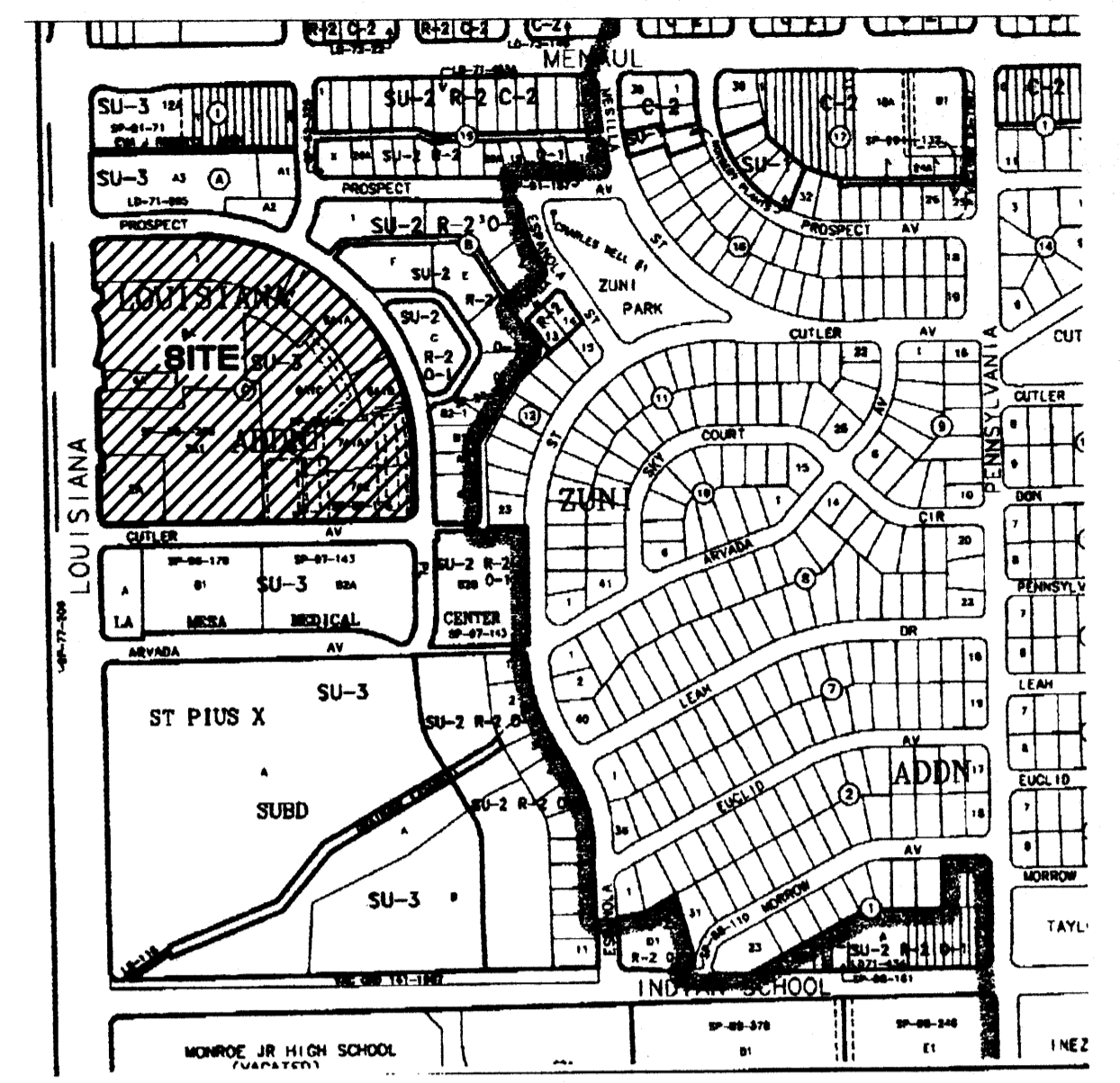


SITE DEVELOPMENT PLAN for BUILDING PERMIT
AFC-5 ADDITIONAL PARKING AREA
ALBUQUERQUE, NEW MEXICO

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	LANDSCAPING CALCULATIONS
4	LANDSCAPING PLAN
5	GRADING PLAN

PRJ 1001636



VICINITY MAP H-19-Z

ZONING: SU-3
 LEGAL DESCRIPTION:
 LOT 6A1C1, BLOCK C, LOUISIANA SUBDIVISION

APPROVALS

PROJECT NUMBER: ~~1001636~~
 APP. NUMBER: 01500-01796/02500-00039

[Signature] 3/12/02
 CITY PLANNER, ALBUQUERQUE PLANNING DEPT. DATE

[Signature] 2-26-02
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

[Signature] 1/28/02
 DESIGN AND DEVELOPMENT, EIP DATE

[Signature] 1-30-02
 PUBLIC WORKS, UTILITIES DIV. DATE

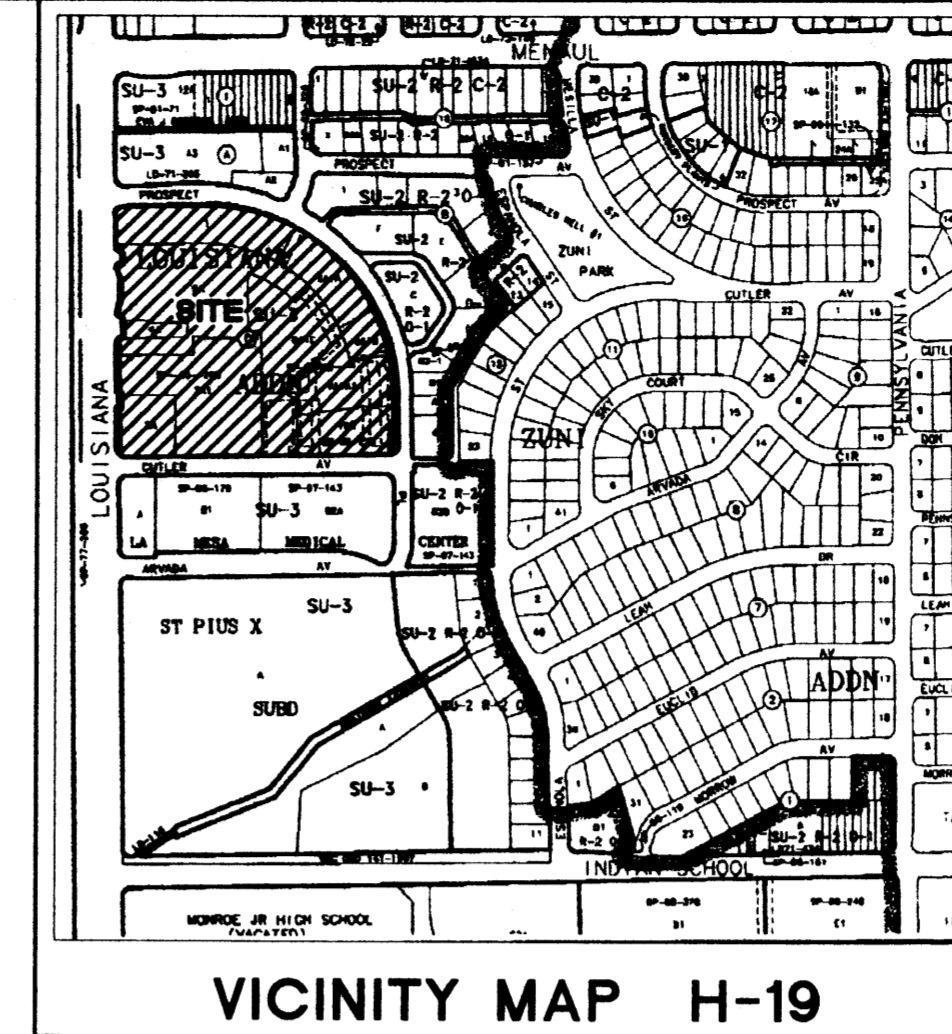
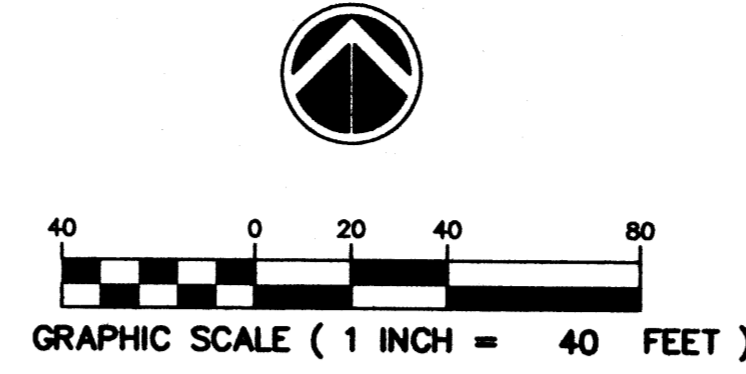
[Signature] 1-30-02
 CITY ENGINEER, ENGINEERING DIV./AMAFCA DATE

LARRY READ & ASSOCIATES, Inc.
 Civil Engineers
 4800-C Juan Tabo Blvd., NE
 Albuquerque, New Mexico 87111
 (505) 237-8421

REVISION	DATE	DESCRIPTION

FILE NAME: 1-TITLE 01.08.02 **SHEET 1 of 5**

LOT 1
BLOCK C, LOUISIANA SUB.
FILED: 4/14/67
VOL.06,FOLIO 166



PARKING SCHEDULE

DESCRIPTION	LOT NUMBER	REGULAR	SMALL CAR	ADA	TOTAL
AFC-2 KINKO'S	2-A	75	15	2	92
AFC-1 AMERICAN S&L	3-A-1	202	17	2	221
COMMON ENTRANCE	4-A	0	0	0	0
AFC-5	5-A	198	21	4	223
AFC-3 PROPOSED	6-A-1-C-A	200	11	0	211
AFC-8 PROPOSED	6-A-1-C-B	14	18	0	32
AFC-4	6-A-1-A-1	81	0	0	81
AFC-6	6-A-1-A	39	0	3	42
AFC-7	6-A-1-B	20	0	1	21
AFC-3	7-A-2	0	0	1	1
TOTAL		835/214	57/27	19/70	708/241

BOLD ITEMS ARE PROPOSED DEVELOPMENT
REGULAR TEXT ITEMS ARE EXISTING DEVELOPMENT
TOTAL SPACES AFTER DEVELOPMENT = 949

REQUIRED PARKING

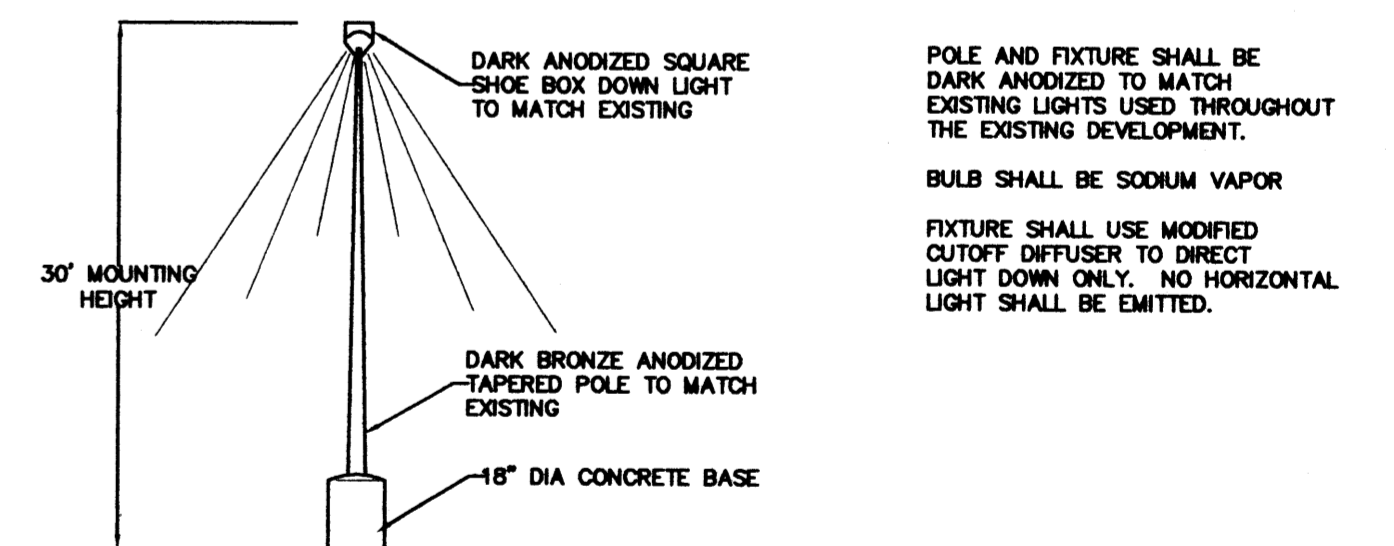
DESCRIPTION	NET AREA	RATIO	REQUIRED	PROVIDED	PROPOSED	RESULT
AFC-2 KINKO'S	8257	1/200	42	43		+1
AFC-1 AMERICAN S&L	15461	1/200	78	78		
GROUND FLOOR	46385	1/300	155	146		<9>
BASEMENT	15461	1/300	52			<52>
AFC-5 PROPOSED	14924	1/200	75	75		
GROUND FLOOR	89544	1/300	299	146	241	+88
BASEMENT	8256	1/200	42	42		
AFC-7	5044	1/200	26	21		<5>
BASEMENT	2131	1/1000	3			<3>
AFC-3	8437	1/200	43	43		
LOWER LEVEL	8437	1/300	29	35		+4
AFC-4	8437	1/200	43	43		
LOWER LEVEL	9822	1/300	31	38	241	+7
TOTAL			918	708	241	+31

GENERAL NOTES

- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED BY THE PARCEL OWNER.
- NO STRUCTURES ARE PROPOSED FOR THIS PARCEL.
- THE SITE IS CURRENTLY ZONED SU-3. NO CHANGE IS REQUESTED.
- ALL NEW PAVEMENT SHALL BE ASPHALTIC CONCRETE.

KEYED NOTES

- BOULDER STABILIZED SLOPE.
- EXISTING RETAINING WALL TO REMAIN (HEIGHT 7 TO 9- FEET).
- NEW 4' WIDE COLORED PATTERNED CONCRETE SIDEWALK.
- NEW 4' WIDE COLORED (EARTH TONE) PATTERNED CONCRETE PAVEMENT.
- MATCH EXISTING ASPHALT PAVEMENT.
- LANDSCAPE AREA - SEE LANDSCAPE PLAN
- POLE MOUNTED LIGHT. SEE DETAIL THIS SHEET.
- PROPERTY LINE TYPICAL.
- EXISTING GRASS LANDSCAPING TO REMAIN.
- HANDICAP RAMP TYPICAL.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED.



PROPOSED PARKING LOT LIGHT DETAIL

SITE DEVELOPMENT PLAN

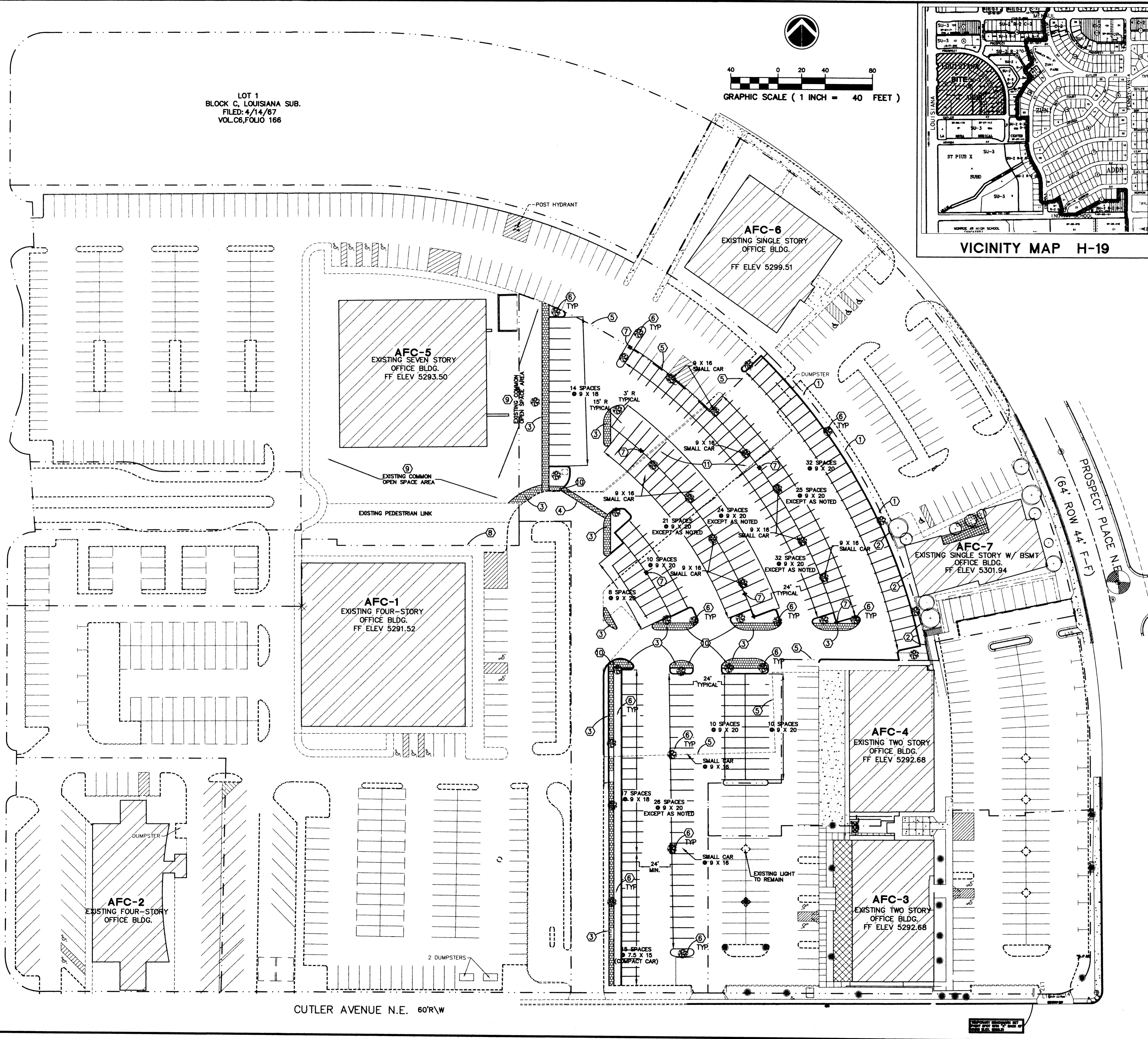
AMERICAN FINANCIAL CENTER (AFC-5)

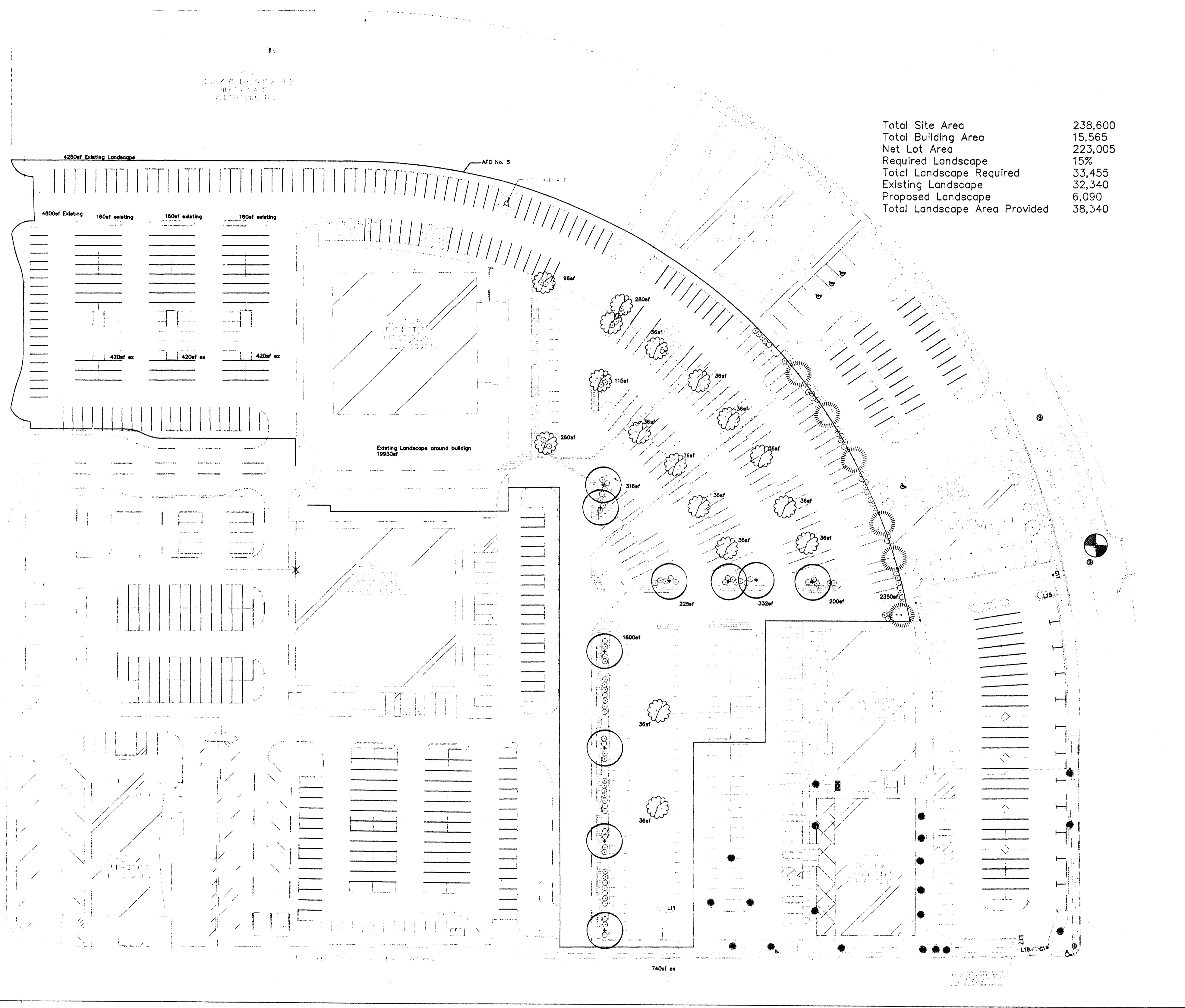
ALBUQUERQUE, NEW MEXICO

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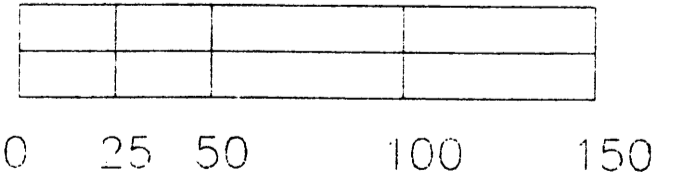
LOUISIANA BOULEVARD N.E.

CUTLER AVENUE N.E. 60'R\W



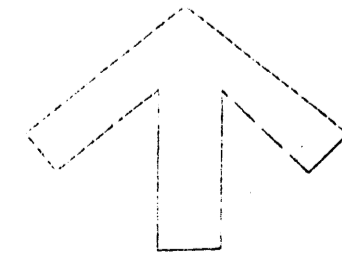


Total Site Area	238,600
Total Building Area	15,565
Net Lot Area	223,005
Required Landscape	15%
Total Landscape Required	33,455
Existing Landscape	32,340
Proposed Landscape	6,090
Total Landscape Area Provided	38,340



Scale: 1" = 50'-0"

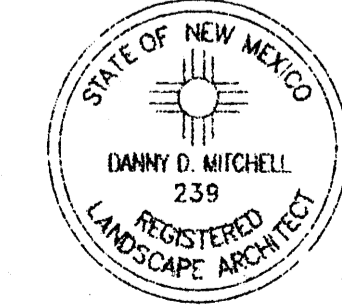
DRB #1001636



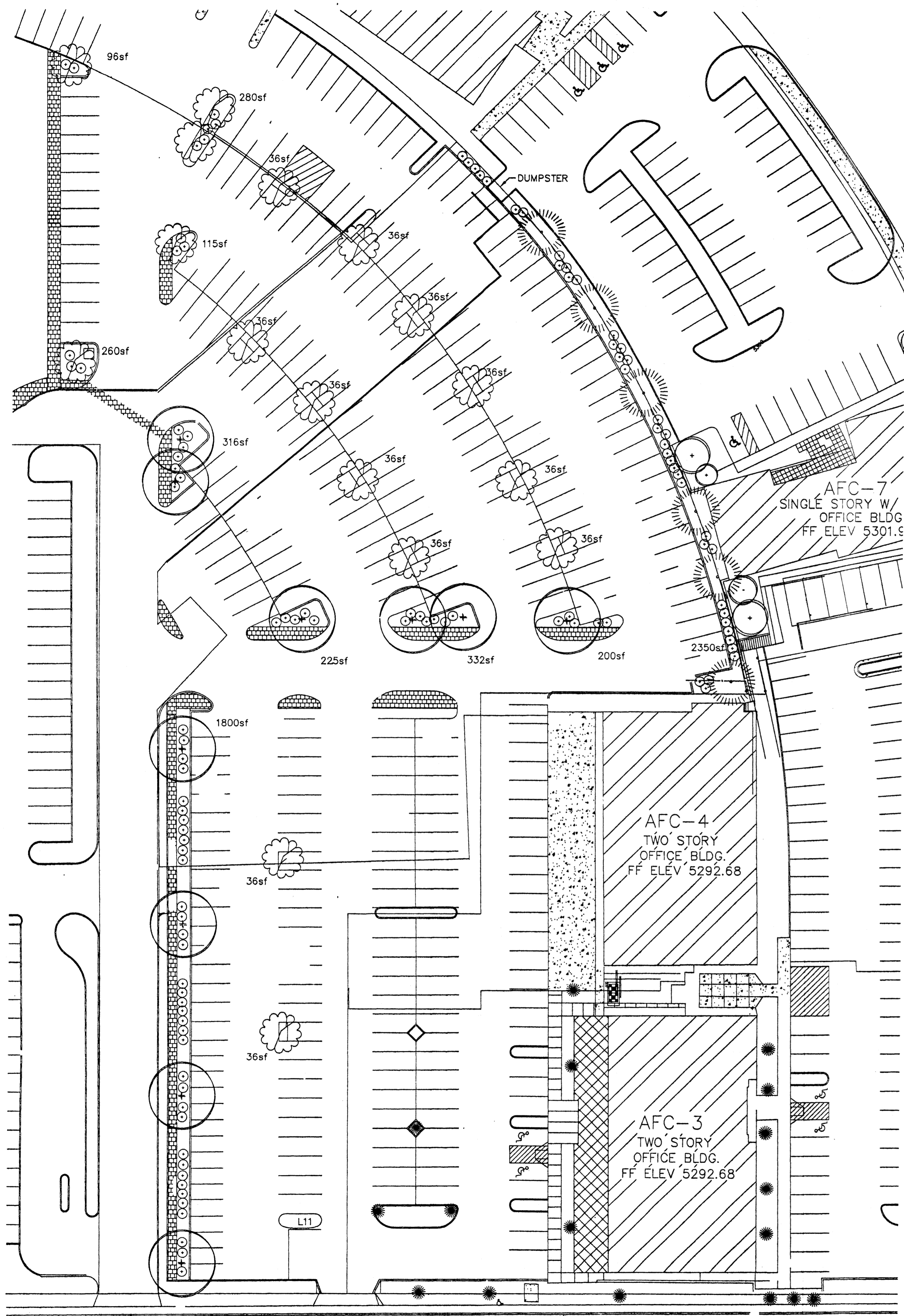
North

American Financial Center A.F.C. #5 Louisiana And Menaul Landscape Plan

Existing and Proposed Landscape Areas

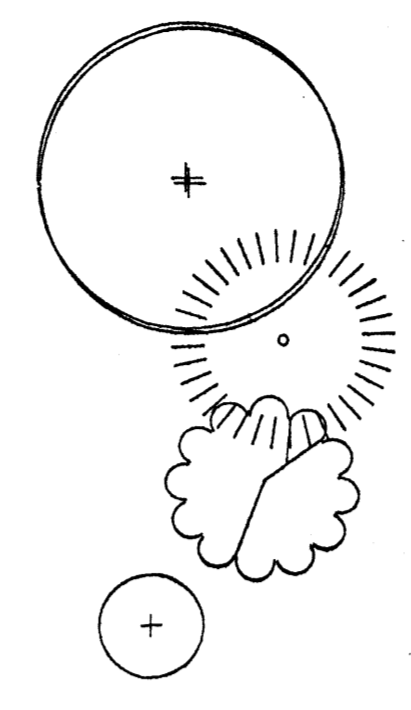


Landscape Architects and Contractors
520 Phoenix Av. NW
Albuquerque, NM 87107
505 507-5584



Landscape Legend

Qty	Size	Common Name
10	2" cal	Chinese Pistache, Honeylocust, Ash
6	6-8' ht	Spruce, Austrian Pine
16	15 Gal	Bradford Pear
112	5 Gal	Three Leaf Sumac Chamisa Raphiolepis Apache Plume Buffalo Juniper Russian Sage Silverberry Cherry Sage Dwarf Butterfly Bush Blue Mist Spiraea Red Twig Dogwood Dwarf Fountain Grass



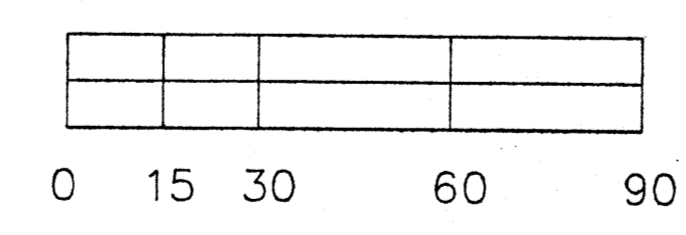
2 - 1gallon groundcovers in each 36sf parking island
 All new landscape areas shall be mulched with 2-3" Landscape Gravel over Filter Fabric

Landscape Notes

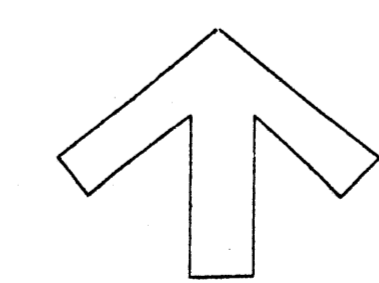
- Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.
- All Landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and (2) drip emitters per shrub. Point of Connection for irrigation system is unknown at current time and will be coordinated in the field.
- It is the intent of this plan to comply with the City of Albuquerque, water conservation and waste water ordinance.
- All landscape beds shall be planted so to achieve 75% live ground cover at maturity.
- Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.

American Financial Center
 A.F.C. #5 Louisiana And Menaul
 Landscape Plan

Proposed Landscaping for Parking Addition

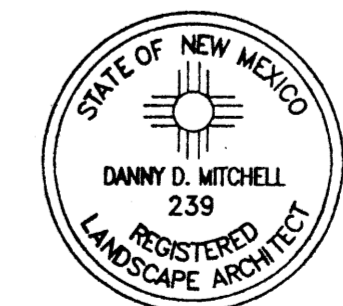


Scale: 1" = 30'-0"

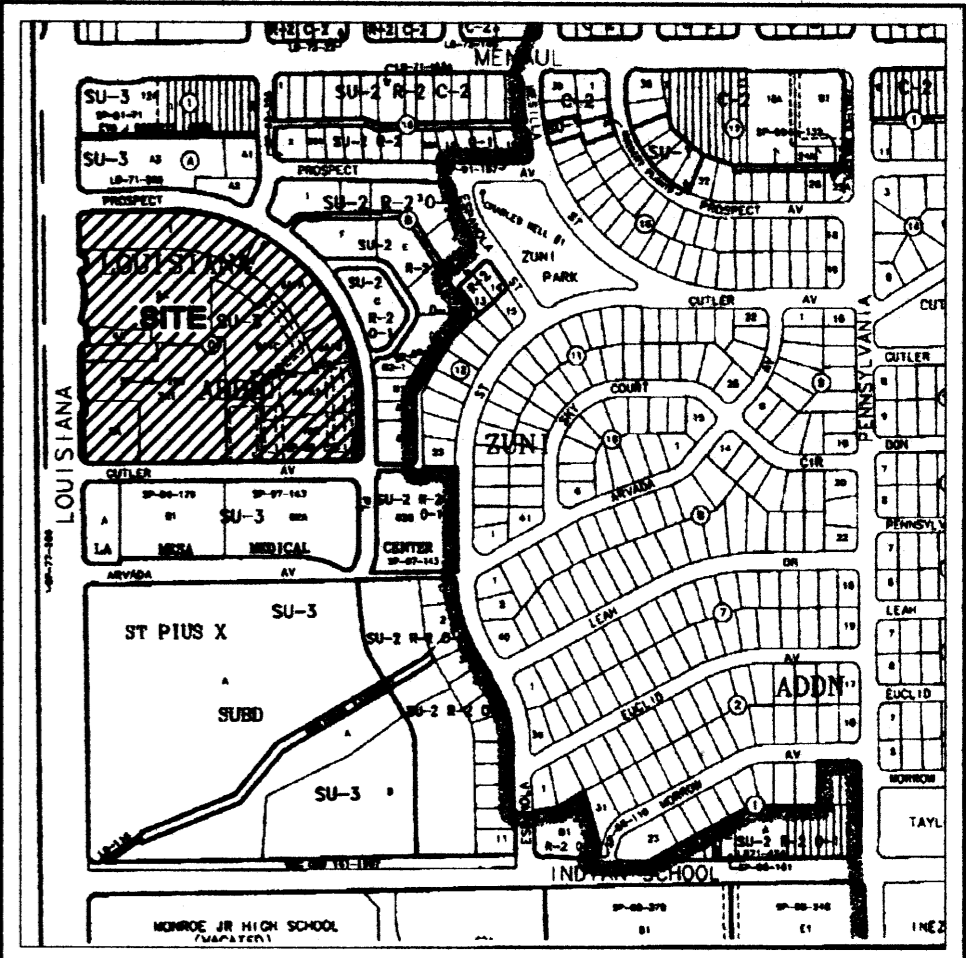
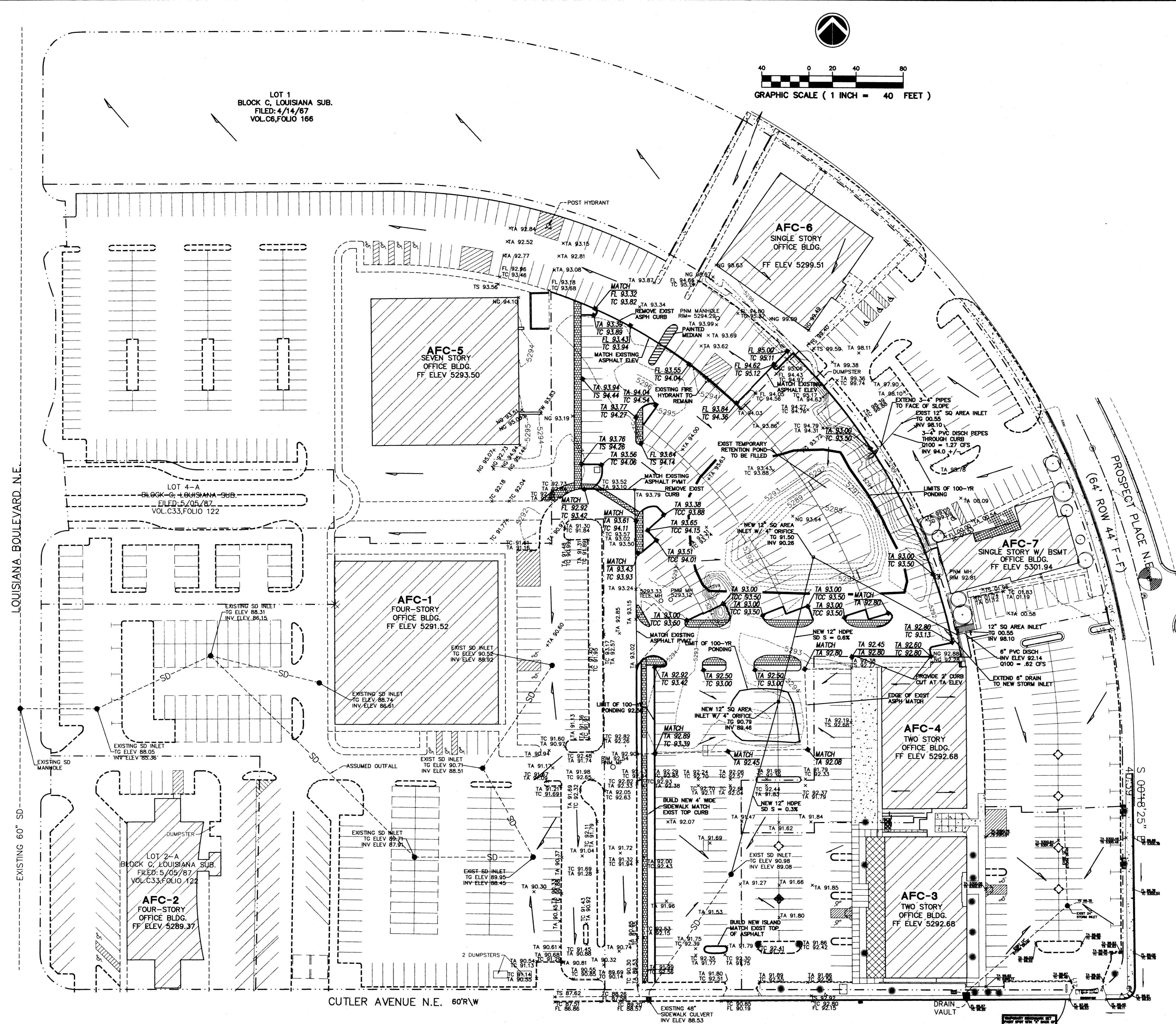


North

DRB #1001636



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 520 Phoenix Av. NW
 Albuquerque, NM 87107
 505 507-5584



VICINITY MAP H-19

GRADING AND DRAINAGE PLAN

AMERICAN FINANCIAL CENTER (AFC-5)
ALBUQUERQUE, NEW MEXICO

LARRY READ & ASSOCIATES, Inc.
 Civil Engineers
 4800-C Juan Tabo, NE
 Albuquerque, New Mexico 87111
 (505) 237-8421