQ FT)	182,891 SQ FT / 200 =	914
RESTAURANT SEATING (1 SPACE / 4 SEATS)	198 SEATS / 4 =	50
PROPOSED RETAIL BUILDING (1 SPACE / 200 SQ FT)	11,793 SQ FT / 200 =	60
PARKING SPACES REQUIRED =	1,024 TOTAL SPACES REQ'D	
	-10% BUS LINE CREDIT	
	922 TOTAL SPACES REQUIRED	
	(INCL 54 H.C. SPACES OF WHICH 5 ARE H.C. VAN SPACES)	
PARKING SPACES PROVIDED =	980 TOTAL SPACES PROVIDED	
	(INCL 56 H.C. SPACES OF WHICH 5 ARE H.C. VAN SPACES)	
BICYCLE SPACES REQUIRED =	1 BIKE SPACE / 20 PARKING SPACES	
	46 SPACES REQUIRED	
BICYCLE SPACES PROVIDED =	46 SPACES PROVIDED	

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0022
CAD DWG FILE:		
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		10/27/00

SHEET TITLE  
 SITE PLAN

**A-101a**

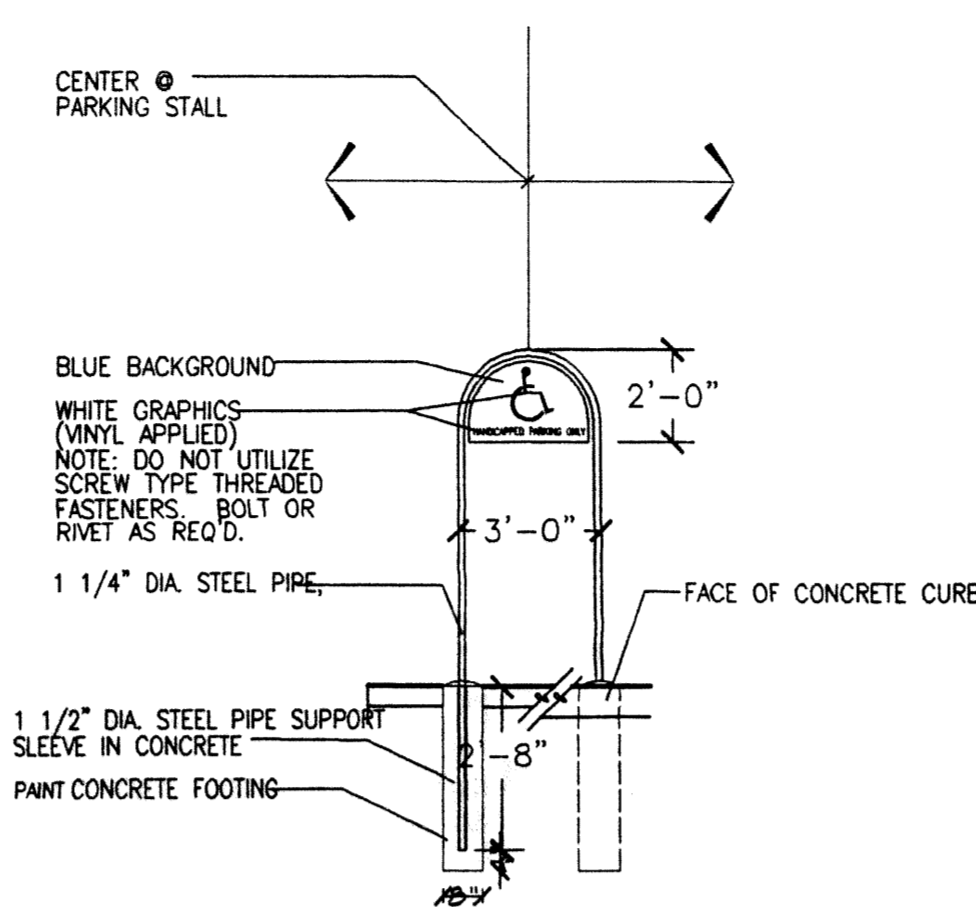
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**NT A1 SITE PLAN**  
 1/16" = 1'-0"

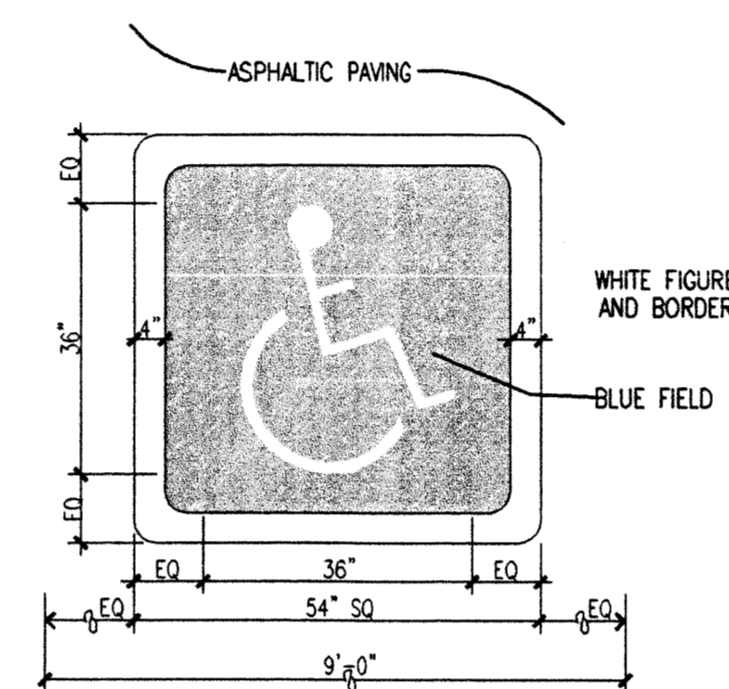
GRAPHIC SCALES:

1/16" = 1'-0"	0' 6" 12" 24" 36"
3/32" = 1'-0"	0' 4" 8" 16" 24"
1/8" = 1'-0"	0' 3" 6" 12" 18"
3/16" = 1'-0"	0' 1'-9" 4'-6" 8" 12'-6"
1/4" = 1'-0"	0' 1'-6" 3" 6" 9"
3/8" = 1'-0"	0' 8" 1'-4" 2'-8" 4"
1/2" = 1'-0"	0' 6" 1'-6" 3" 4'-6"
3/4" = 1'-0"	0' 6" 1" 2" 3"

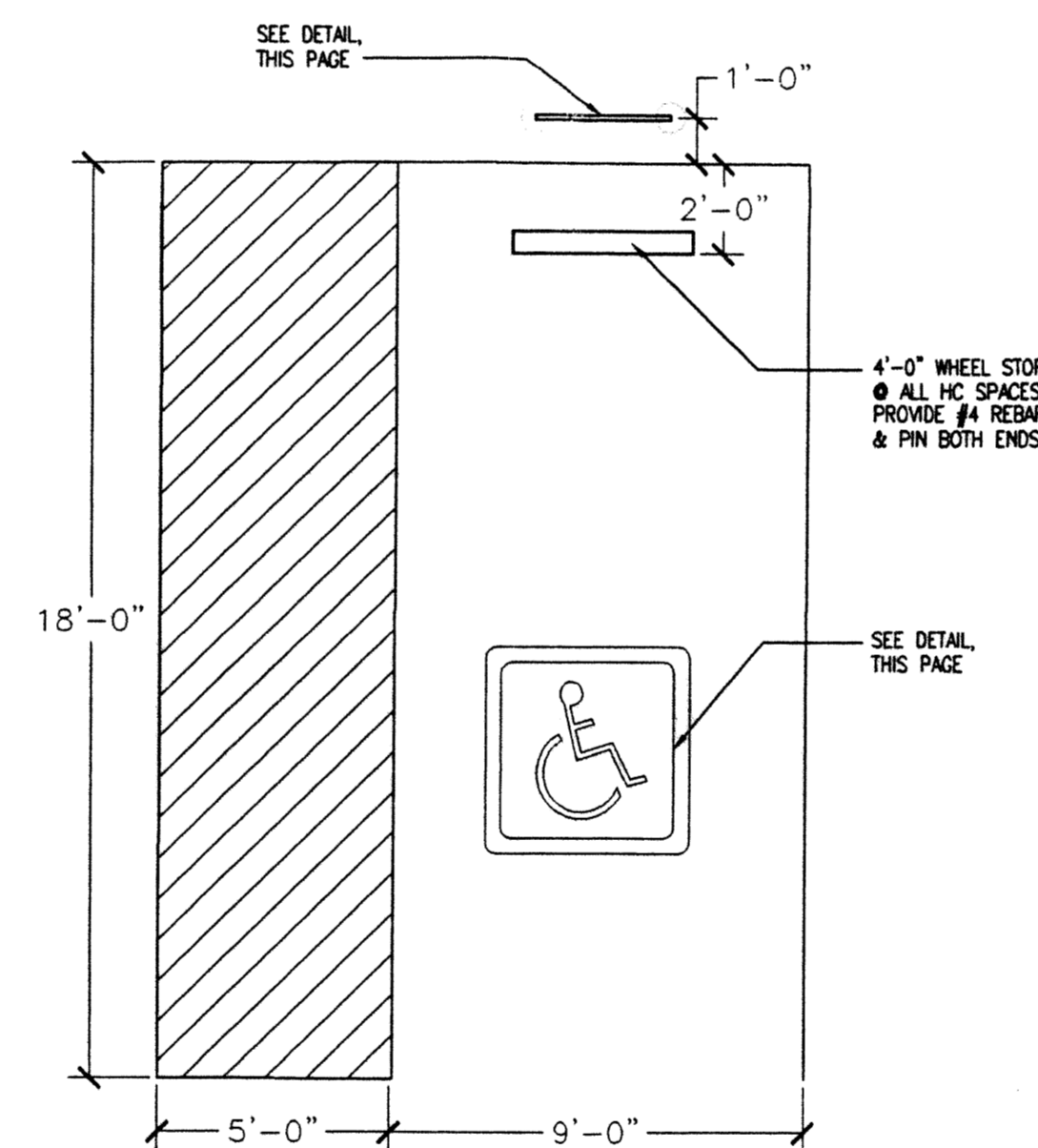
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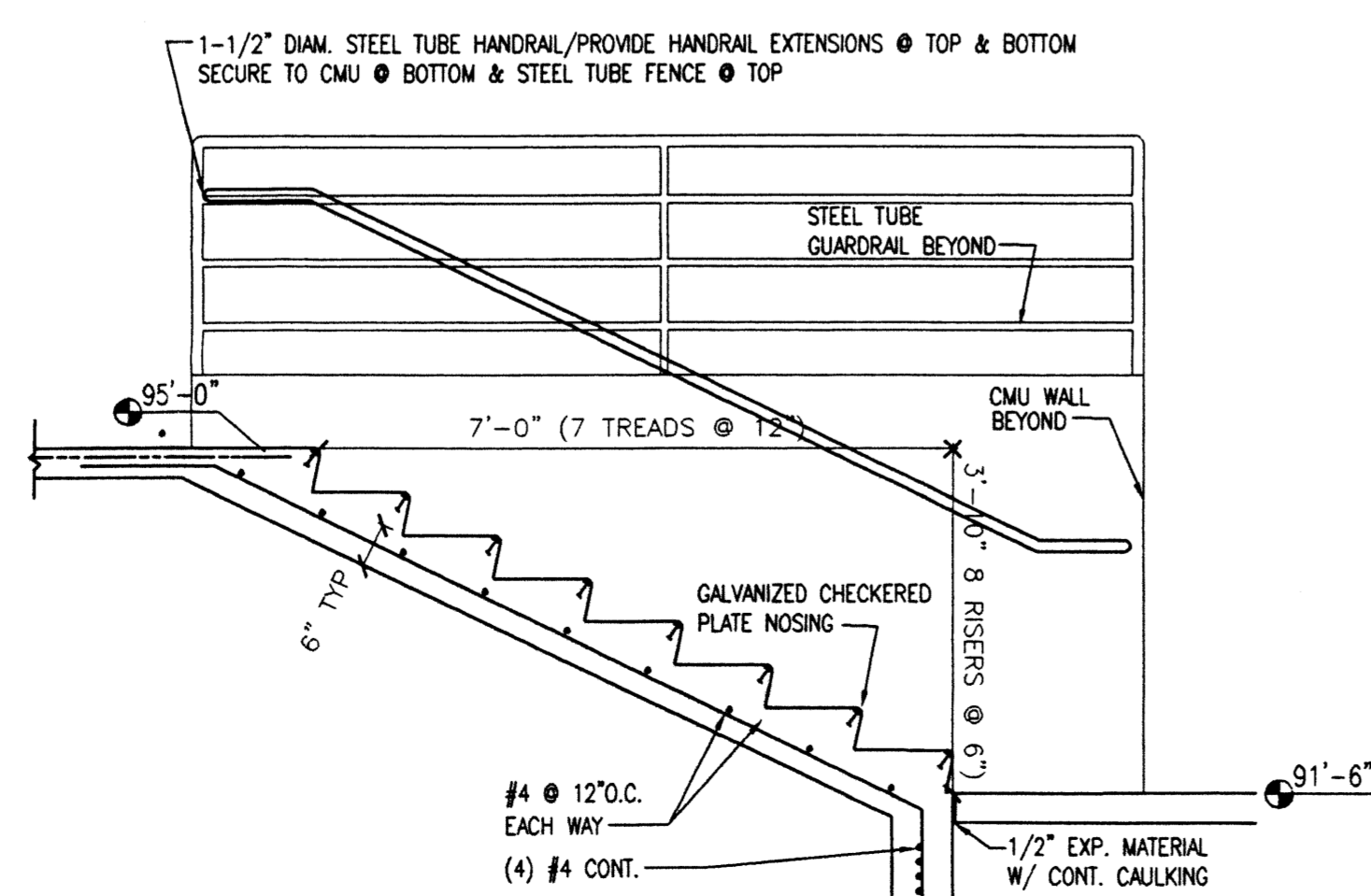
**D4 HC SIGN**  
1/8" = 1'-0"



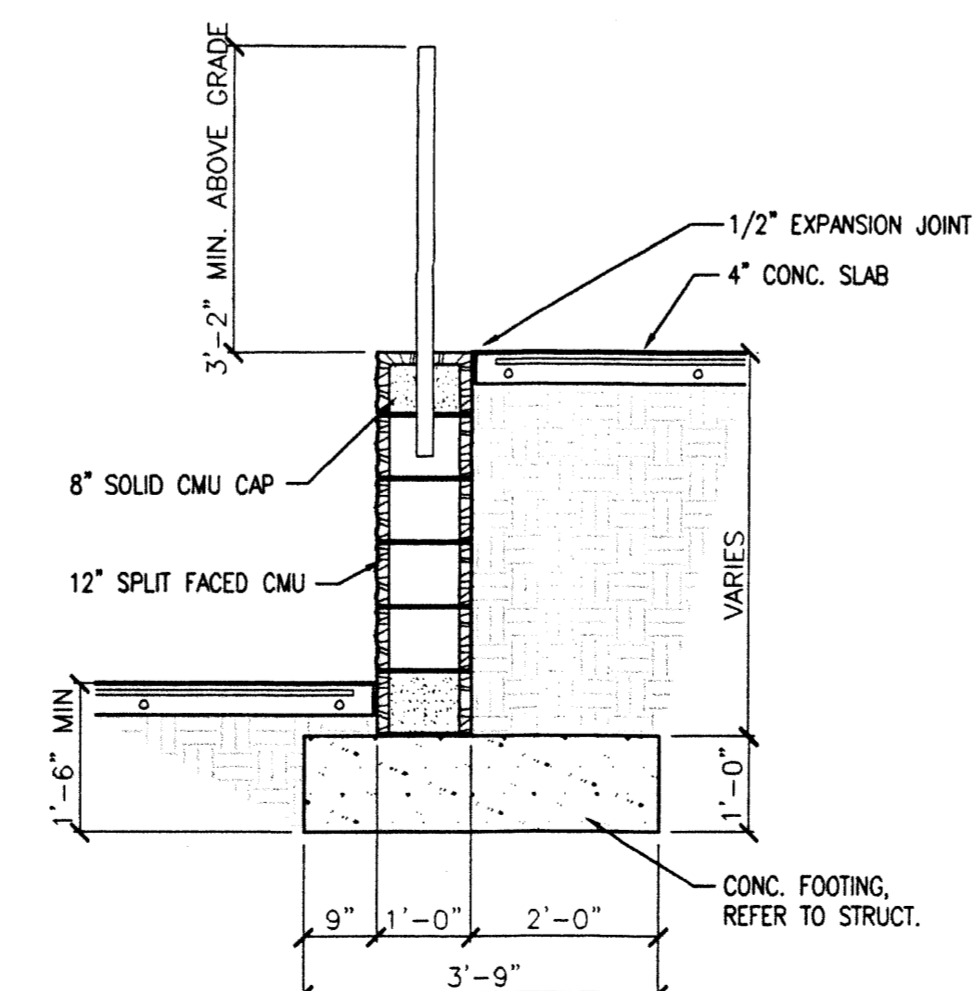
**C4 HC PAVING SIGN**  
1/8" = 1'-0"



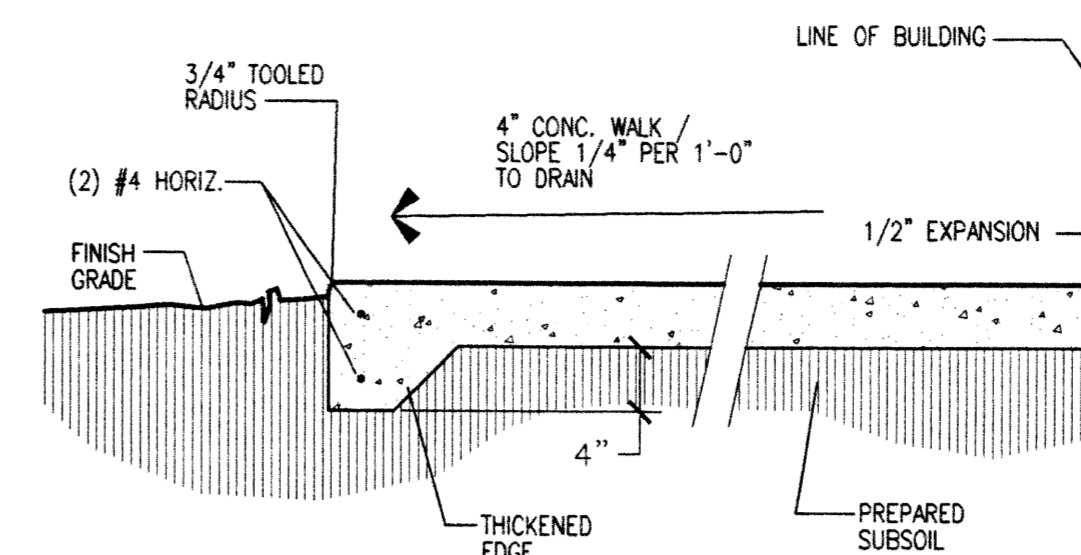
**B4 CURB DETAIL**  
1/8" = 1'-0"



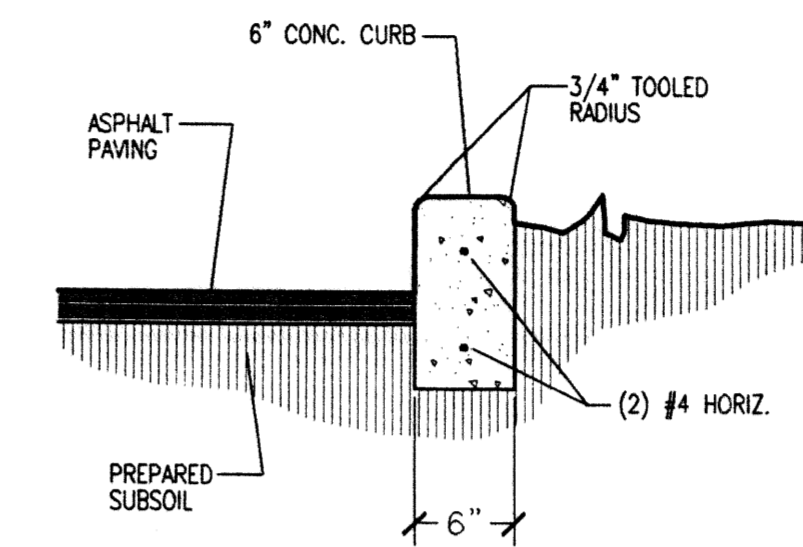
**A3 STAIR DETAIL**  
1/2" = 1'-0"



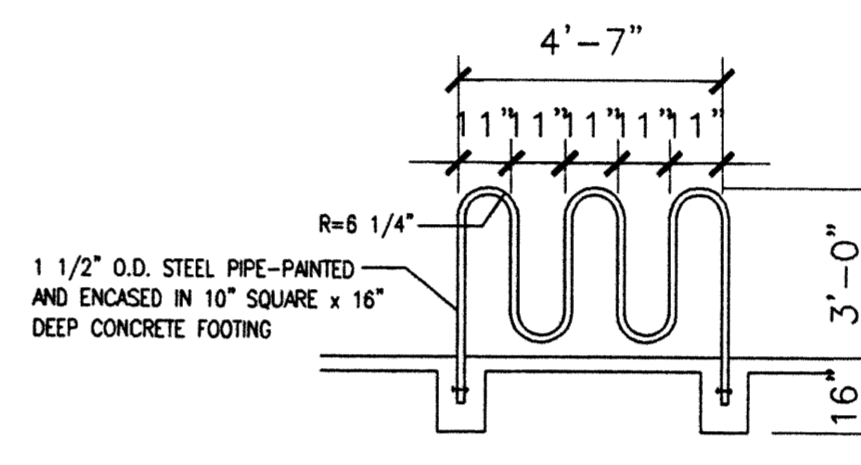
**A4 RETAINING WALL**  
1/2" = 1'-0"



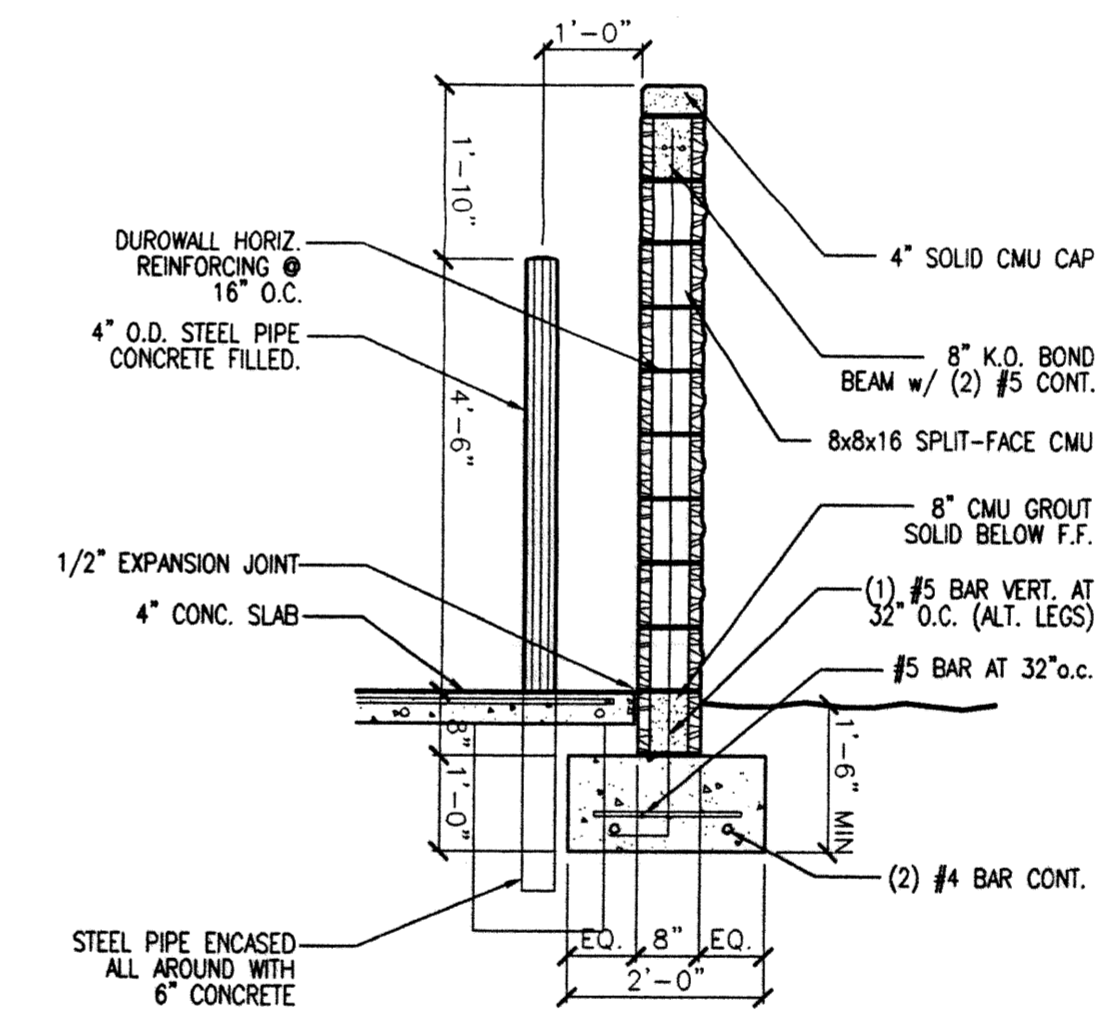
**F5 HC PAVING SIGN**  
1/8" = 1'-0"



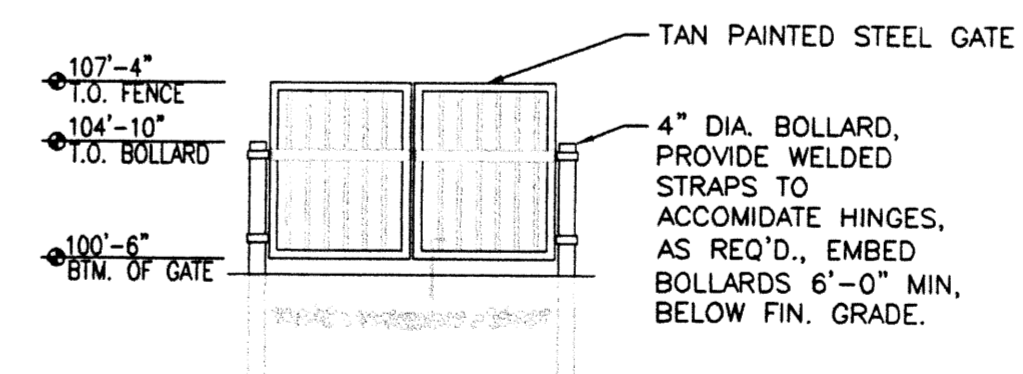
**E5 CURB DETAIL**  
1/8" = 1'-0"



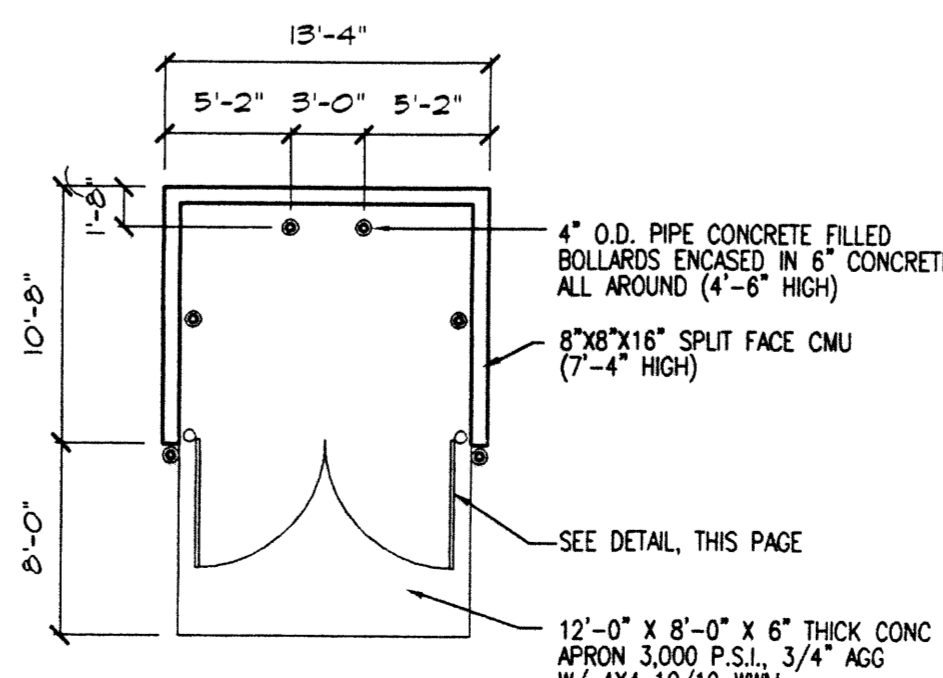
**D5 BIKE RACK**  
1/8" = 1'-0"



**C5 REFUSE WALL**  
1/2" = 1'-0"



**B5 REFUSE GATE**  
1/8" = 1'-0"

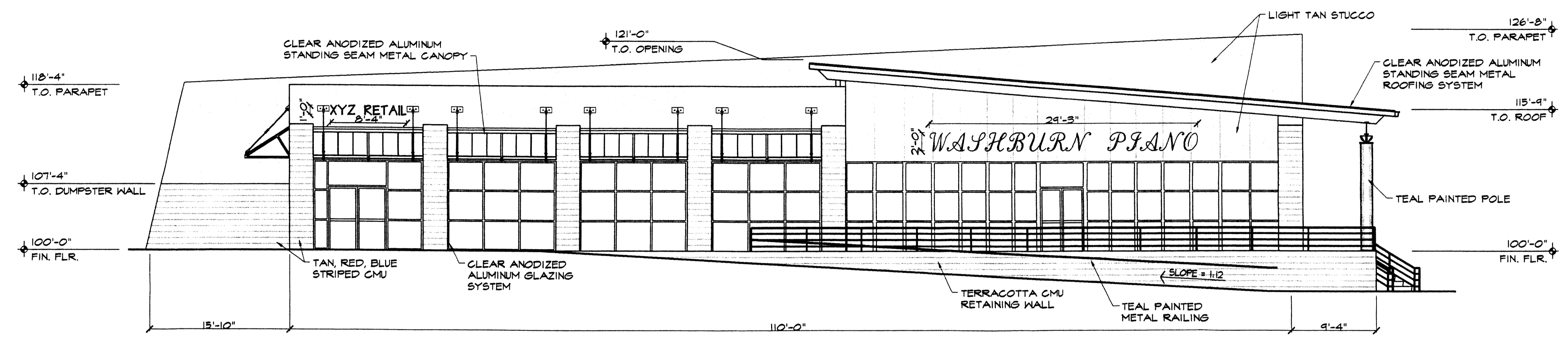
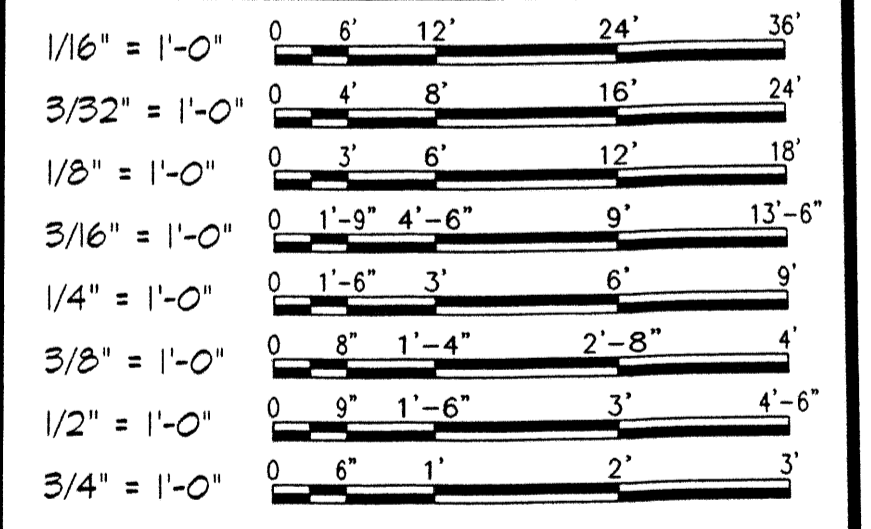


**A5 REFUSE ENCLOSURE**  
1/8" = 1'-0"

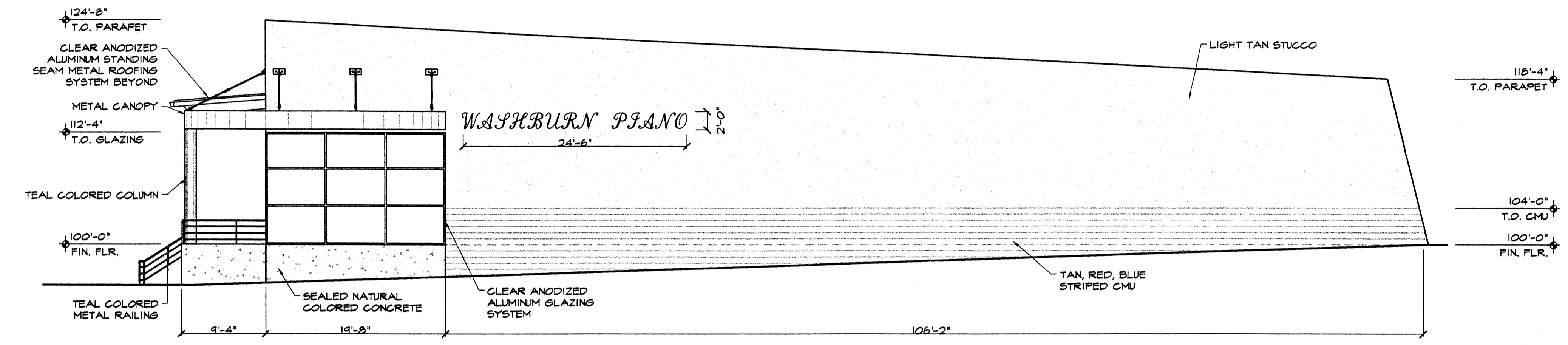
DRB  
SUBMITTAL

WASHBURN PIANO  
AT THE PAVILIONS  
ALBUQUERQUE, NEW MEXICO

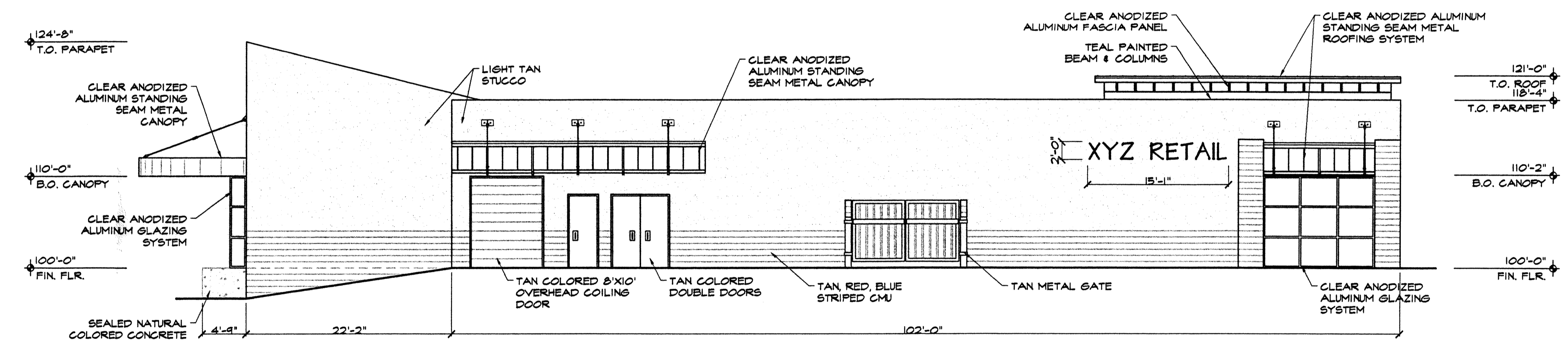
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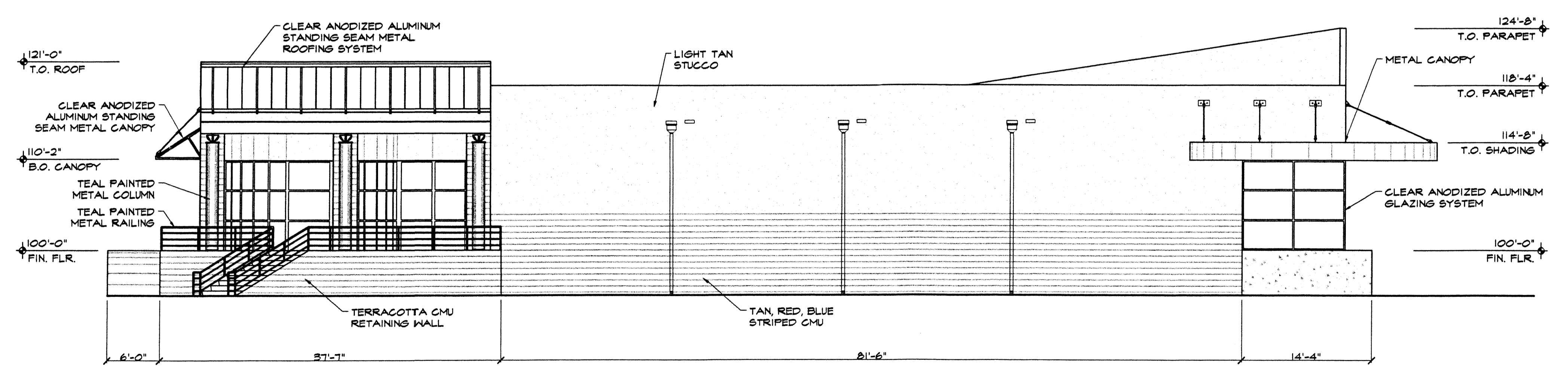
**A1 NORTH ELEVATION**  
1/8" = 1'-0"



**A2 SOUTH ELEVATION**  
1/8" = 1'-0"



**A3 EAST ELEVATION**  
1/8" = 1'-0"



**A4 WEST ELEVATION**  
1/8" = 1'-0"

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0022
CAD DWG FILE:		
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		10/27/00

SHEET TITLE  
ELEVATIONS

CUTLER AVENUE

← ENTRY DRIVE

EXIT DRIVE →

LEGEND

EXISTING SITE TO REMAIN UNCHANGED

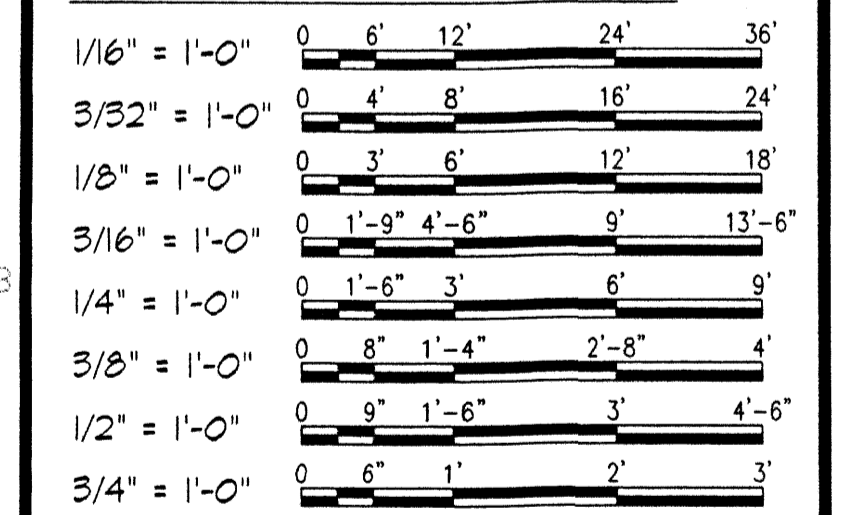
LANDSCAPING NOTES

- PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.
- NO PLANTING AREA WILL BE LEFT UNCOVERED OR NOT TOP-DRESSED. ALL PLANTING AREAS WILL BE PLANTED WITH TREES, SHRUBS OR GROUND COVERS. ALL PLANTING AREAS WILL BE MULCHED WITH EITHER 2" - 4" SANTA ANA TAN COBBLE, A 3" LAYER OF SANTA ANA TAN CRUSHER FINES.
- THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER/ DEVELOPER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM. BUFFALO GRASS WILL BE SPRAY IRRIGATED.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- INTENT OF PLANT IS TO CONFORM TO ALL CITY ORDINANCES AND CODES RELATING TO LANDSCAPE REQUIREMENTS, INCLUDING THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (C ORD 18-1995).

PLANT LEGEND

TREES		SIZE	NOTES
	Chilopsis linearis	DESERT WILLOW	
	Chitalpa tashkentensis	CHITALPA	2" CAL.
	Crataegus crus gallii "Inermis"	THORNLESS HAWTHORN	2" CAL.
<b>SHRUBS/VINES</b>			
	Jasminum nudiflorum	WINTER JASMINE	1 GAL.
	Fallugia paradoxa	APACHE PLUME	5 GAL.
	Euphorbia myrsinites	BLUE SPURGE	1 GAL. 18" O.C.
	Spartium junceum	SPANISH BROOM	5 GAL.
	Ericameria laricina	TURPENTINE BUSH	5 GAL.
	Salvia greggii	AUTUMN SAGE	1 GAL.
<b>GROUND COVERS/GRASSES</b>			
	Muhlenbergia capillaris	REGAL MIST	1 GAL. 3' O.C.

GRAPHIC SCALES:



MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0022
CAD DWG FILE:		
DRAWN BY:		ML
CHECKED BY:		TAG
DATE:		10/27/00

SHEET TITLE  
LANDSCAPE PLAN

L-101  
sheet of sheets

**DCSW**  
ARCHITECTS  
Design Collaborative Southwest, Inc.  
320 Central Avenue, S.W.  
Albuquerque, NM 87102  
505-843-9639  
dcs@dcswarchitects.com  
www.dcsarchitects.com

CONSULTANTS  
**sites southwest**  
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ALBUQUERQUE, NM 87106  
PHONE: 505-822-8200  
FAX: 505-822-8282  
E-MAIL: mail@sites-sw.com  
WEB: www.sites-sw.com  
PLANNING  
LANDSCAPE ARCHITECTURE  
MARKET ANALYSIS

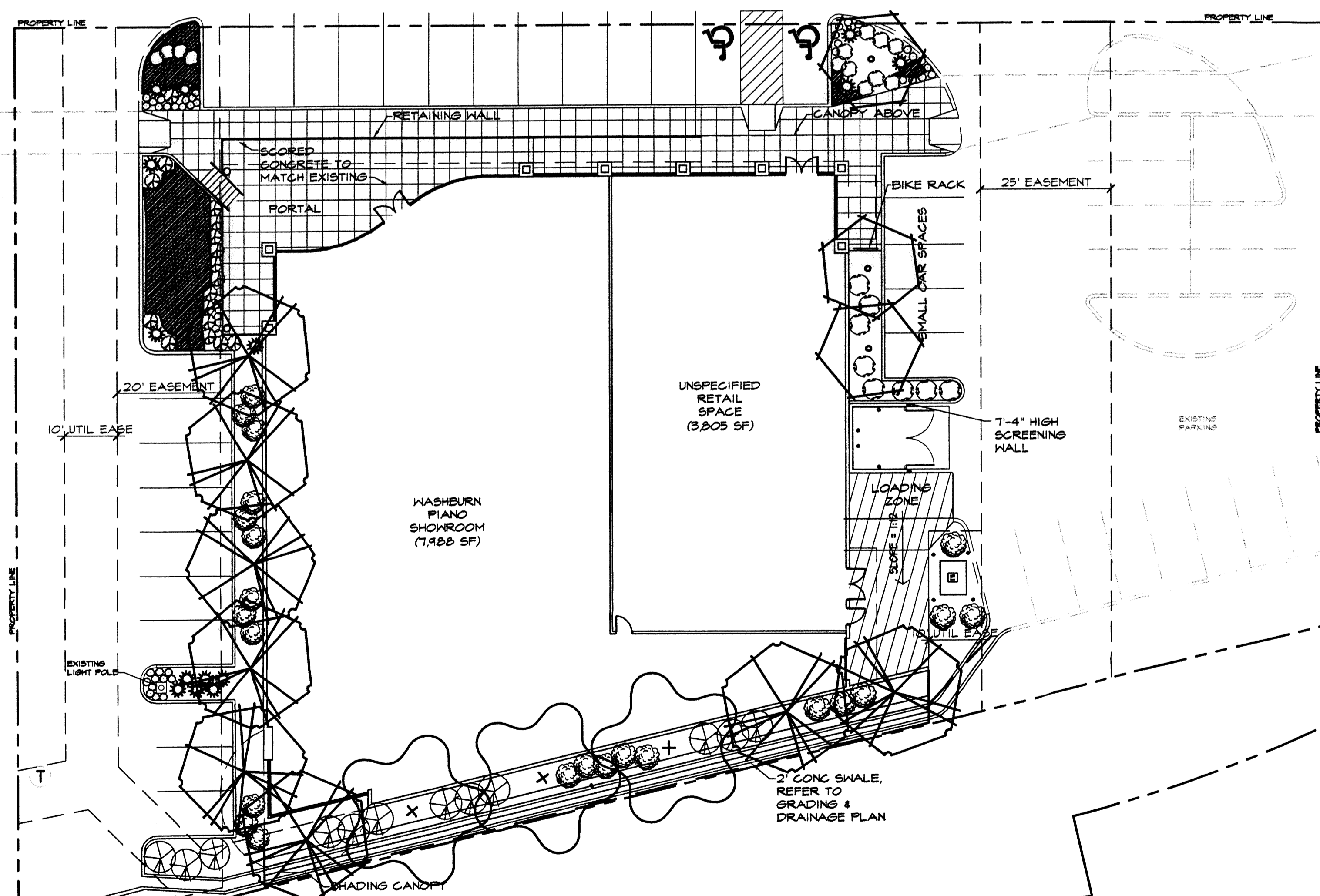
Architect Engineer  
**DRB SUBMITTAL**

WASHBURN PIANO  
AT THE PAVILIONS  
ALBUQUERQUE, NEW MEXICO

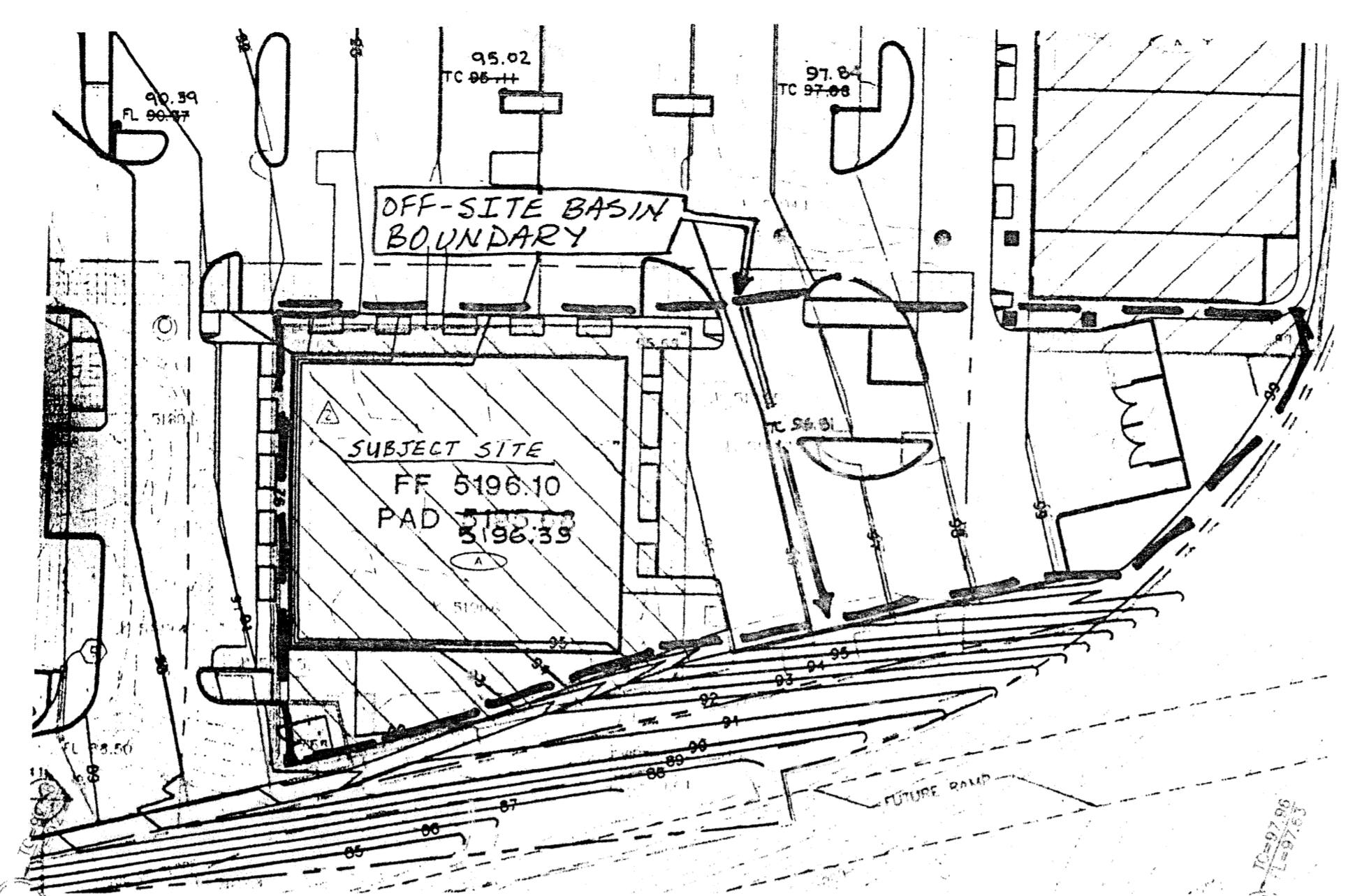
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24,671 (NON-PAD SQ FT) / 15% = 3,700 SQ FT	
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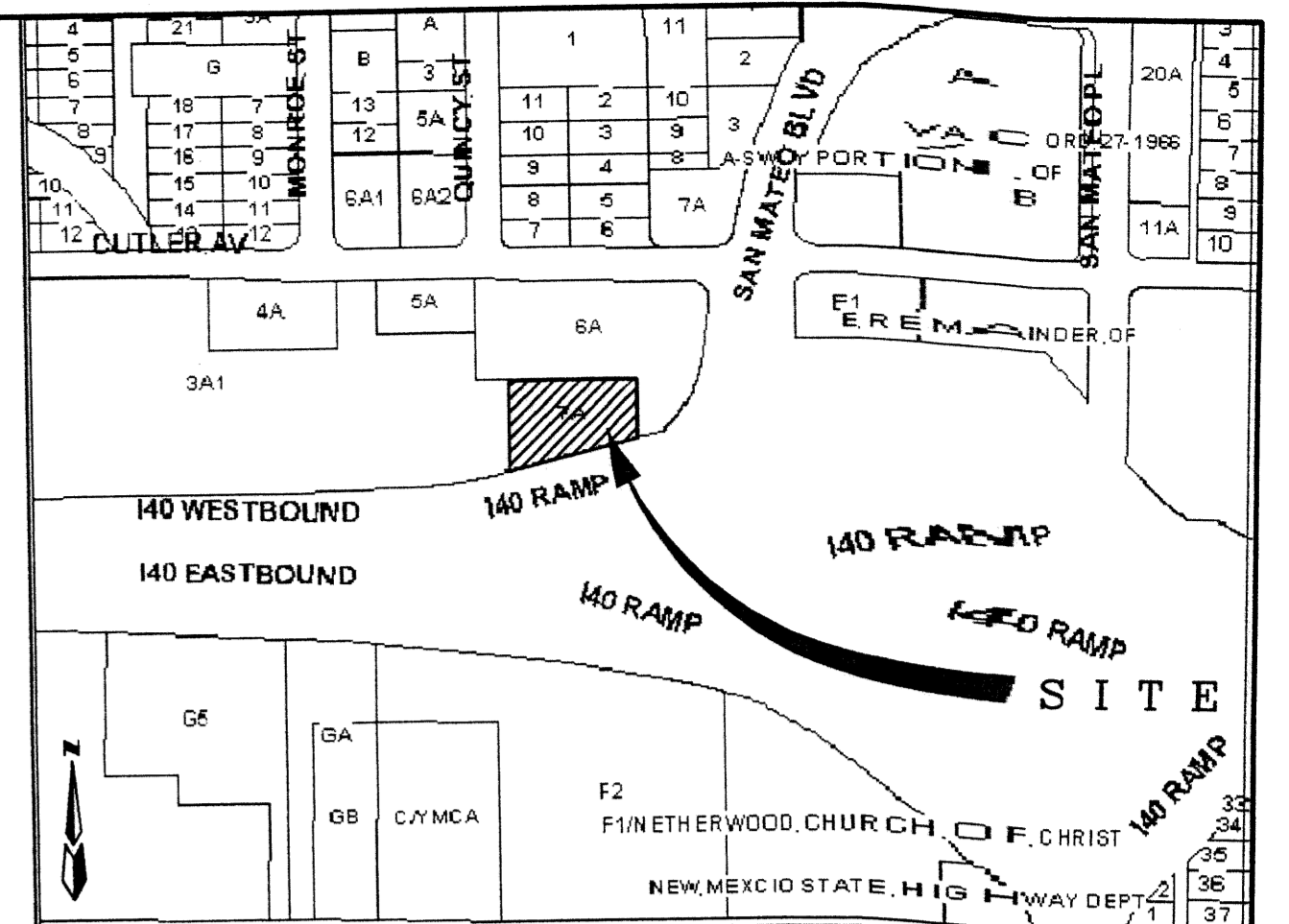
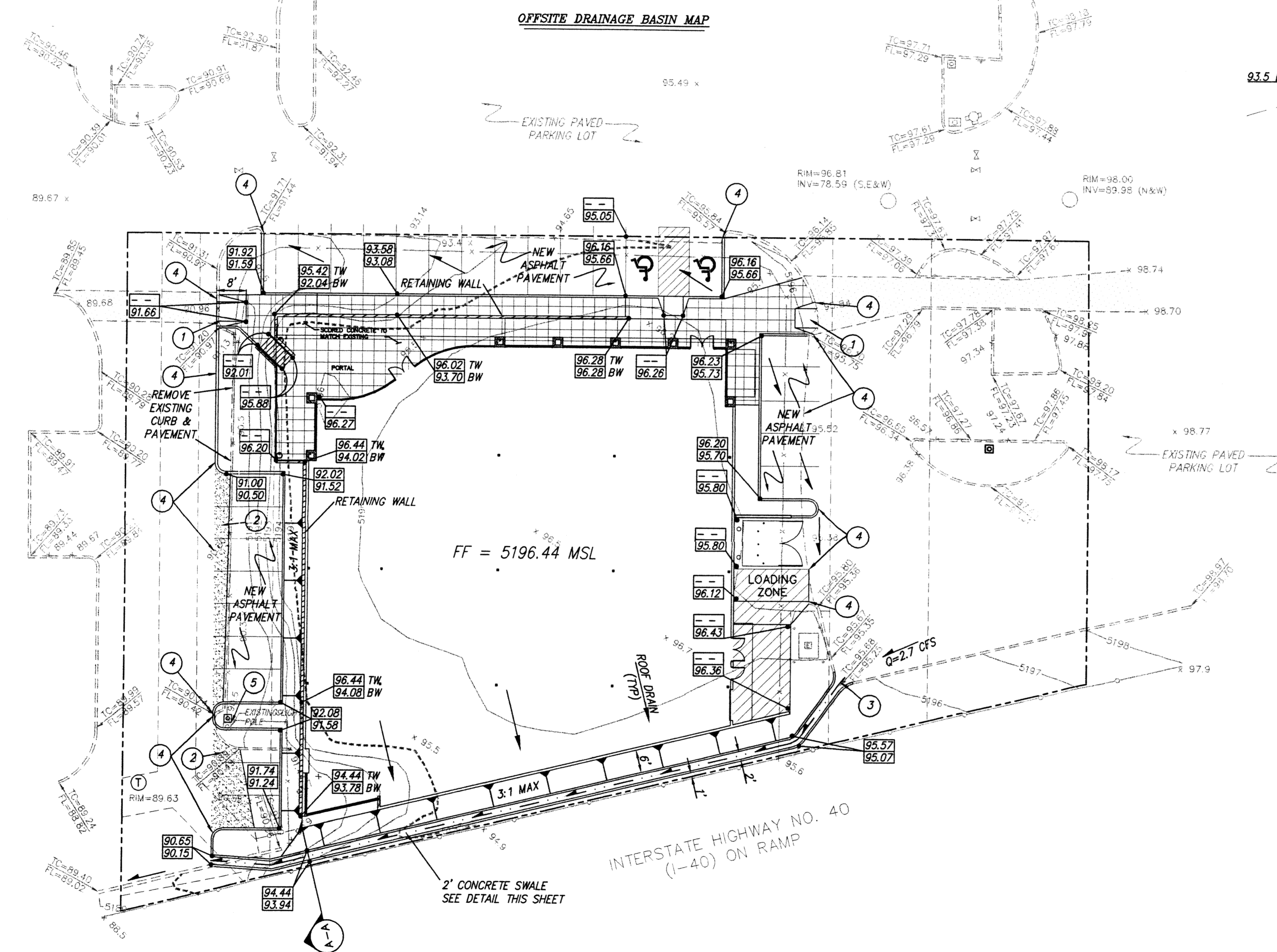
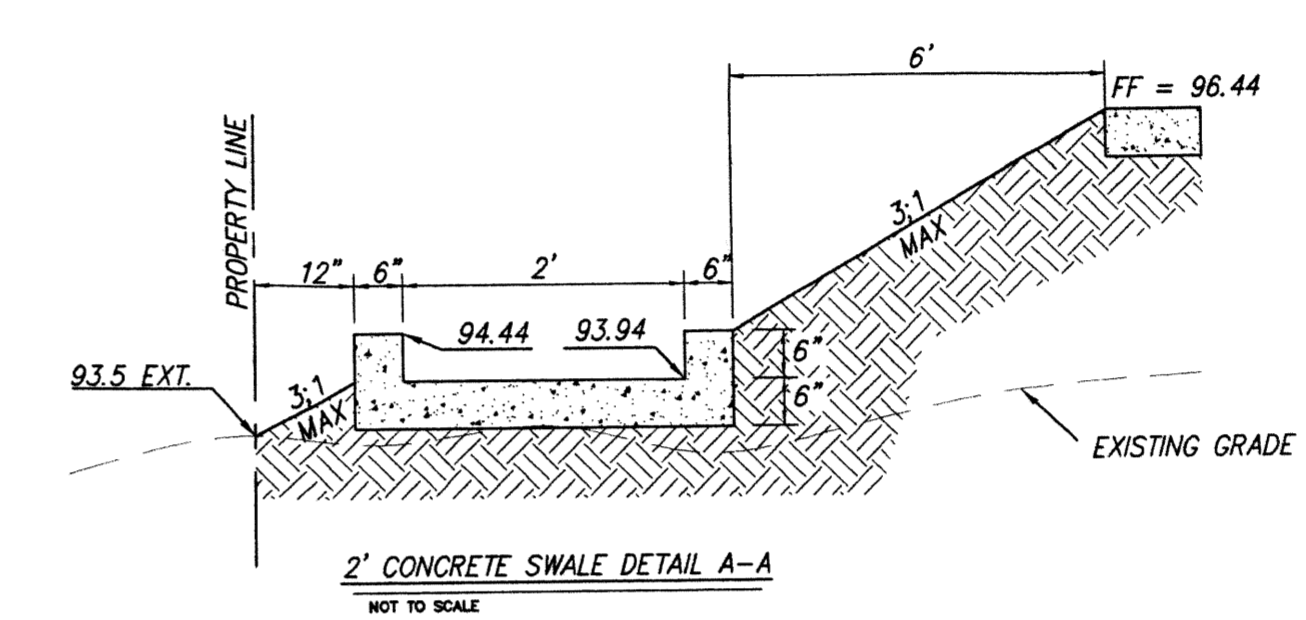
LANDSCAPE PLAN  
1/16" = 1'-0"







- NOTES**
- OFFSITE RUNOFF FROM ADJOINING PARKING AREA EAST OF SITE IS TO BE CONVEYED SOUTH AND INTO NEW CONCRETE SWALE ALONG SOUTH SIDE OF NEW BUILDING.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT SOIL DOES NOT ERODE FROM THE BUILDING PAD INTO ADJOINING PARKING AREAS.
  - EXISTING TOPOGRAPHY PROVIDED BY ALDRICH LAND SURVEYING DATED SEPTEMBER 2000. THIS IS NOT A BOUNDARY SURVEY-PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY.



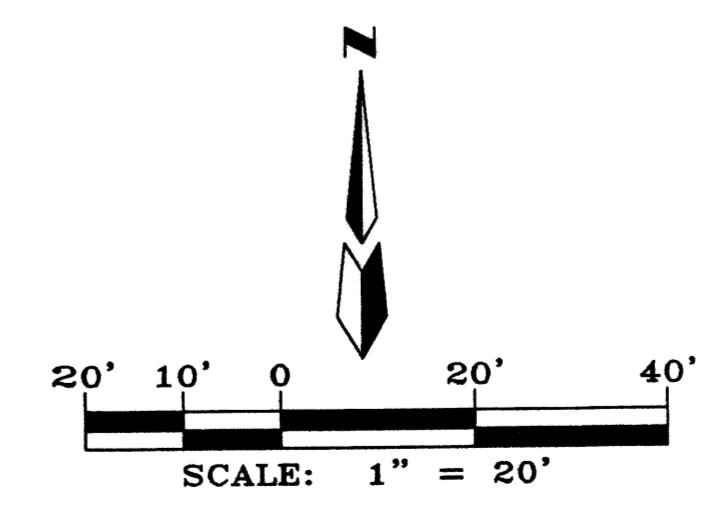
VICINITY MAP ZONE MAP: H-17-Z

**LEGEND**

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
TC=	EXISTING TOP OF CURB
FL=	EXISTING FLOWLINE
x 06.00	EXISTING SPOT ELEVATION
---	EXISTING CURB AND GUTTER
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
---	EXISTING EDGE OF PAVEMENT
+	BOLLARD/POST
+	EXISTING WATER METER
+	SIGN
+	EXISTING ELECTRIC TRANSFORMER
+	EXISTING STREET LIGHT
---	EXISTING CHAIN LINK FENCE
---	EXISTING WOOD FENCE
---	TRACT/LOT BOUNDARY
---	EASEMENTS
---	REMOVE AND REPLACE PAVEMENT
87.00 TW	PROPOSED TOP OF WALL ELEVATION
81.30 BW	PROPOSED BASE OF WALL ELEVATION
87.00	PROPOSED TOP OF CURB ELEVATION
81.30	PROPOSED FLOWLINE ELEVATION
• 87.00	PROPOSED SPOT ELEVATION
---	NEW CURB
---	MAX. SLOPE 3:1
---	NEW RETAINING WALL (STRUCTURAL DESIGN BY OTHERS)
---	FLOW DIRECTION
---	SWALE
---	ROOF DRAIN

- KEYNOTES**
- NEW HANDICAP RAMP (TYP) PER COA DETAIL 2441.
  - REMOVE AND REPLACE WITH NEW PAVEMENT.
  - BUILD 3' WIDE ENTRANCE OPENING TO CONCRETE SWALE. MATCH EXISTING FLOW LINE GRADE.
  - MATCH EXISTING PAVEMENT GRADE.
  - REMOVE AND RELOCATE EXISTING LIGHT POLE IF NECESSARY.

John W. MacLanize
   
 10-24-00



**WASHBURN PIANO**  
**GRADING AND DRAINAGE PLAN**

MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Designed: JMM	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 10/24/00	Job: A00103	