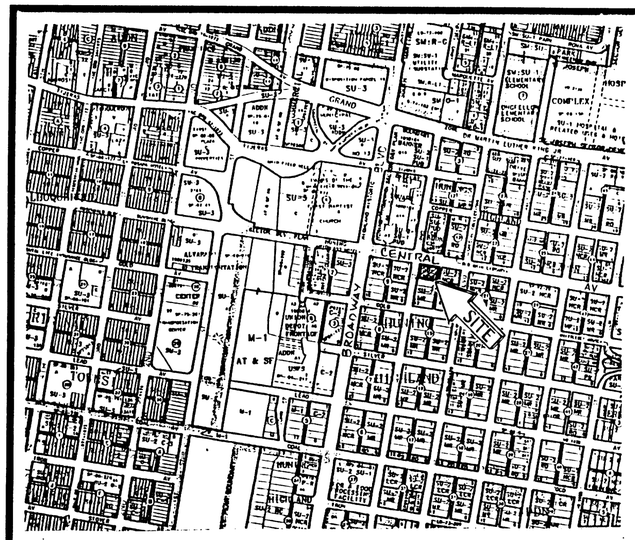
TALOS LOG # 2003-0622-42



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.

2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 6-K14(R) AND 5-K14(A), AS SHOWN HEREON.

3. DISTANCES ARE GROUND DISTANCES.

4. PLAT SHOWS ALL EASEMENTS OF RECORD.

5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE PLAT HUNING'S HIGHLAND ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1887 IN VOLUME D1, FOLIO 14.

6. GROSS AREA: 0.3063 Acs.

7. NUMBER OF EXISTING LOTS: 2

8. NUMBER OF LOTS CREATED: 1

9. PROPERTY IS ZONED SU-2/NCR.

10. SUBJECT PROPERTY IS SUBJECT TO A REVOCABLE PERMIT AGREEMENT AS FILED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:
The West One Hundred feet (W. 100') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the North Forty-three feet (N. 43') of the West One Hundred feet (W. 100') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 12, 1887, in Plat Book D1, folio 14, Warranty Deed for said partial lots filed June 7, 1963 in Bk. D675, Pg. 95.TOGETHER WITH the vacated one foot (1') of Arno Street S.E. right-of-way;
AND
The East Forty-two feet (E. 42') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the East Forty-two feet (E. 42') of the North Forty-four feet (N. 44') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 12 1887, in Plat Book D1, folio 14, Warranty Deed for said partial lots filed April 1, 1957 in Bk. D381, Pg. 532.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Robert H. Dickson Jr. DATE: 3/17/03
OWNER(S) PRINT NAME: ROBERT H. DICKSON JR.
ADDRESS: 202 Central SE Suite 201, ABQ NM 87102 TRACT: _____
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

Official Seal Sarah Amato Notary Public State of New Mexico My Commission Expires: 10/01/05

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH, 2003.
BY: ROBERT H. DICKSON, JR
10/01/05
MY COMMISSION EXPIRES:
Sarah Amato
NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT OF
LOT 7-A, BLOCK 14
HUNING'S HIGHLAND ADDITION
SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BETWEEN TWO (2) EXISTING LOTS AND TO VACATE ONE (1) FOOT OF THE RIGHT-OF-WAY OF ARNO STREET SE AS SHOWN HEREON.

APPLICATION NO. & PROJECT NO.: _____
CITY APPROVALS:

CITY SURVEYOR	DATE 3-18-03
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko Mar. 17, 2003
Gary E. Gritsko, Date
New Mexico Professional Surveyor, 8686

GARY E. GRITSKO * NEW MEXICO * 8686 * REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 20

PLAT OF
LOT 7-A, BLOCK 14
HUNING'S HIGHLAND ADDITION
SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°58'44"E	1.00'
L2	N09°01'16"E	1.00'
L3	N80°58'44"W	1.00'

15 10 5 0 10 20 30

SCALE: 1" = 30'
PROJECT NO. 0302PB07
DRAWN BY PGB
ZONE ATLAS: K-14-Z
400CENT.CR5

NORTH

ACS STATION 6-K14(R)
X = 382,162.22
Y = 1,485,941.10
GROUND TO GRID = 0.99967824
DELTA ALPHA = -00°13'35"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

N72°09'48"W
514.87'

CENTRAL AVENUE S.E.
88' RIGHT-OF-WAY

FND #4 REBAR
W/CAP(ILLEGIBLE)
SE CORNER LOT C-2
BANNER SQUARE ADDN.

88.00'

FND "+" ON SW

L1

S80°58'44"E 143.00'
(142.00')

FND "+" ON SW

BASIS OF BEARINGS
S14°20'27"W
1160.33'

ARNO STREET S.E.
60' RIGHT-OF-WAY

N09°01'16"E 93.00'
93.00'

LOT LINE TO BE ELIMINATED BY THIS PLAT

LOT 7-A
BLOCK 14
0.3063 ACS.

S09°01'16"W 94.00'
16' ALLEY

L3

1' OF THE RIGHT-OF-WAY OF ARNO STREET SE VACATED BY THIS PLAT (93.00 SQ.FT.)

FND "+" ON SW

100.00'
N80°58'44"W 101.00'

FND #4 REBAR
W/CAP PS8686

L2

42.00'
N80°58'44"W

FND #4 REBAR
W/CAP PS8686

REMAINDER LOT 8, BLK. 14
HUNING'S HIGHLAND ADDN.
AS EXCEPTED BY WARRANTY
DEED FILED 4-1-1957
BK. D381, PG. 532

ACS STATION 5-K14(A)
X = 381,874.83
Y = 1,484,816.92
GROUND TO GRID = 0.99967853
DELTA ALPHA = -00°13'37"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MONUMENT LEGEND
- ⊕ – FOUND CONTROL STATION AS NOTED
- ⊡ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/YELLOW PLASTIC CAP OR PK NAIL W/TAG STAMPED "GRITSKO LS8686"

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 20

TALOS LOG # 2003-0622-42

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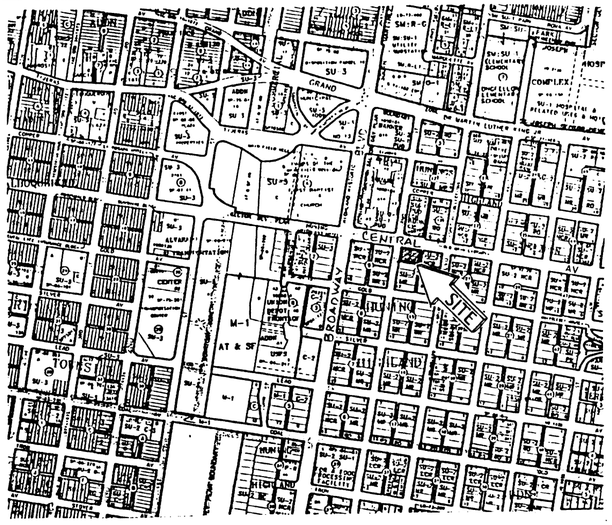

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 6-K14(R) AND 5-K14(A), AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
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6. GROSS AREA: 0.3063 Acs.
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED SU-2/NCR.
10. SUBJECT PROPERTY IS SUBJECT TO A REVOCABLE PERMIT AGREEMENT AS FILED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 101405742037811610 - 101405742537711609
PROPERTY OWNER OF RECORD: Albuquerque Loft Development LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
3/11/04

LEGAL DESCRIPTION:
The West One Hundred feet (W. 100') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the North Forty-three feet (N. 43') of the West One Hundred feet (W. 100') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 12, 1887, in Plat Book D1, folio 14, Warranty Deed for said partial lots filed June 7, 1963 in Bk. D675, Pg. 95. TOGETHER WITH the vacated one foot (1') of Arno Street S.E. right-of-way;
AND
The East Forty-two feet (E. 42') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the East Forty-two feet (E. 42') of the North Forty-four feet (N. 44') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 12 1887, in Plat Book D1, folio 14, Warranty Deed for said partial lots filed April 1, 1957 in Bk. D381, Pg. 532.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Robert H. Dickson, Jr. DATE: 3/17/03
OWNER(S) PRINT NAME: ROBERT H. DICKSON JR.
ADDRESS: 202 Central SE, Suite 201, ABQ 87102 TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
).SS
COUNTY OF BERNALILLO)

My Commission Expires 10/01/05

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH, 2003.
BY: ROBERT H. DICKSON, JR.

Sarah Amato
NOTARY PUBLIC

10/01/05
MY COMMISSION EXPIRES:

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
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PLAT OF
LOT 7-A, BLOCK 14
HUNING'S HIGHLAND ADDITION
SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 1 OF 2

2004032326
6845812
Page: 1 of 2
03/11/2004 11:01A
Bk-2004C Pg-78
Mary Herrera Bern. Co. PLAT R 12.00

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BETWEEN TWO (2) EXISTING LOTS AND TO VACATE ONE (1) FOOT OF THE RIGHT-OF-WAY OF ARNO STREET SE AS SHOWN HEREON.

APPLICATION NO. & PROJECT NO.: 1002115 / 03DRB-00439

CITY APPROVALS:

CITY SURVEYOR	3-18-03 DATE
TRAFFIC ENGINEERING	3-26-03 DATE
PARKS RECREATION	3/26/03 DATE
UTILITY DEVELOPMENT DIVISION	3/26/03 DATE
REAL PROPERTY DIVISION	3-19-04 DATE
A.M.A.F.C.A.	3-26-03 DATE
CITY ENGINEER	3/26/03 DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	3/10/04 DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	3-18-03 DATE
QWEST COMMUNICATIONS	3-19-03 DATE
COMCAST CABLE	3-19-03 DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko — Mar. 17, 2003
Gary E. Gritsko, Date
New Mexico Professional Surveyor, 8686

GARY E. GRITSKO NEW MEXICO 8686 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 20

PLAT OF
LOT 7-A, BLOCK 14
HUNING'S HIGHLAND ADDITION
SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 2 OF 2

2004032326
6045612
Page: 2 of 2
03/11/2004 11:01A
Bk-2004C Pg-78
Mary Herrera Bern. Co. PLAT R 12.00

LINE TABLE		
LINE	BEARING	LENGTH
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L2	N09°01'16"E	1.00'
L3	N80°58'44"W	1.00'

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SCALE: 1" = 30'
PROJECT NO. 0302PB07
DRAWN BY PGB
ZONE ATLAS: K-14-Z
400CENT.CR5

NORTH

ACS STATION 6-K14(R)
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Y = 1,485,941.10
GROUND TO GRID = 0.99967824
DELTA ALPHA = -00°13'35"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

FND #4 REBAR
W/CAP(ILLEGIBLE)
SE CORNER LOT C-2
BANNER SQUARE ADDN.

N72°09'48"W
514.87'

CENTRAL AVENUE S.E.
88' RIGHT-OF-WAY

88.00'

FND "+" ON SW

S80°58'44"E 143.00'
(142.00')

L1

FND "+" ON SW

BASIS OF BEARINGS
S14°20'27"W
1160.33'

ARNO STREET S.E.
60' RIGHT-OF-WAY

N09°01'16"E 93.00'
93.00'
N09°01'16"E

LOT LINE TO BE ELIMINATED BY THIS PLAT

LOT 7-A
BLOCK 14
0.3063 ACS.

S09°01'16"W 94.00'
16' ALLEY

L3

1' OF THE RIGHT-OF-WAY OF ARNO STREET SE VACATED BY THIS PLAT (93.00 SQ.FT.)

FND "+" ON SW

100.00'
N80°58'44"W 101.00'

FND #4 REBAR
W/CAP PS8686

L2

42.00'
N80°58'44"W

FND #4 REBAR
W/CAP PS8686

REMAINDER LOT 8, BLK. 14
HUNING'S HIGHLAND ADDN.
AS EXCEPTED BY WARRANTY
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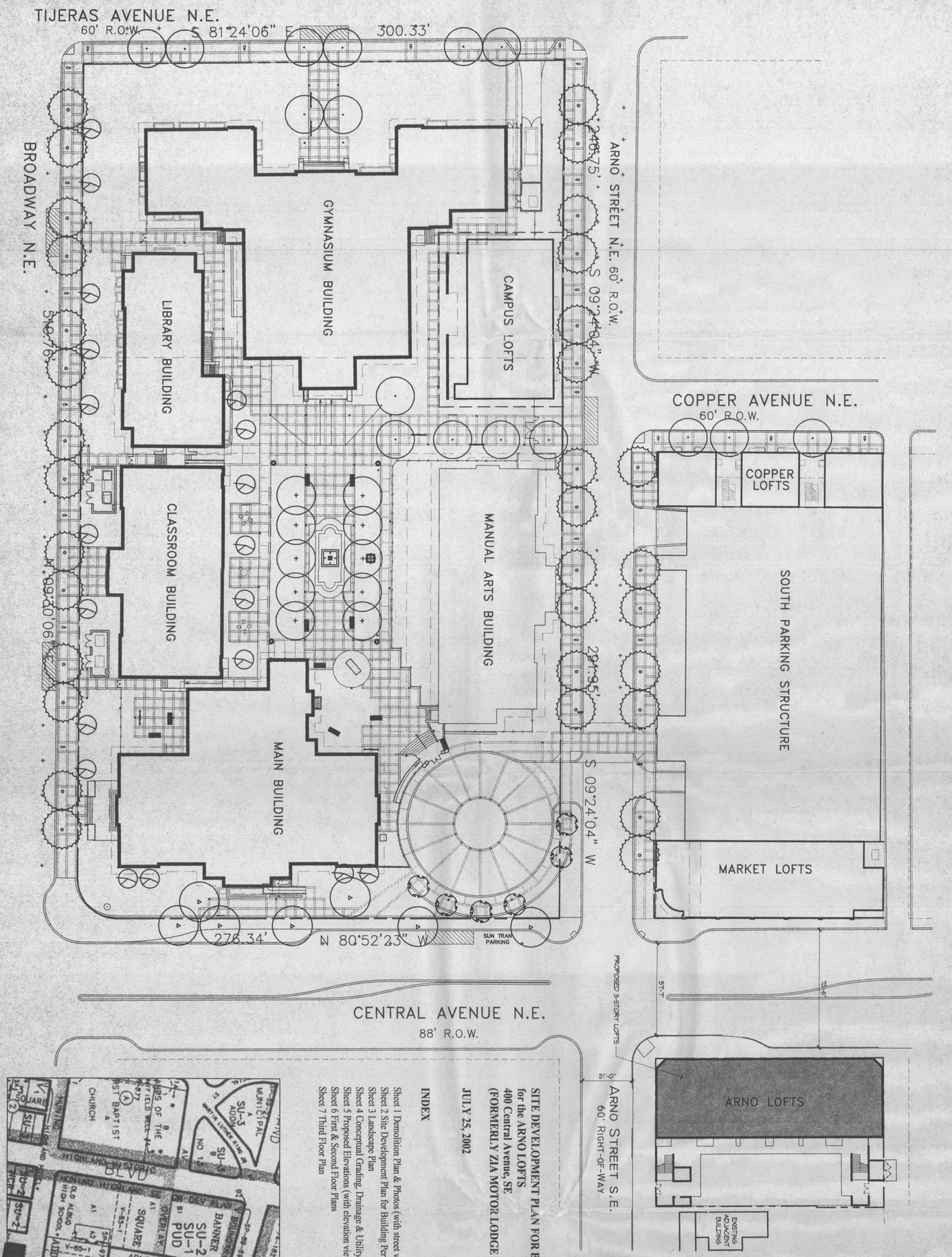
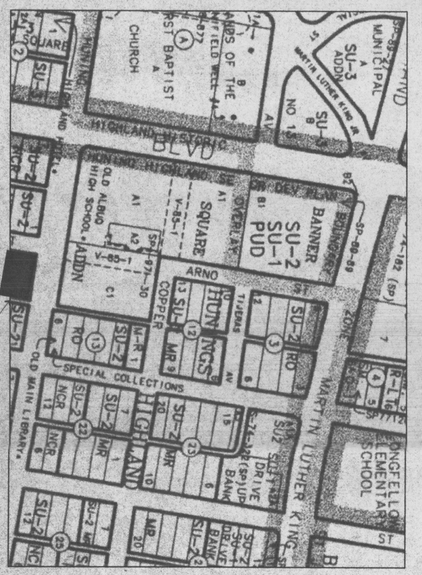
MONUMENT LEGEND
- ◆ – FOUND CONTROL STATION AS NOTED
- ⊡ – FOUND MONUMENT AS NOTED
- ◉ – SET 1/2" REBAR W/YELLOW PLASTIC CAP OR PK NAIL W/TAG STAMPED "GRITSKO LS8686"

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 20



OVERALL SITE ORIENTATION PLAN
1"=30'
0 15' 30'



SITE VICINITY MAP
ZONE ATLAS PAGE K-14-Z
NO SCALE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
for the ARNO LOFTS
400 Central Avenue, SE
(FORMERLY ZIA MOTOR LODGE SITE)

JULY 25, 2002

INDEX

Sheet 1 Demolition Plan & Photos (with street views of existing adjacent buildings)
Sheet 2 Site Development Plan for Building Permit
Sheet 3 Landscape Plan
Sheet 4 Conceptual Grading, Drainage & Utility Plan
Sheet 5 Proposed Elevations (with elevation views of existing adjacent buildings)
Sheet 6 First & Second Floor Plans
Sheet 7 Third Floor Plan

SU2/01

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222

02083

10 October 2002

Cover Sheet
Overall Site Orientation Plan
Arno Lofts

A NORTH ELEVATION ADJACENT TO EAST
NO SCALE

B NORTH ELEVATION ADJACENT TO EAST
NO SCALE

C EAST ALLEY
NO SCALE

D OVERALL NORTH ELEVATION
NO SCALE

E NORTHWEST CORNER
NO SCALE

F SOUTH YARD
NO SCALE

G ADJACENT SOUTH BUILDING
NO SCALE

1 Demolition Plan and Photos

Arno Lofts

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering
6801 Jefferson NE., Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222

02083

10 October 2002

Project Data

A. LEGAL DESCRIPTION: The West One Hundred feet (W. 100') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the North Forty-three feet (N. 43') of the West One Hundred feet (W. 100') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, Filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 12, 1887, in Plat Book D1, folio 14.
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The East Forty-two feet (E. 42') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the East Forty-two feet (E. 42') of the North Forty-four feet (N. 44') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition Filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 12 1887, in Plat Book D1, folio 14.

AREAS:

TOTAL TRACT AREA:	(0.3041 Acres)	13,248 SF
BUILDING FOOTPRINT:		7,082 SF
HARD SURFACE AREA (patios, walkways, stairs, dumpster pad):		2,555 SF
LANDSCAPE AREA:		3,611 SF

B. LANDSCAPE AREA REQUIREMENTS:

NET LOT AREA (TOTAL TRACT-BLDG FOOTPRINT SF):	6,166 SF
LANDSCAPE REQUIRED (15%):	925 SF
LANDSCAPE PROVIDED:	3,611 SF

C. PROPOSED USE:
SU-2 for NCR Current Zoning
SU-2 for SU-1 Proposed Zoning

RESIDENTIAL GROSS SF:	19,396 SF
LIVE/WORK AREA GROSS SF:	1,850 SF
TOTAL GROSS SQUARE FOOTAGE:	21,246 SF

D. PARKING:

6 units @ 2 spaces each:	12 spaces
12 units @ 1.5 spaces each:	18 spaces
Total number of spaces required:	30 spaces

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm 4 Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan. There shall be thirty (30) parking spaces, including one h.c. space in the OAHS parking structure reserved for the Arno Lofts.

TOTAL PARKING PROVIDED	30 spaces in parking garage

F. HANDICAPPED PARKING:

H.C. parking required:	1 space
H.C. parking provided:	1 space in parking garage

G. BUILDING SETBACKS AND HEIGHT LIMITATIONS:
3 STORY, BRICK BUILDING

Maximum Building Height:	41'-0"
Minimum Building Setback:	0'-0"
Arno Total Number of Duelling Units:	18 units

Case Number: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISION (EPC) ON _____, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

_____ _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

_____ _____
dESIGN & DEVELOPMENT, CIP DATE

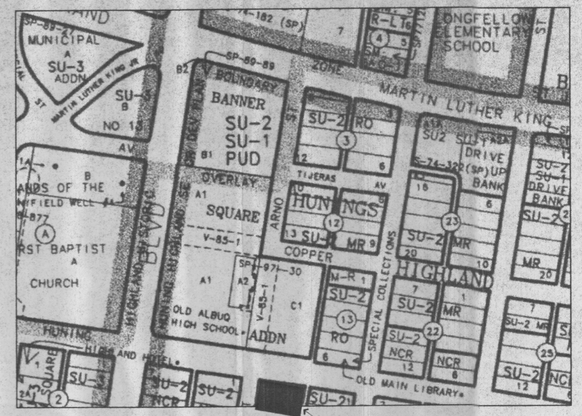
_____ _____
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

_____ _____
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

_____ _____
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION DATE

PLNZ (10706) 4/96



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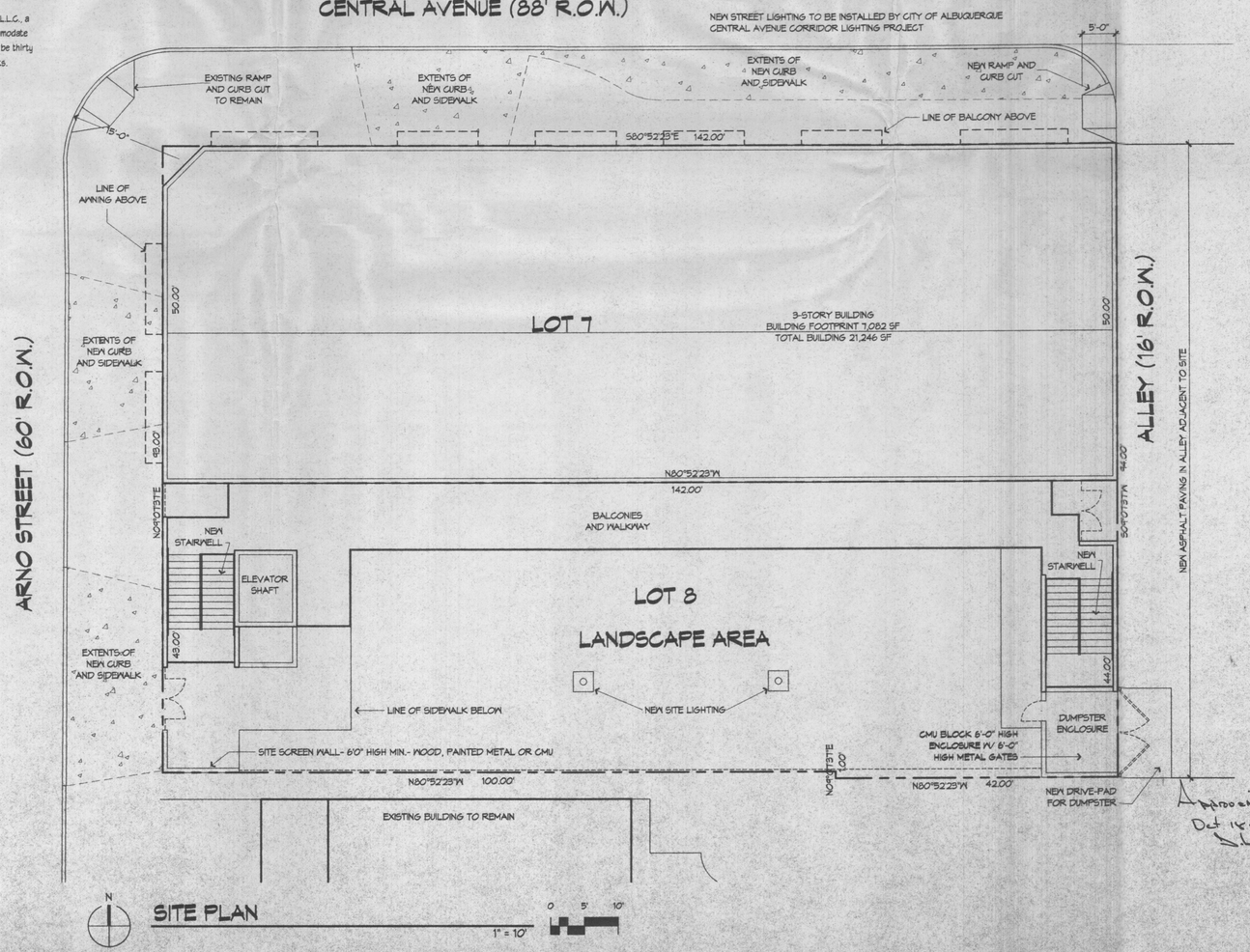
SITE VICINITY MAP
ZONE ATLAS PAGE K-14-Z
NO SCALE



2 Site Development Plan for Building Permit

Arno Lofts

Dekker/Perich/Sabatini
architecture - interiors - planning - engineering
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Albuquerque, NM 87109
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fax 761-4222

10 October 2002

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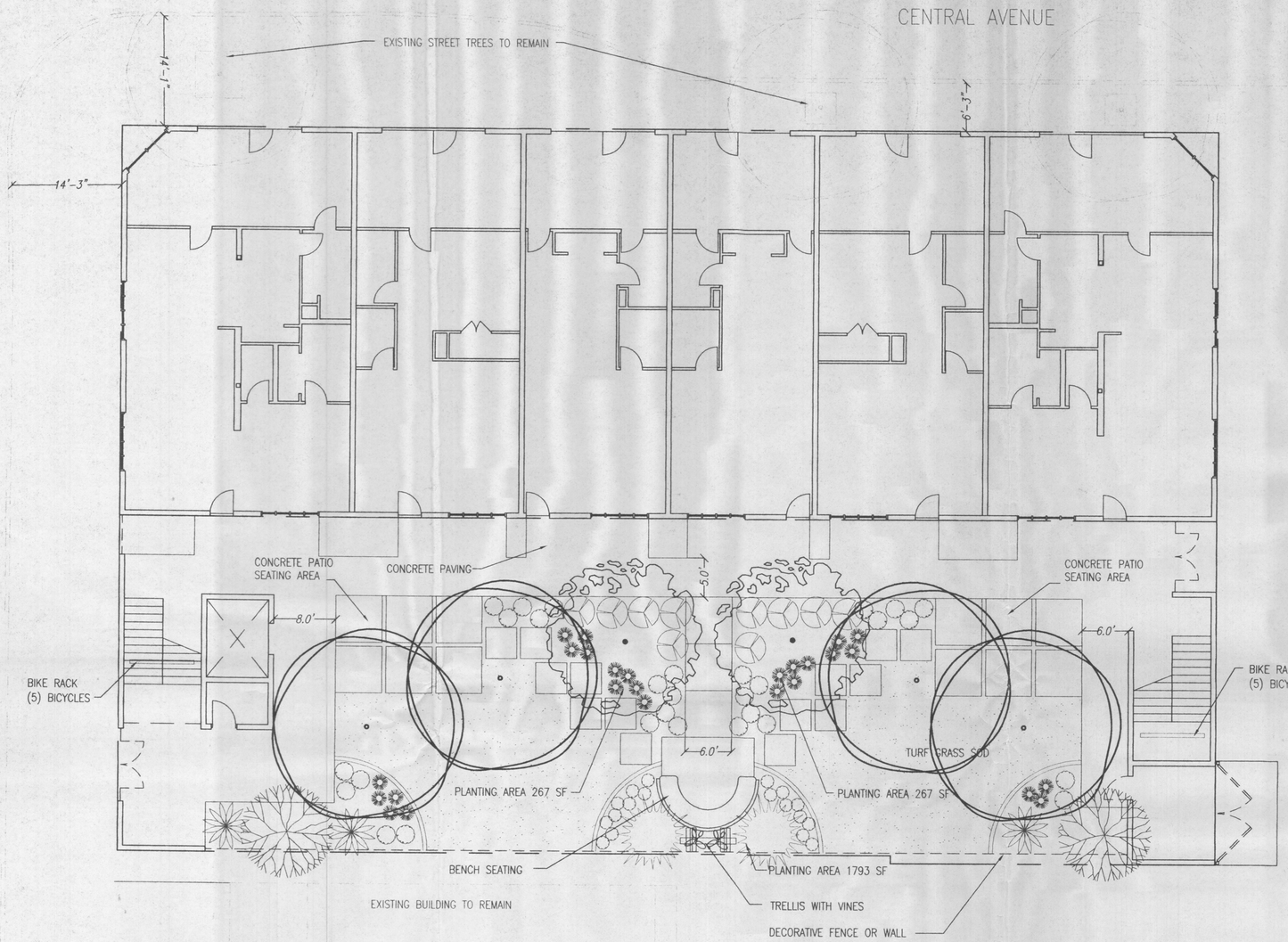

PLANT LEGEND

LARGE SHADE TREES
2 1/2" CALIPER

RAYWOOD ASH	Fraxinus oxycarpa	30' X 35'
IDAHO LOCUST	Robinia ambigua	30' x 40'

ORNAMENTAL TREES
15 GALLON

CHITALPA	X Chitalpa tashkentensis	15' x 25'
NEW MEXICO OLIVE	Forestiera neomexicana	12' x 12'

EVERGREEN TREES'
6' – 8' HT

PINON PINE	Pinus edulis	15' x 20'

SHRUBS
5 GALLON

BIRD OF PARADISE	Caesalpinia gilliesii	6' x 6'
ARP ROSEMARY	Rosemarinus officinalis "Arp"	5' x 5'
PARNEY COTONEASTER	Cotoneaster parneyi	5' x 5'
DWARF CHAMISA	Chrysothamnus nauseosus x nauseosus	2' x 2'

ORNAMENTAL GRASSES AND PERENNIALS
1 GALLON

REGAL MIST	Muhlenbergia capillaris	3' X 3'
HARDY FOUNTAIN GRASS	Pennisetum alopecuroides	2' x 2'
LAVENDER	Lavendula angustifolia	18" X 18"

TURF GRASS
SOD

BUFFALO GRASS	Buchloe dactyloides

VINES
5 GALLON

LADY BANK'S ROSE	Rosa banksaie 4' X 20'

LANDSCAPING NOTES

- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" TO 4" LAYER OF BARK MULCH. NO PLANTING BED SHALL BE LEFT UN-COVERED.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

AREA CALCULATIONS

TOTAL SITE (.30 Ac.) =	13,248 SF
BUILDING TOTAL (FIRST FLOOR) =	7,082 SF
NET SITE AREA=	6,166 SF
LANDSCAPE AREA PROVIDED =	2327 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	37%

N

LANDSCAPE PLAN

1/8" = 1'-0"

8 4 0 8

3 Landscape Plan

Arno Lofts

Dekker/Perich/Sabatini
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Albuquerque, NM 87109
505 761-9700
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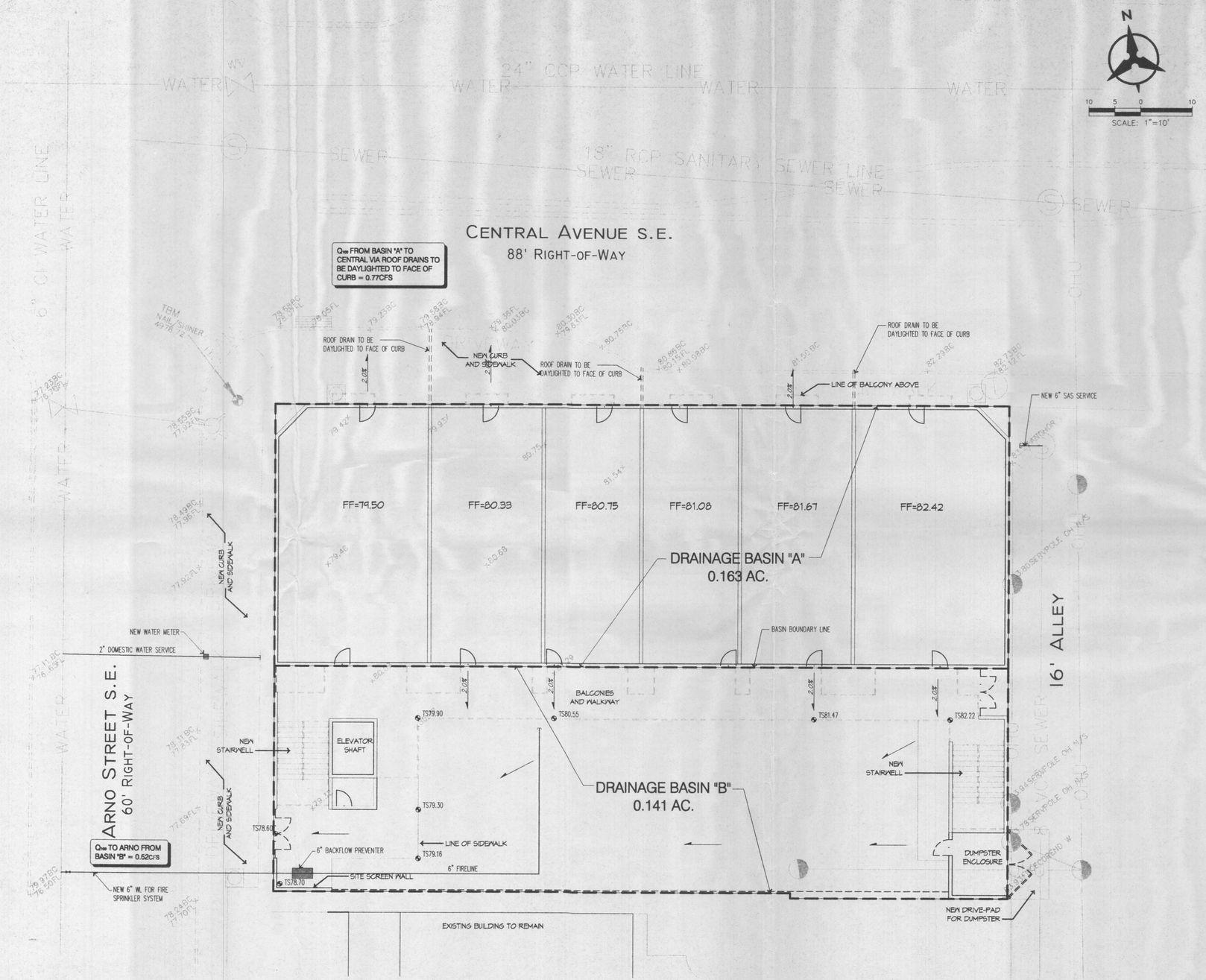
31 July 2002

P06029

sites southwest
5150 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE:505-822-8200
FAX:505-822-8282
E-MAIL:mail@sites-sw.com
WEB:www.sites-sw.com
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS



CONCEPTUAL GRADING, DRAINAGE & UTILITIES PLAN
1" = 10'

VICINITY MAP
ZONE ATLAS PAGE K-14-Z

LEGAL DESCRIPTION
Lot 7 & Por. of Lot 8, Block 14
Huning's Highland Addition

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual grading and drainage plan for the "Arno Lofts" project. This submittal is made in order to support EPC & DRB approvals for the site plan and plat.

II. SITE LOCATION AND EXISTING CONDITIONS
The project site is located on the southeast corner of Central and Arno. In its current condition, the majority of the site contains the Zia Motor Lodge and associated facilities including parking. The site currently drains to the west and to the north into Arno and Central. The total peak discharge from the site in the 100 year storm is approximately 1.35cfs. Site slopes are 2% to 3%. The site is located within zone atlas map # K-14, and hydrologic zone 2.

III. PROPOSED HYDROLOGIC CONDITIONS
The proposed project is to consist of 18 Loft Apartments and a small courtyard area. The site has been divided into two basins for proposed conditions. Basin A consists solely of the main portion of the building. Basin A is 100% impervious area and generates a peak discharge of 0.77cfs in the 100 year storm. This flow will be discharged to Central Ave via roof drain lines to be daylighted through the face of the curb.

Proposed Basin B consists of the balconies, stair towers, sidewalks and courtyard area behind the building. Basin B will discharge 0.52cfs to Arno via surface flow during the 100 year storm event. Basin B is 50% impervious, and 25% each of land treatments B & C.

The total discharge to adjacent public streets under proposed conditions is slightly less than existing peak flows.

IV. OFFSITE CONSIDERATIONS
There are no upstream offsite flows which will impact this site. In addition, the site will not have any detrimental impact on downstream drainage infrastructure since proposed conditions discharge is slightly less than existing.

V. CONCLUSION
This conceptual grading and drainage plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. With this submittal, we are seeking city hydrology approval for site plan and plat.

DRAINAGE CALCULATIONS

EXISTING CONDITIONS:
ASSUME 90% D, 5% C, 5% B
0.3 AC * 4.5cfs/ac = 1.35cfs

PROPOSED CONDITIONS:
BASIN "A" (100% D)
0.163 AC * 4.7cfs/ac = 0.77cfs

BASIN "B" (50%D, 25% C, 25% B)
0.141 AC * 3.71cfs/ac = 0.52cfs

TOTAL PROPOSED = 1.29cfs

Conceptual Grading, Drainage & Utilities Plan
Arno Lofts

Bohannan ▲ Huston
Courtyard I 7500 Jeffereson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Dekker/Perich/Sabatini
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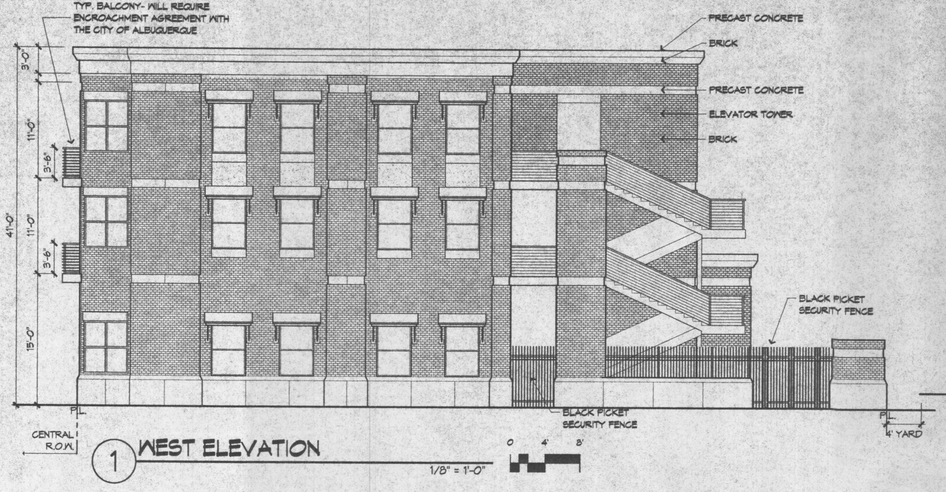
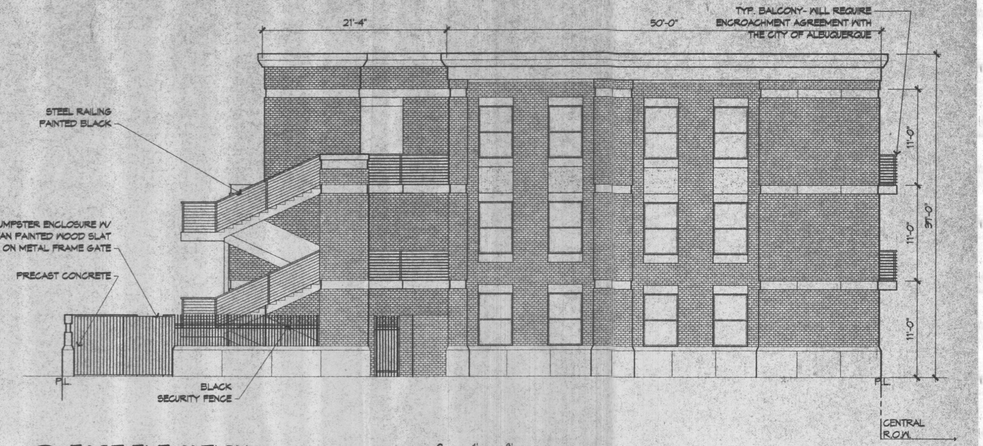


1 WEST ELEVATION

1/8" = 1'-0"

0 4' 8'



2 EAST ELEVATION

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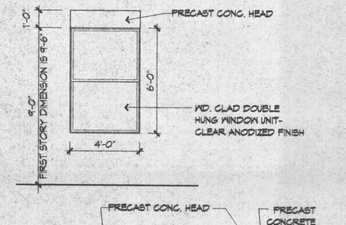
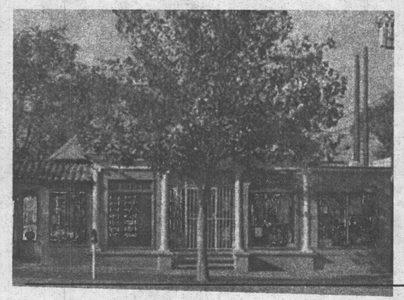
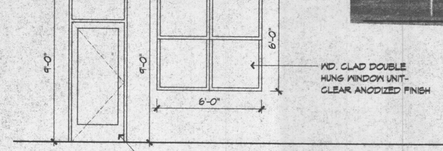
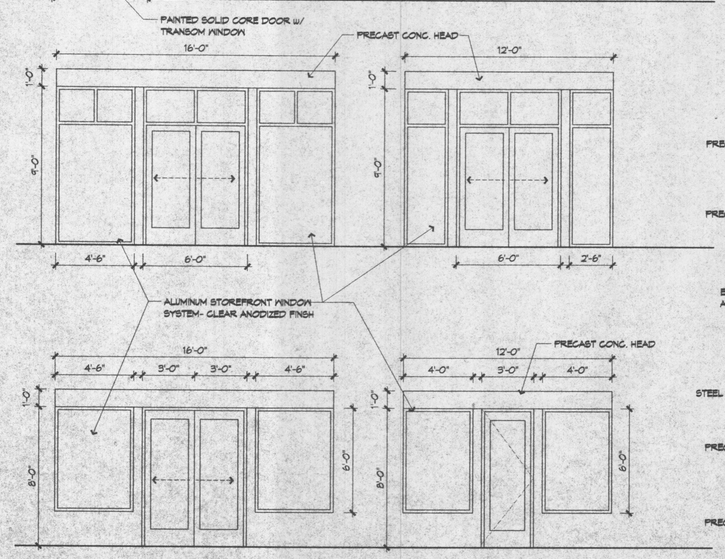


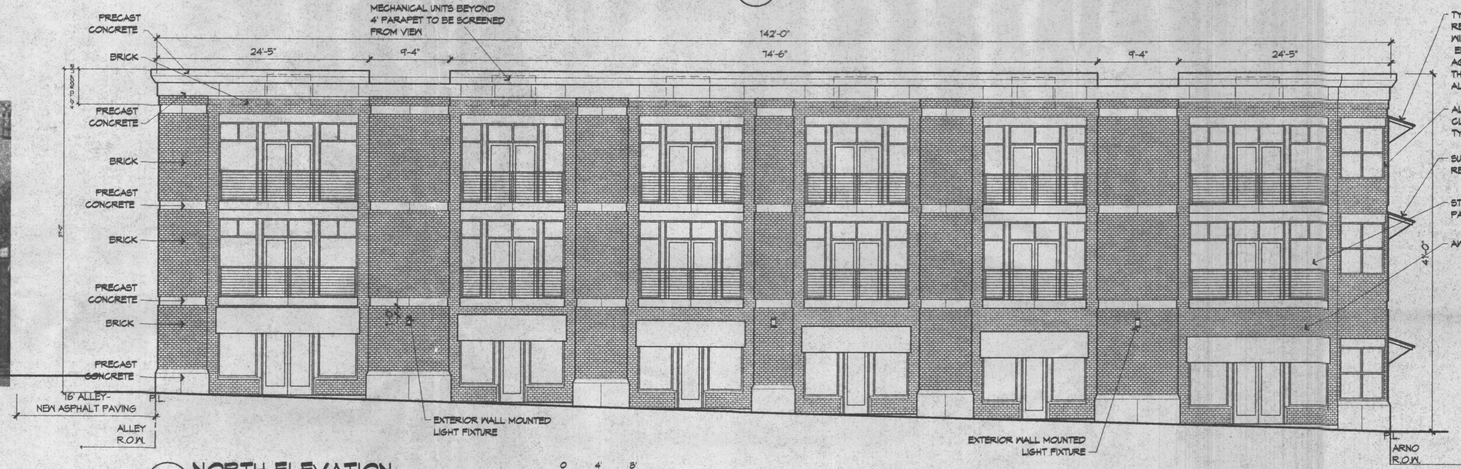






5 WINDOW/ DOOR TYPES

1/4"=1'-0"



3 NORTH ELEVATION

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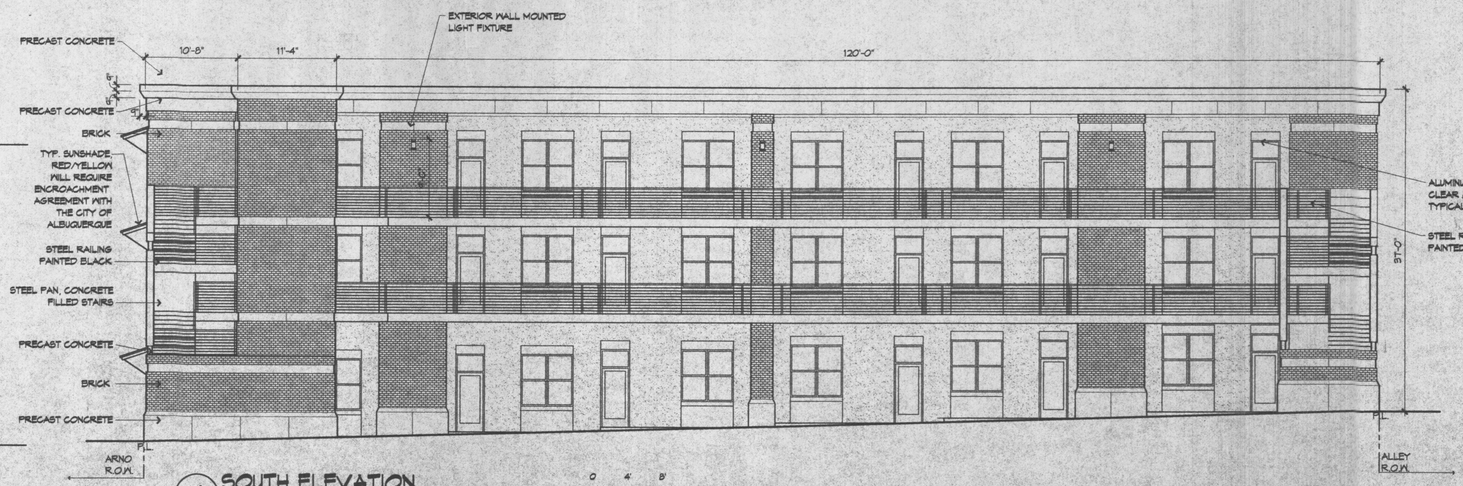

4 SOUTH ELEVATION

1/8" = 1'-0"

0 4' 8'

5 Proposed Elevations and Street View

Arno Lofts

Dekker/Perich/Sabatini
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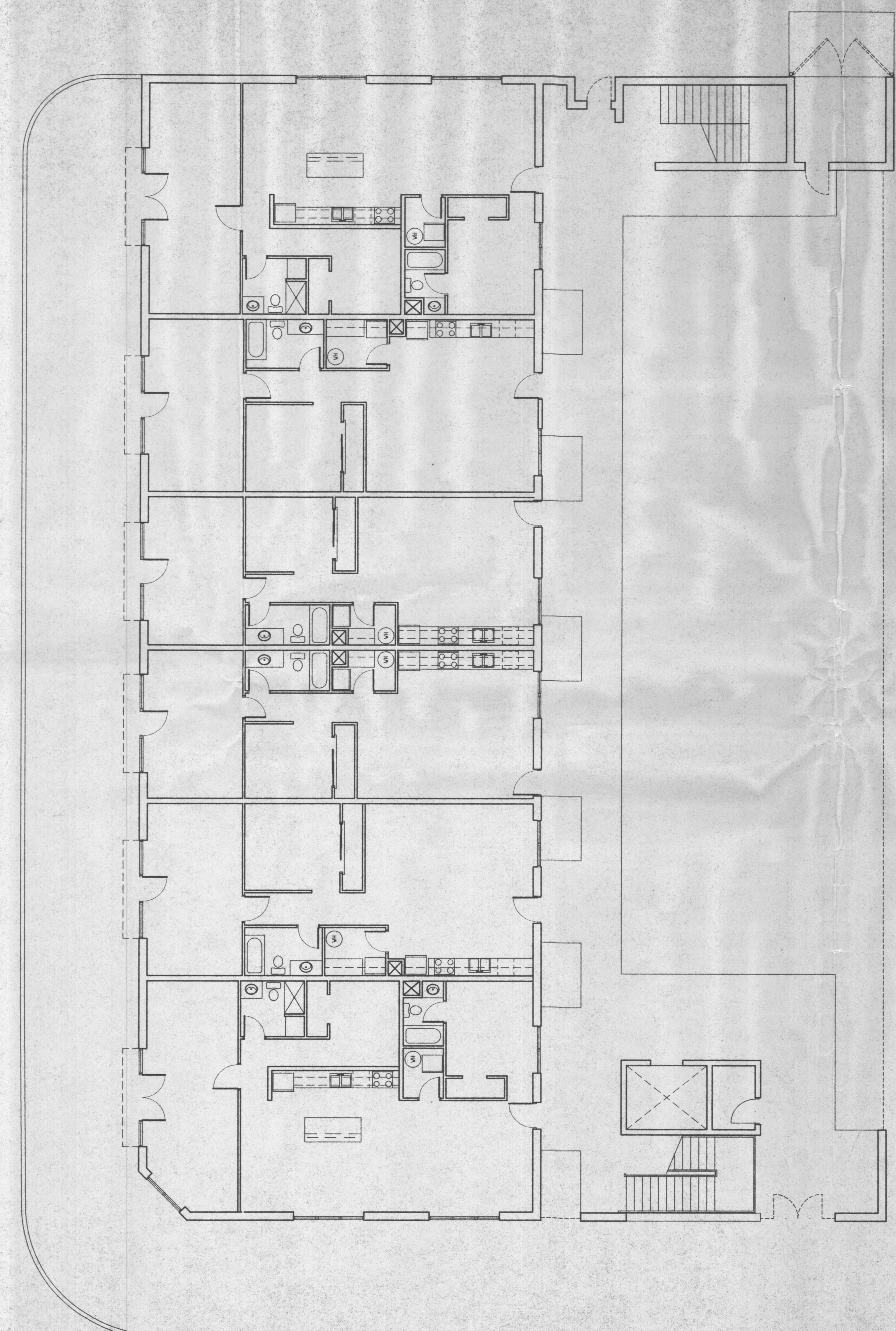
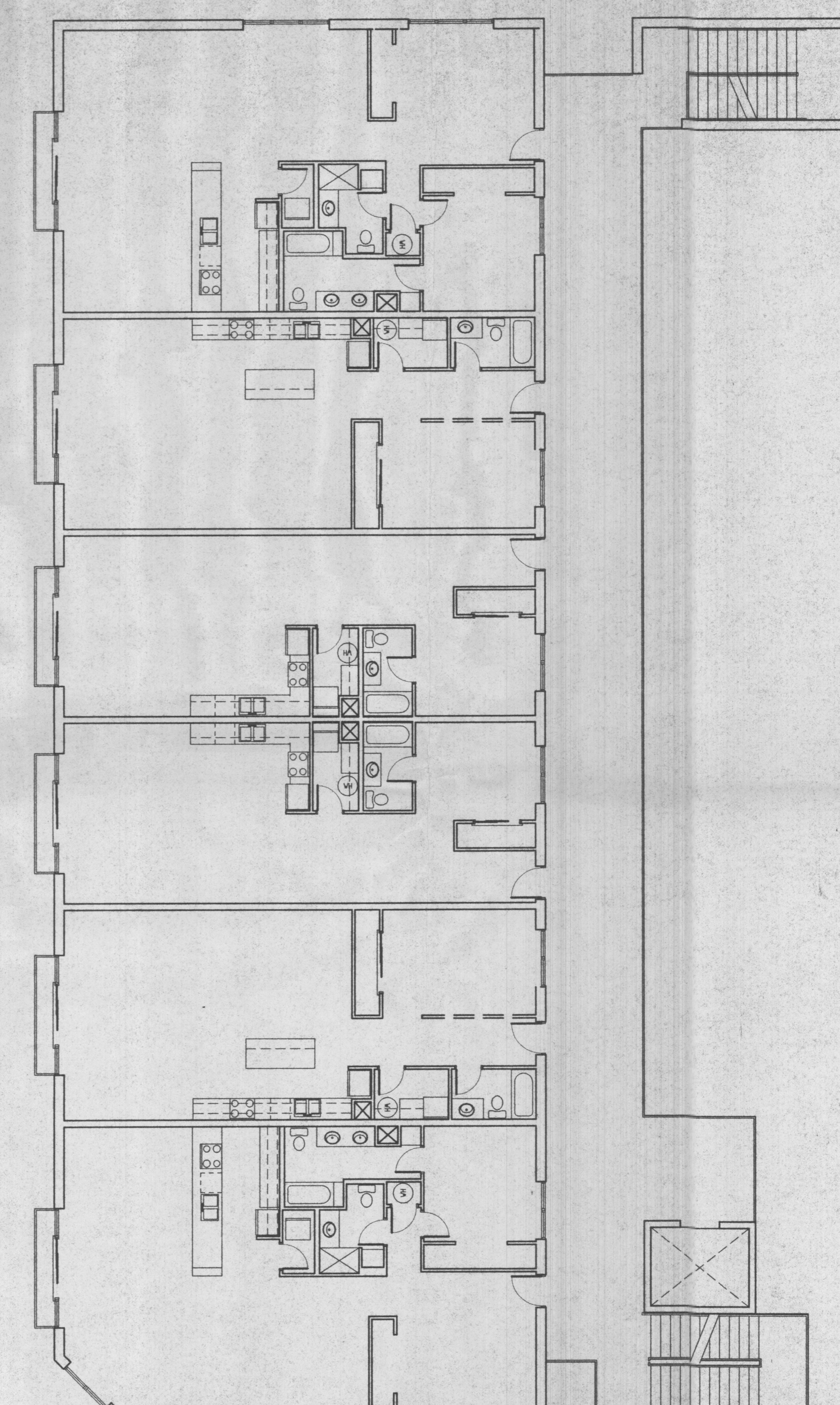


1 1st FLOOR PLAN
7,082 SF (footprint)
1/8" = 1'-0"



2 2nd FLOOR PLAN
7,082 SF (footprint)
1/8" = 1'-0"

6 Building Floor Plans

Arno Lofts

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10 October 2002

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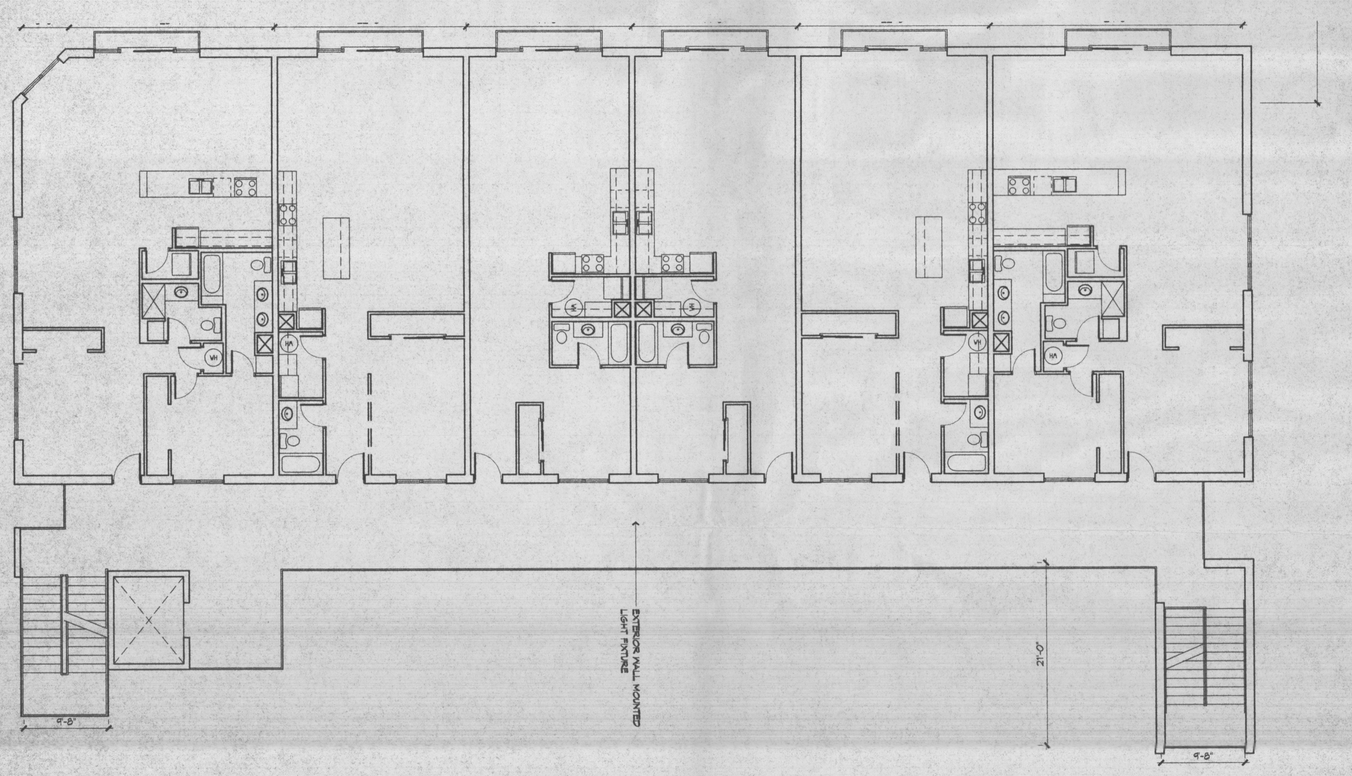
ARNO LOFTS
-16 DWELLING UNITS



3 3rd FLOOR PLAN
7,082 SF (footprint)
1/8" = 1'-0"

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7 Building Floor Plans

Arno Lofts