

# PASEO PLACE

8130 Louisiana NE  
Albuquerque, NM  
DRB-SUBMITTAL

APPROVED - AEHD

SIGNATURE DATE

#1003364

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## PROJECT DATA

AREA SUMMARY	
OFFICE SUITE 1	1,560 SF
OFFICE SUITE 2	1,560 SF
OFFICE SUITE 3	1,560 SF
OFFICE SUITE 4	1,560 SF
OFFICE SUITE 5	1,560 SF
<b>TOTAL GROSS BUILDING AREA</b>	<b>7,800 SF</b>

## CODE INFORMATION:

INTERNATIONAL BUILDING CODE, IBC-2003  
 ZONE: SU-2 MIXED USE  
 SEISMIC ZONE: 2B  
 OCCUPANCY GROUP: B  
 ZONE ATLAS: C-19-Z  
 LEGAL DESCRIPTION: LOT 1-A-1-A-2, BLOCK 10,  
 NORTH ALBUQUERQUE ACRES,  
 TRACT 2, UNIT 3

TYPE OF CONSTRUCTION: V-B	
GROSS BUILDING AREA	
OFFICE SUITE 1	1,560 SF
OFFICE SUITE 2	1,560 SF
OFFICE SUITE 3	1,560 SF
OFFICE SUITE 4	1,560 SF
OFFICE SUITE 5	1,560 SF
<b>TOTAL AREA</b>	<b>7,800 sf</b>

ALLOWABLE AREA  
 BASIC ALLOWABLE AREA 9,000 SF

## PROJECT TEAM

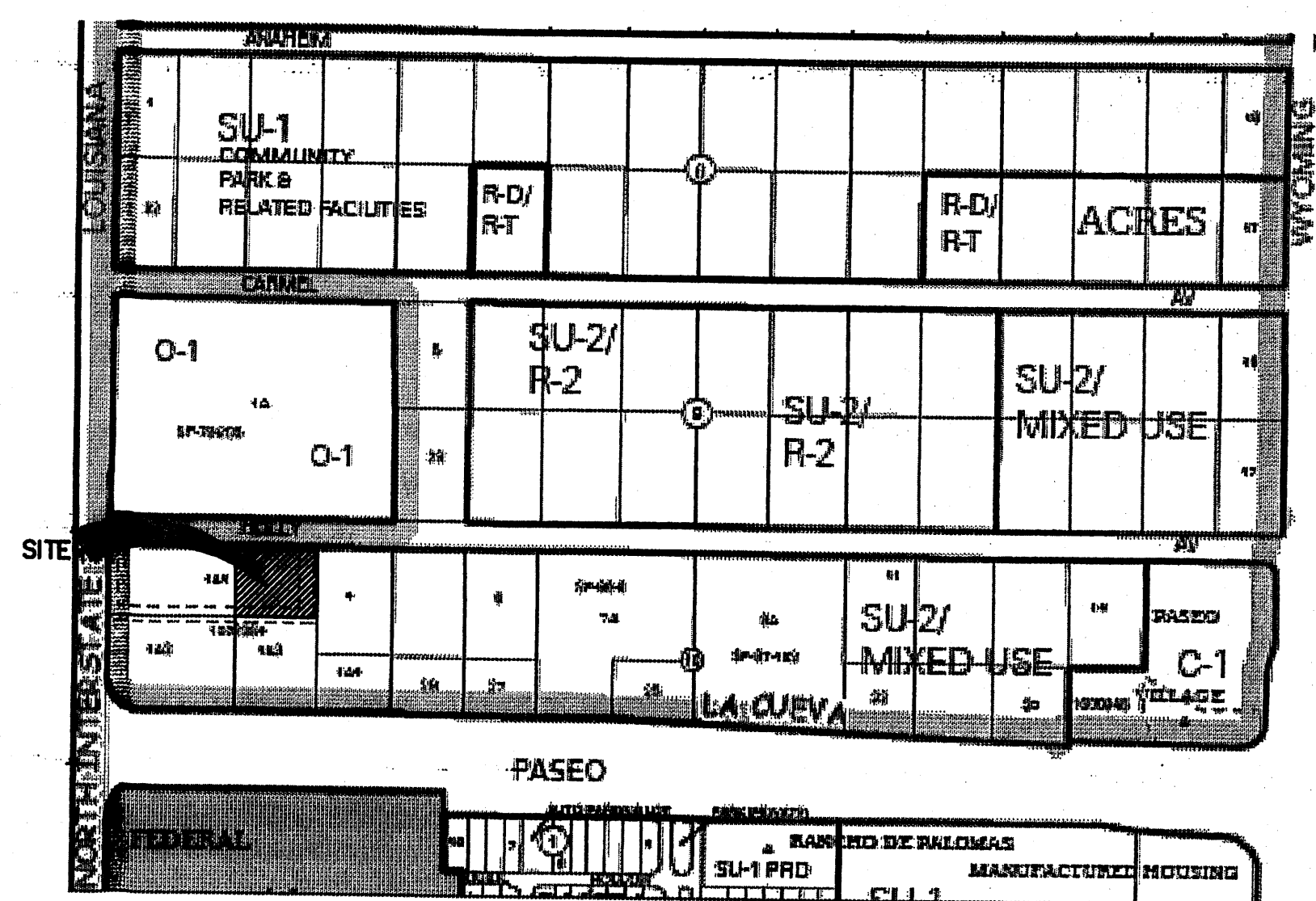
ARCHITECT: TAFAZZUL HUSSAIN  
 AFRA CONSTRUCTION AND DESIGN  
 2501 YALE BLVD, SUITE 102  
 ALBUQUERQUE, NEW MEXICO 87106  
 CELL: (505) 315-1482  
 FAX: (505) 243-1561  
 CONTACT: TAFAZZUL HUSSAIN, AIA  
 email: thussain@legacy-hospitality.com

CIVIL: DAVE THOMPSON  
 THOMPSON ENGINEERING CONSULTANTS, INC.  
 P.O. BOX 65760  
 ALBUQUERQUE, NEW MEXICO 87193  
 TEL: (505) 271-2199  
 FAX: (505) 830-9248  
 CONTACT: DAVE THOMPSON  
 email: tecnm@yahoo.com

LANDSCAPE: HILLTOP  
 7909 EDITH NE  
 ALBUQUERQUE, NEW MEXICO 87184  
 TEL: (505) 898-9690  
 FAX: (505) 898-7737  
 email: cmd@hilltoplandscaping.com

## PARKING REQUIREMENTS

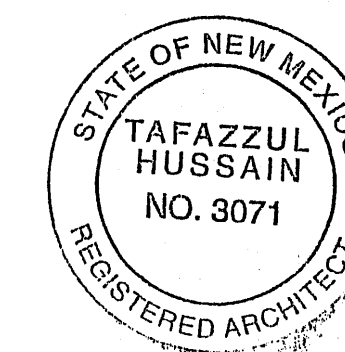
OFFICES	32 PARKING SPACES
PROVIDED PARKING	30 PARKING SPACES
ACCESSIBLE PARKING	2 SPACES REQUIRED
	2 SPACES PROVIDED
<b>TOTAL PROVIDED PARKING</b>	<b>32 SPACES PROVIDED</b>



LOCATION MAP  
 ZONE ATLAS C-19-Z



## COVER SHEET



NORTH SCALE: NTS

Afra Construction & Design  
 2501 Yale Blvd, Suite 102  
 Albuquerque, New Mexico 87106  
 Tel 505.315.1482  
 Fax 505.243.1561

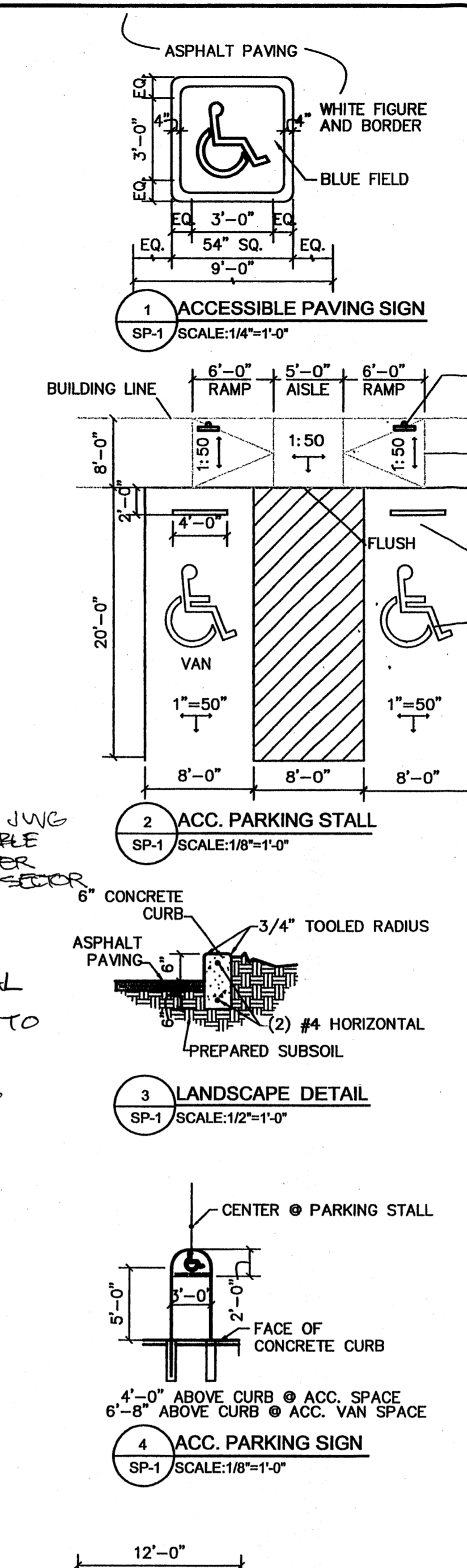
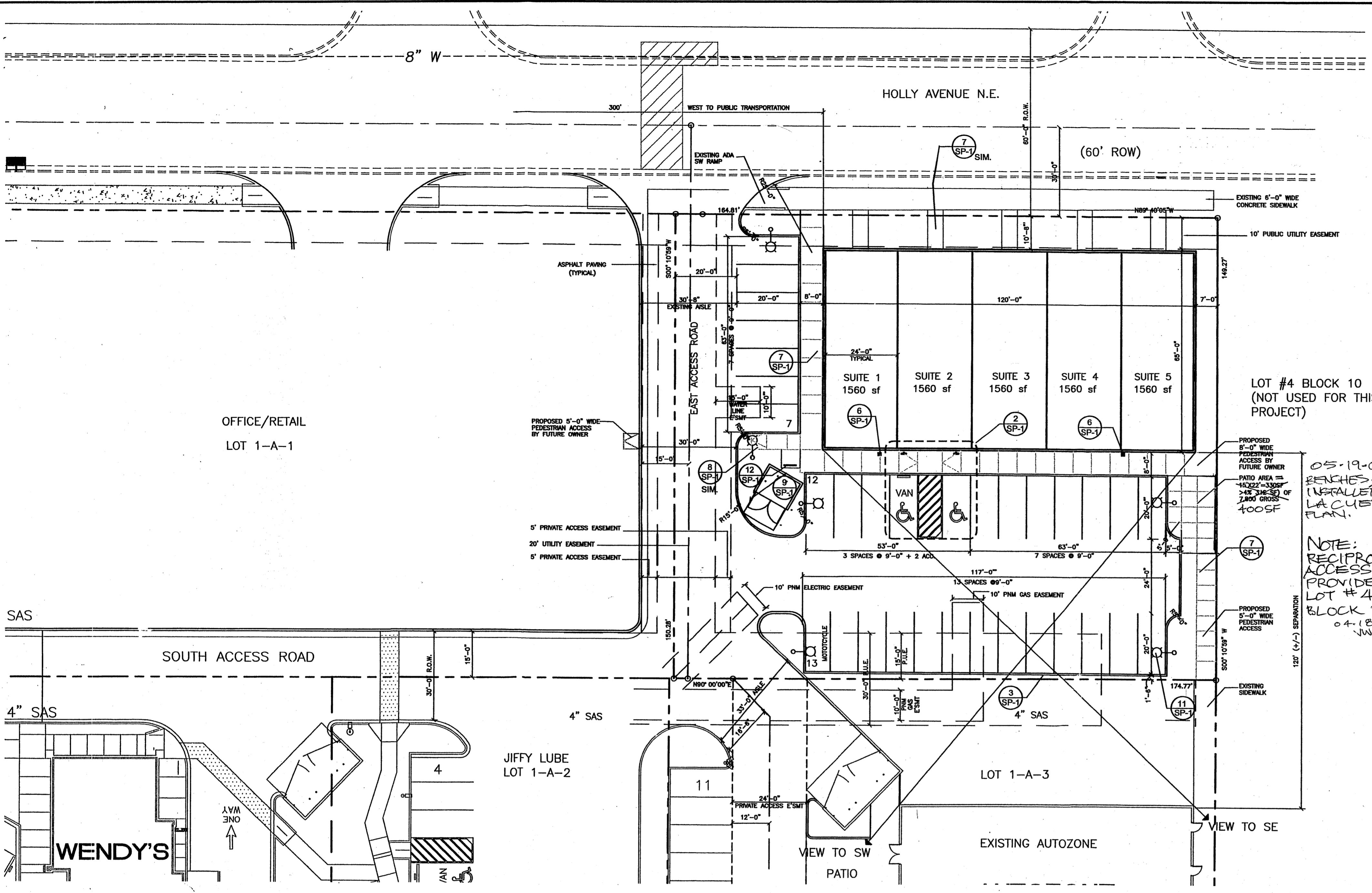
Paseo Place  
 8130 Louisiana NE  
 Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APVD
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CS-1

04.03.06

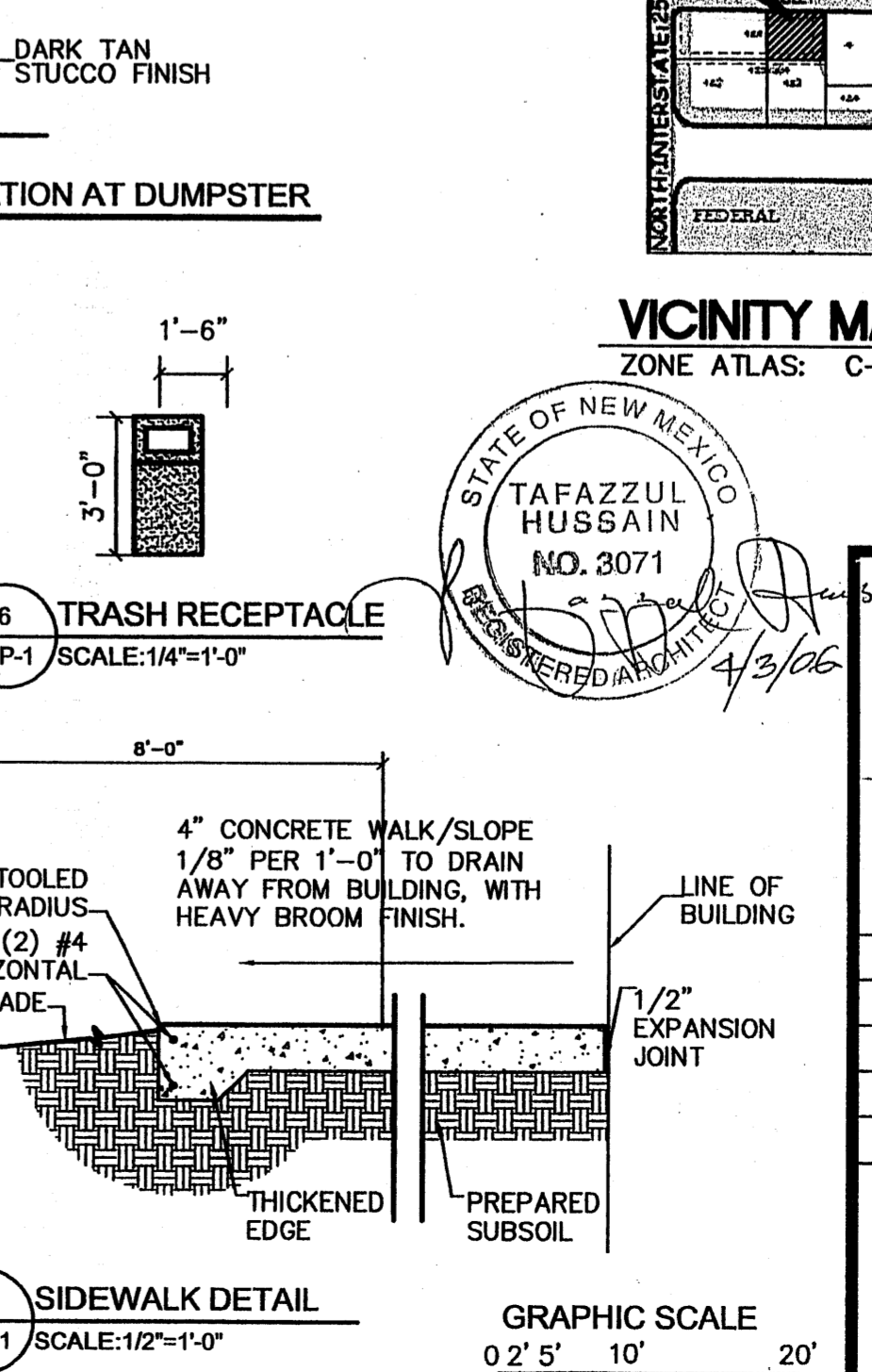
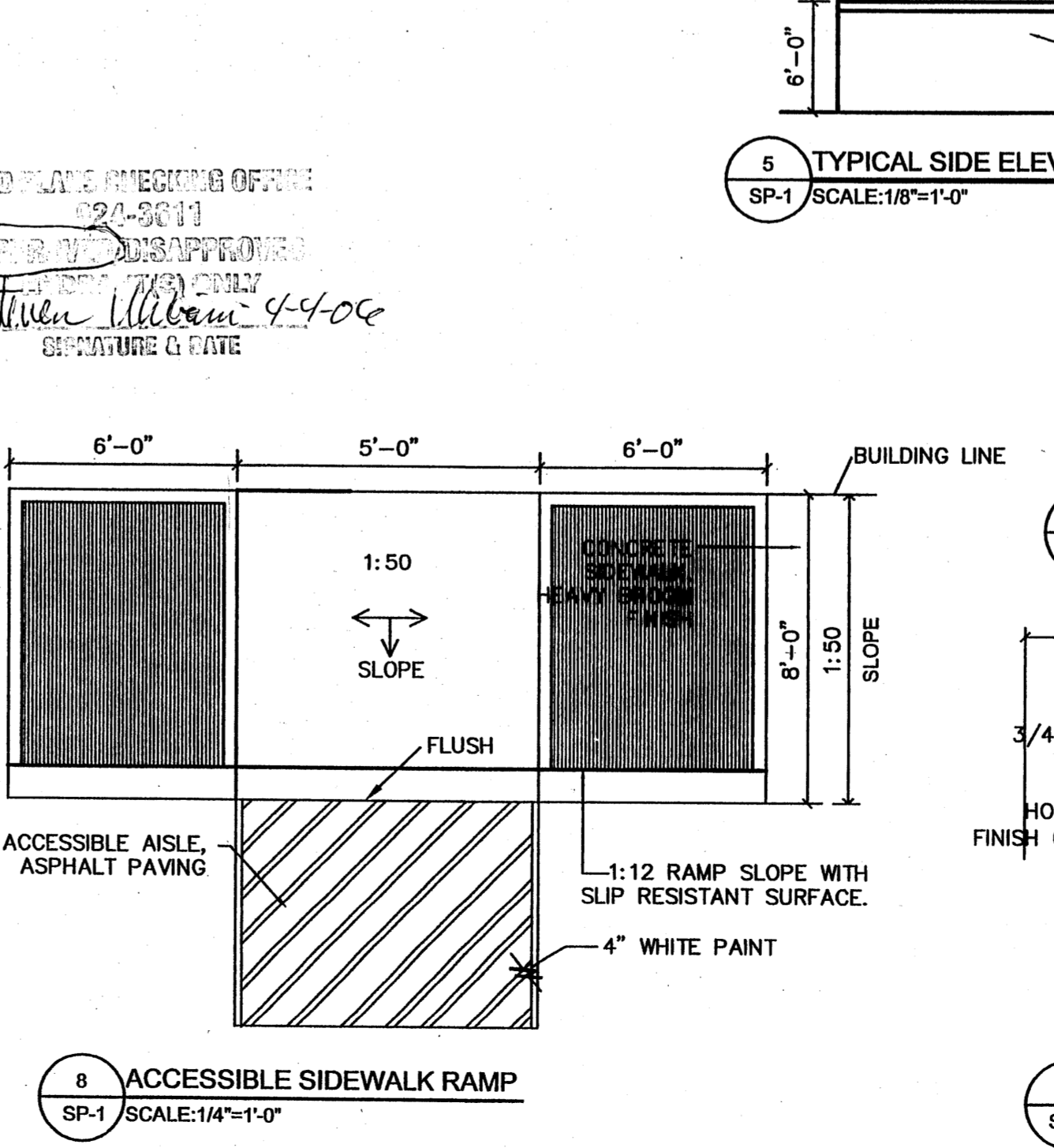
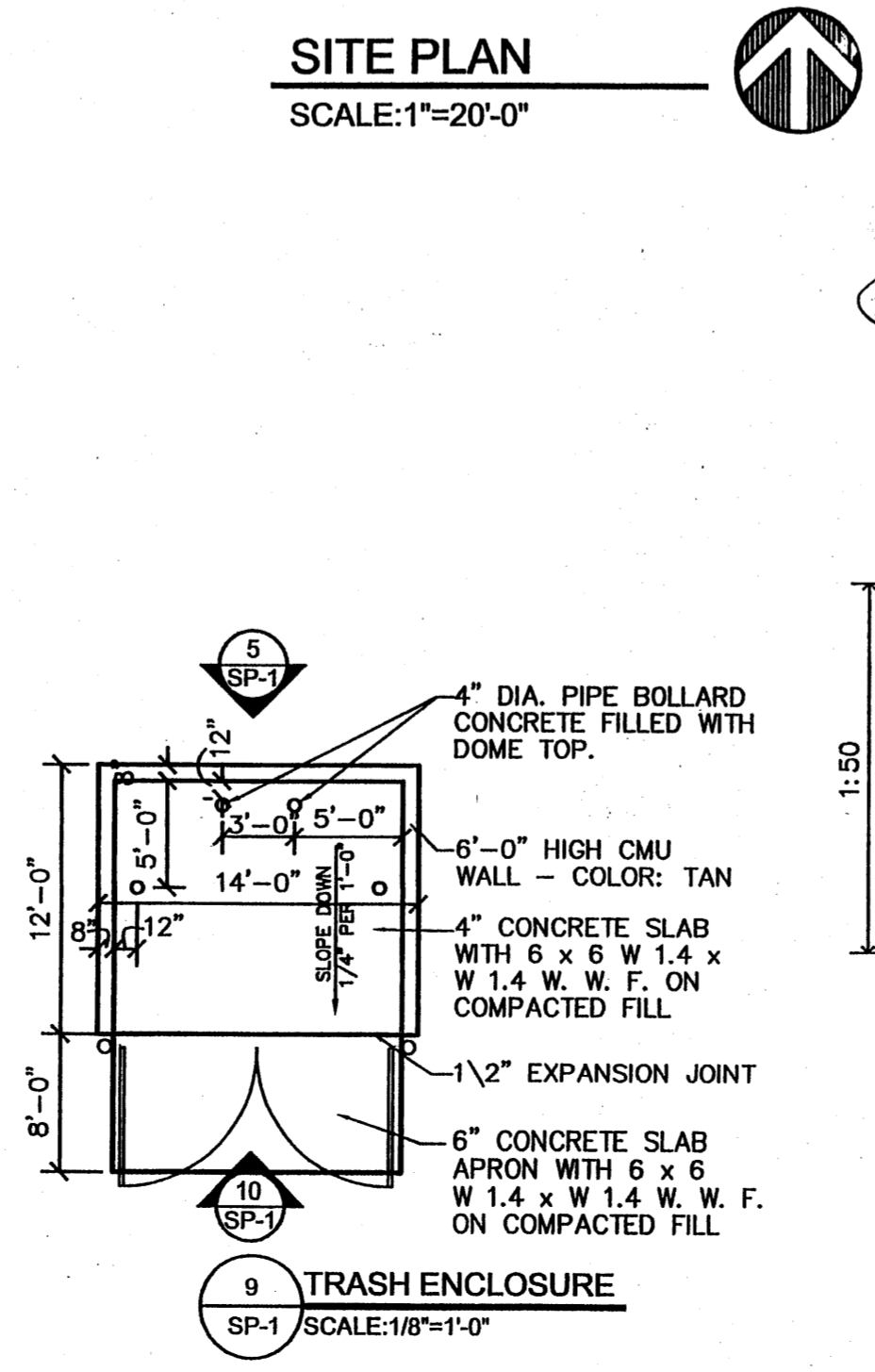
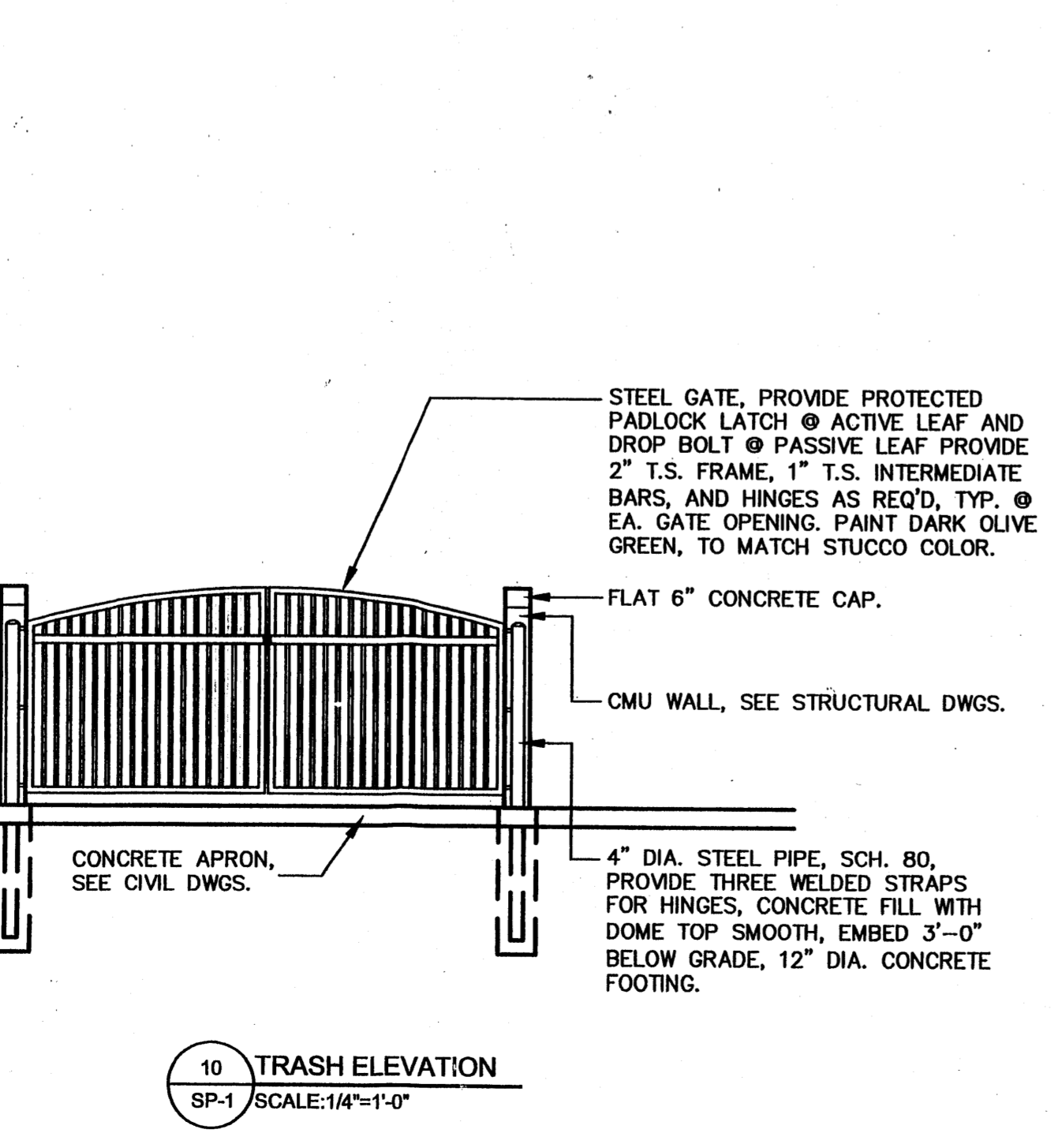
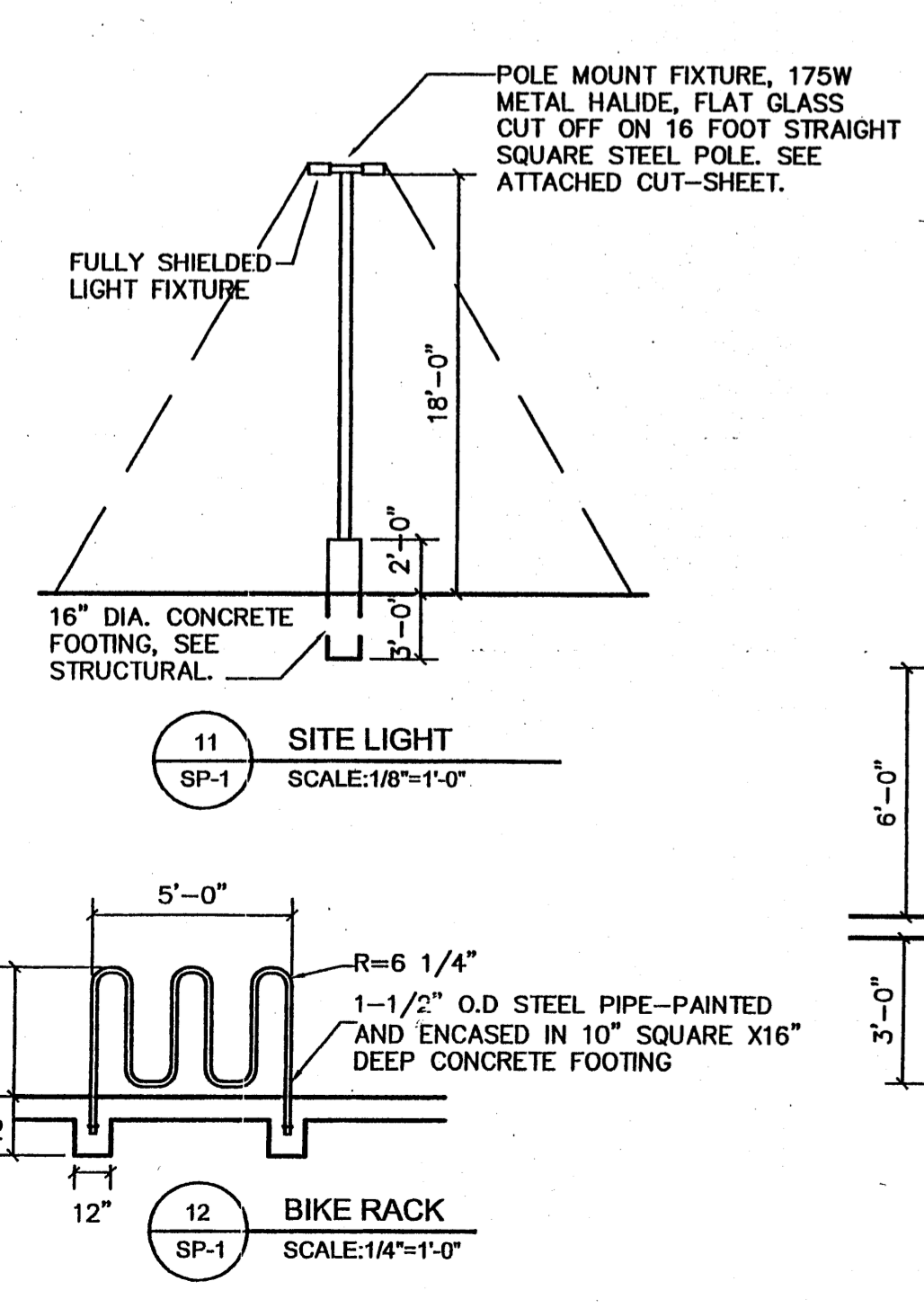
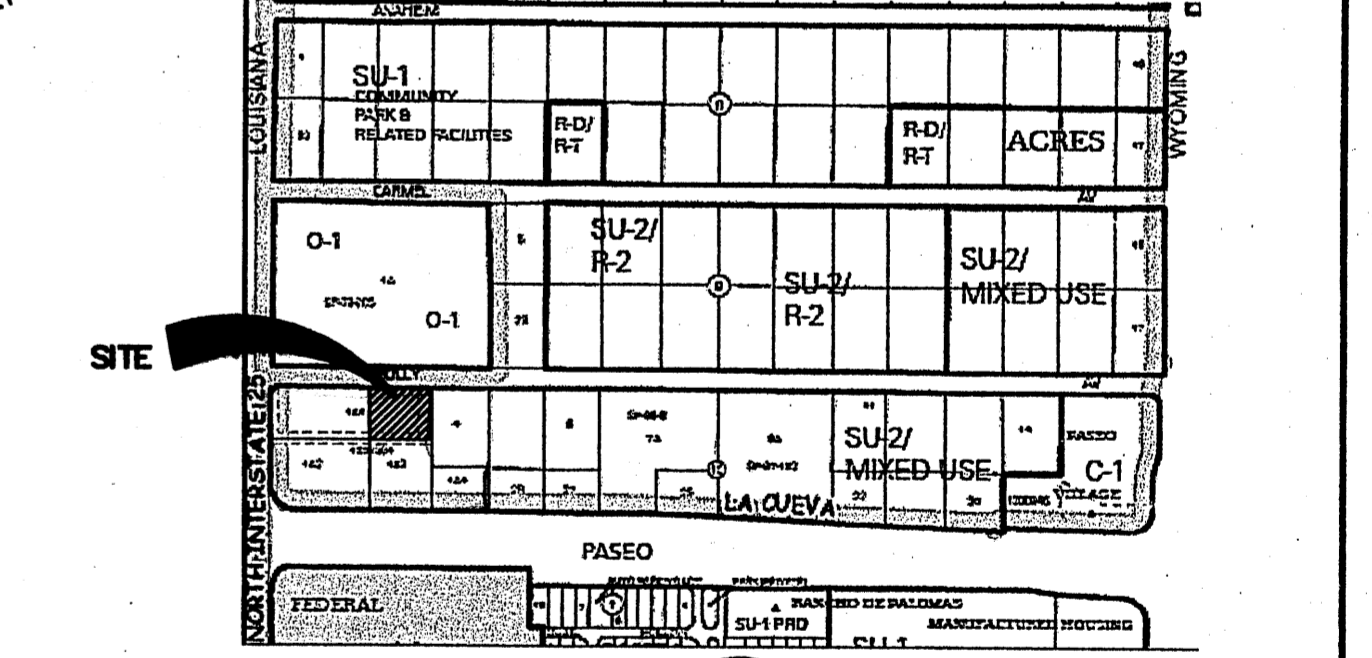
APRIL 4, 2006



**PROJECT DATA**  
 LEGAL DESCRIPTION:  
 LOT 1-A-1-A-2, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.  
 EPC PROJECT NO. 1003364 (FORMERLY NO. 1004654)  
 CASE NO. 06EPC-00078  
 PART OF UPC # 101906402303630130  
 ZONING: SU-2/MIXED USE  
 ZONE ATLAS MAP: C-19-Z  
 NOTE:  
 ALL PUBLIC INFRASTRUCTURE REQUIRED FOR THIS PROJECT SHALL COMPLY WITH CITY OF ALBUQUERQUE STANDARDS, AS FOLLOWS:  
 1. SIDEWALKS (STD. DWG. 2430)  
 2. DRIVEWAYS (STD. DWG. 2425)  
 3. PRIVATE ENTRANCES (STD. DWG. 2426)  
 4. WHEEL CHAIR RAMPS (STD. DWG. 2441)  
 TOTAL GROSS AREA = 7,800 SF  
 NON-USABLE SF = 2040 SF  
 USABLE SF = 5760 SF  
 TOTAL PARKING SPACES REQUIRED = 29 SPACES  
 TOTAL PARKING SPACES PROVIDED = 32 SPACES  
 ACCESSIBLE PARKING = 2 SPACES  
 BIKE TABULATION  
 1 BIKE PER 20 PARKING SPACES  
 2 BIKE RACKS REQUIRED  
 3 BIKE RACKS PROVIDED  
 PROJECT NUMBER: 1003364  
 APPLICATION NUMBER: 06DRB-00430

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.  
 IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE: 4/12/06  
 WATER UTILITY DEPARTMENT DATE: 4/12/06  
 PARKS AND RECREATION DEPARTMENT DATE: 4/12/06  
 CITY ENGINEER DATE: 4/13/06  
 \*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: 4/13/06  
 SOLID WASTE MANAGEMENT DATE: 5/19/06  
 ARB CHAIRPERSON, PLANNING DEPARTMENT DATE: 5/19/06



**SITE PLAN**  
 SCALE: 1"=20'-0"

**TYPICAL SIDE ELEVATION AT DUMPSTER**  
 SP-1 SCALE: 1/8"=1'-0"

APPROVED  
 SIGNATURE OF GATE

**VICINITY MAP**  
 ZONE ATLAS: C-19-Z  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**  
 NORTH SCALE: 1"=20'-0"

**Afra Construction & Design**  
 2501 Yale Blvd, Suite 102  
 Albuquerque, New Mexico 87106  
 Tel: 505.315.1482  
 Fax: 505.243.1561

**Paseo Place**  
 8130 Louisiana NE  
 Albuquerque, NM 87113

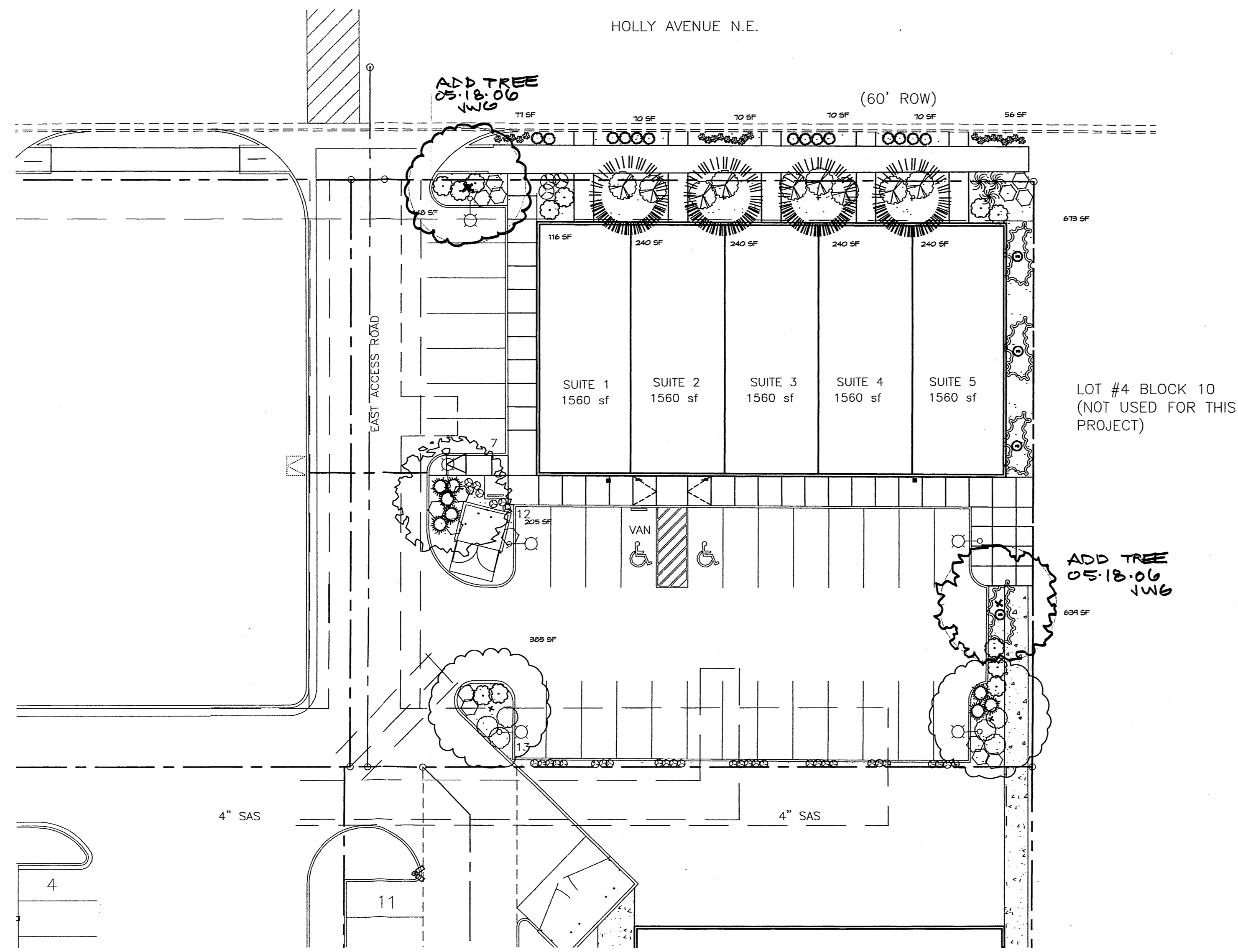
REV	DATE	DESCRIPTION	APVD
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GRAPHIC SCALE: 0' 2' 5' 10' 20'  
 SP-1  
 03.29.06









**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (H) 1  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.  
60' at maturity
- PURPLE ROBE LOCUST (M) 2  
Robinia ambigua  
2" Cal.  
40' at maturity
- APACHE PLUME (L) 6  
Fallugia paradoxa  
5 Gal. 25sf  
6' at maturity
- LANAS/ SCOTCH BROOM (M) 11  
Cytisus scoparius/  
Genista hispanica  
5 Gal. 95F  
4' at maturity
- MAIDEN GRASS (M) 3  
Miscanthus sinensis  
5 Gal. 16sf  
5' at maturity
- NANDINA (M) 12  
Nandina domestica  
5 Gal. 25sf  
8' at maturity
- AUTUMN SAGE (M) 15  
Salvia greggii  
1 Gal. 4sf  
2' at maturity
- AUSTRIAN PINE (M) 4  
Pinus rigra  
8'-10'  
35' at maturity
- BLUE AVANA GRASS (M) 23  
Helictotrichon sempervirens  
1 Gal. 3sf  
2' at maturity
- HALLS HONEYSUCKLE (M) 9  
Japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover  
3' at maturity
- LAVENDER (M) 14  
Lavandula angustifolia  
1 Gal. 9sf  
3' at maturity
- WILDFLOWER 46  
1 Gal. 4sf  
2' at maturity
- GREYLEAF COTONEASTER (M) 4  
Cotoneaster buxifolius  
5 Gal. 81sf  
Symbol indicates 3 plants  
3' at maturity
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. 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. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Follen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

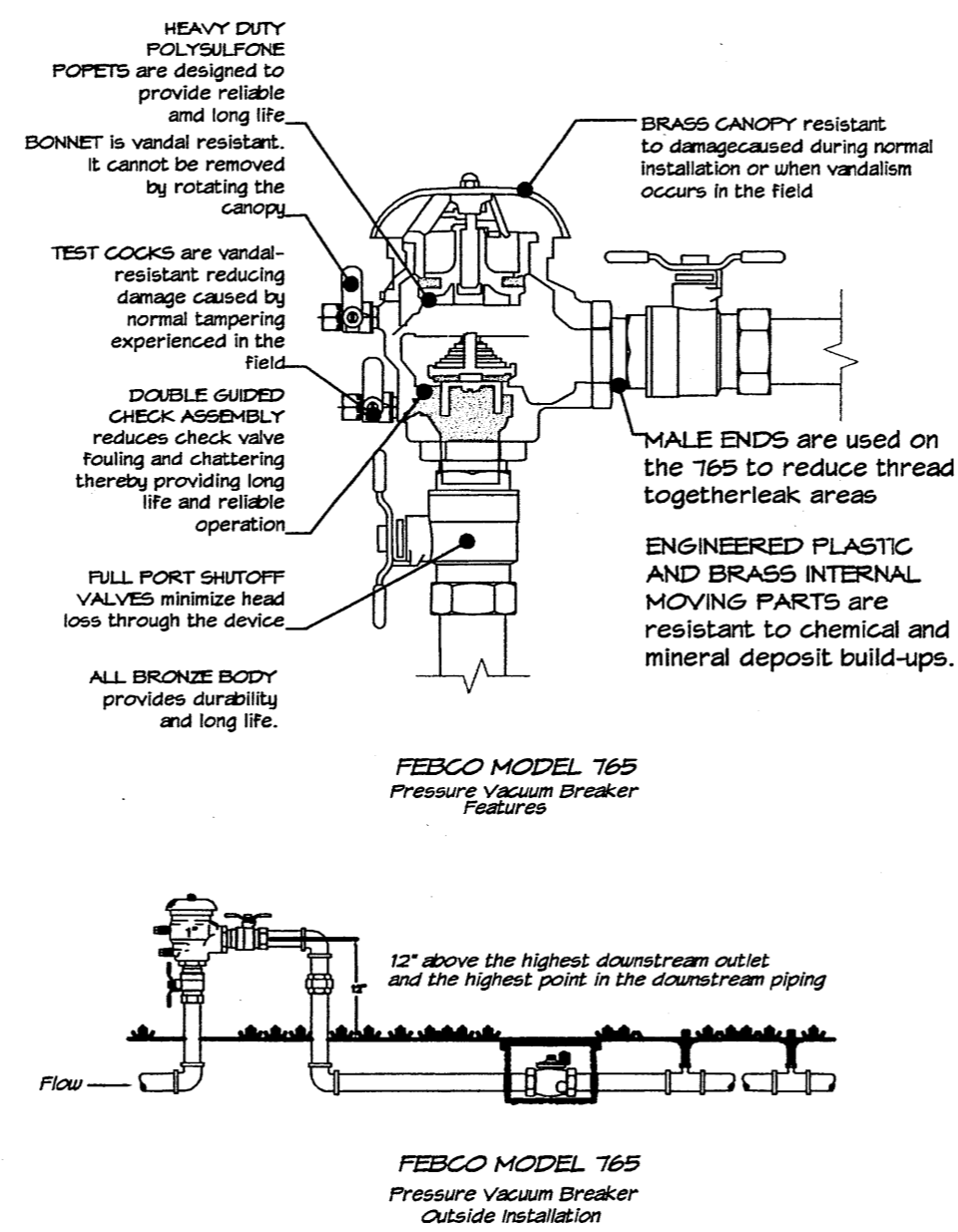
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power shall be the responsibility of the Developer/Builder.

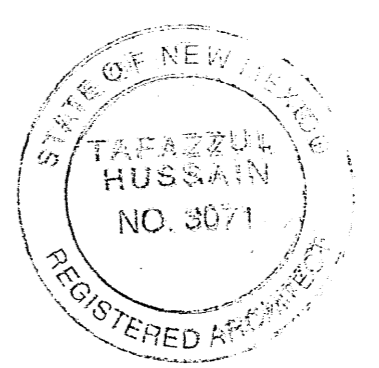
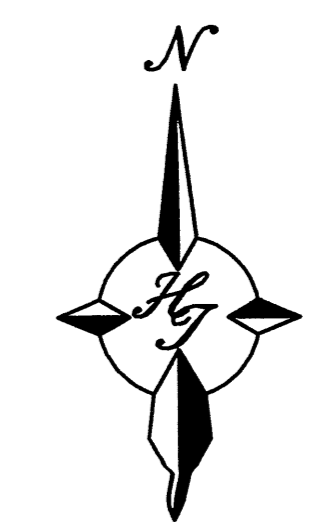
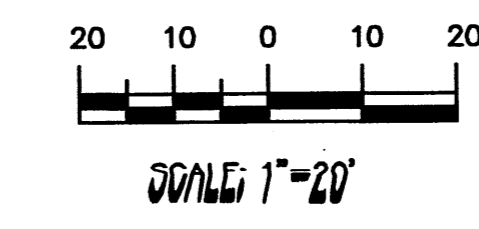


**BACKFLOW PREVENTER DETAIL**  
not to scale

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	21084	square feet
TOTAL BUILDINGS AREA	7798	square feet
OFFSITE AREA	599	square feet
NET LOT AREA	12687	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2803	square feet
TOTAL BED PROVIDED	3751	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	2813	square feet
TOTAL GROUND COVER PROVIDED	2904 (71%)	square feet
TOTAL LANDSCAPE PROVIDED	3751	square feet

**GRAPHIC SCALE**



**The Hilltop**

LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cjohnson@hilltoplandscaping.com

**LANDSCAPE PLAN**

NORTH SCALE: 1" = 20'-0"

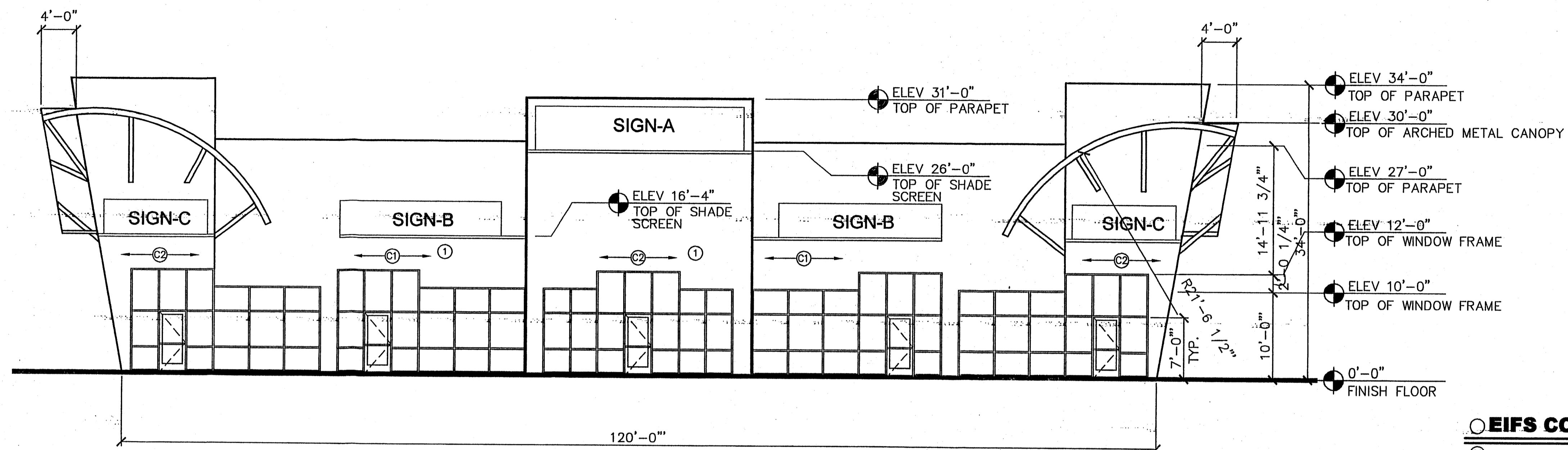
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REV	DATE	DESCRIPTION	APVD
1	RMM 03-03-06	Site Plan Revision	
2	ADF 03-28-06	EPC Comments	
3			
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L-1  
12-19-05  
11 11 11

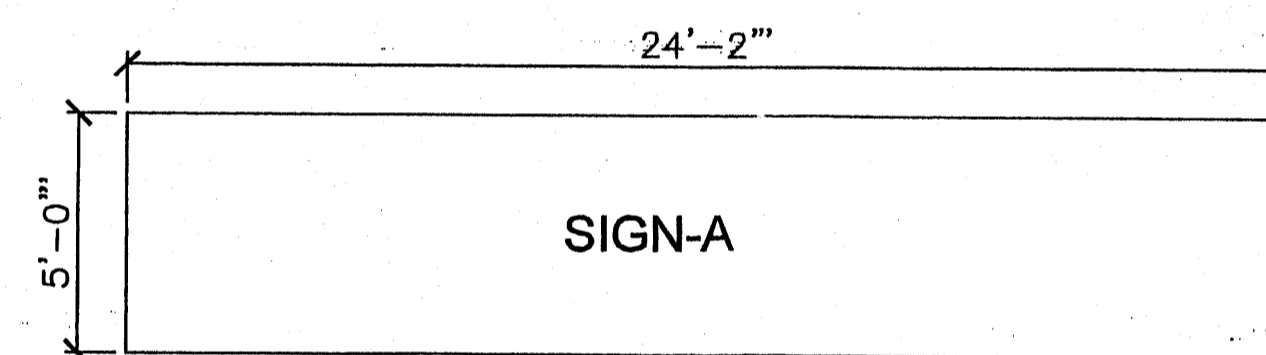
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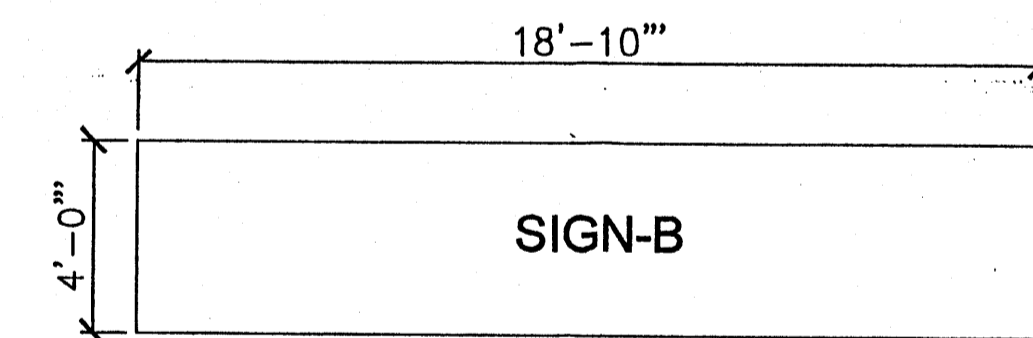
**FRONT SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

**EIFS COLOR LEGEND**

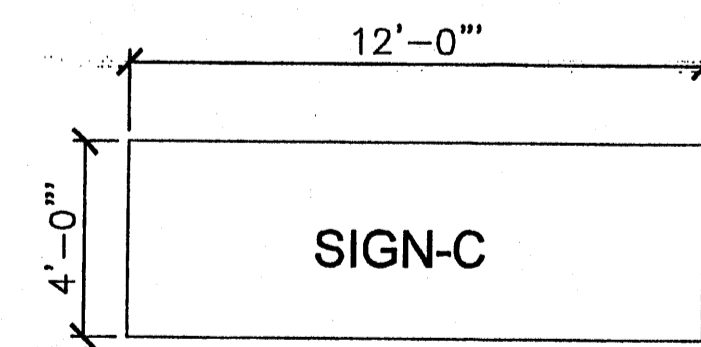
- (C1) STO #31141 - LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.
- (C2) STO #32141 - LIGHTNESS VALUE 25, C3 COLOR CLASS, MEDIUM BROWN.



**BUILDING MOUNTED SIGN**  
SCALE: 1/4"=1'-0" SIGN AREA=121 SF

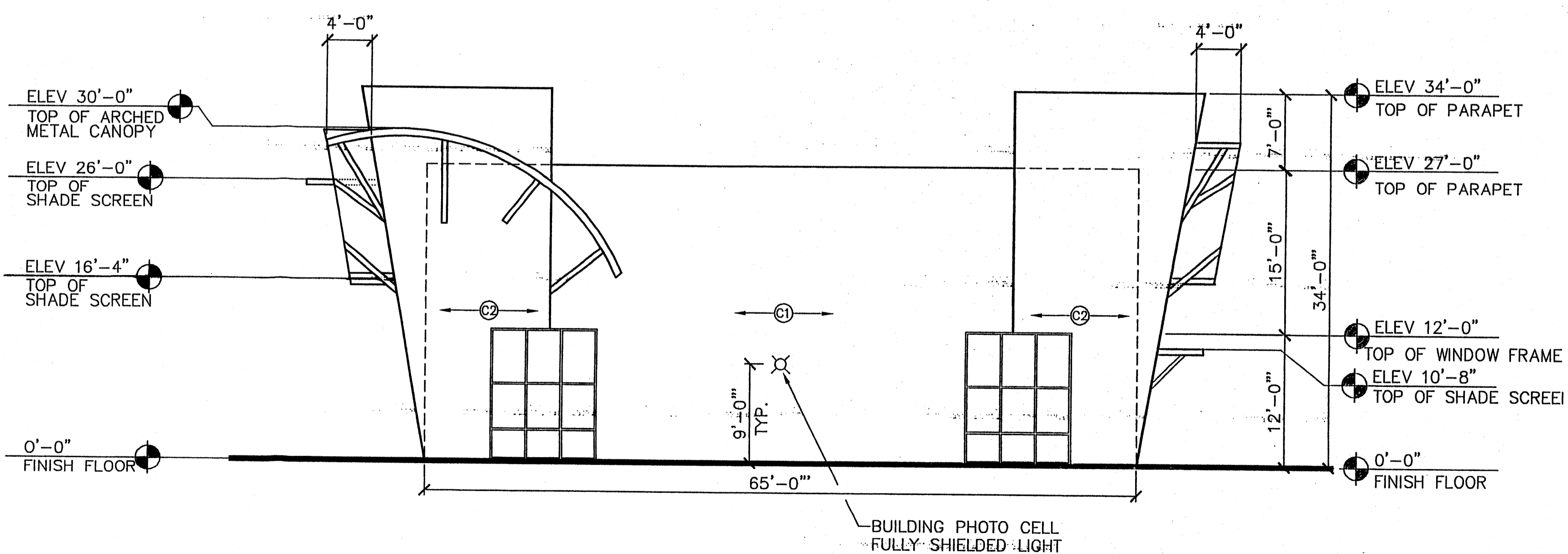


**BUILDING MOUNTED SIGN**  
SCALE: 1/4"=1'-0" SIGN AREA=76 SF



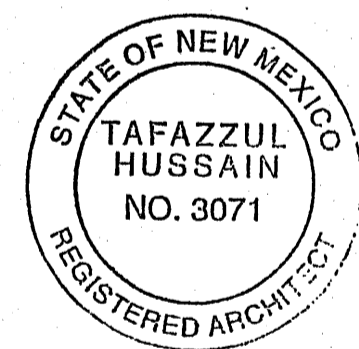
**BUILDING MOUNTED SIGN**  
SCALE: 1/4"=1'-0" SIGN AREA=48 SF

TOTAL FRONT ELEVATION AREA= 3,787 SF  
ALLOWABLE SIGN AREA (25%)= 947 SF  
PROPOSED SIGN AREA= 369 SF < 947 SF



**SIDE EAST ELEVATION**  
SCALE: 1/8"=1'-0"

NOTE:  
ALL SIGNAGE LETTERS ARE INDIVIDUALLY BACK LIGHTED AND 24" HIGH MAXIMUM, PER LA CUEVA SECTOR DEVELOPMENT PLAN, CHAPTER 5.4.6, GUIDELINE: 13 SIGNAGE, 13R-8 AND/OR 13R-9.



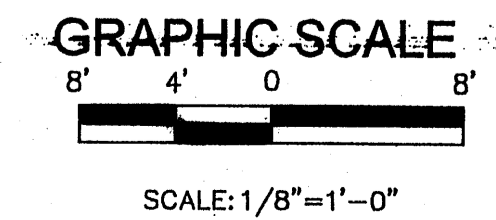
**ELEVATIONS**

NORTH SCALE: 1/8"=1'-0"

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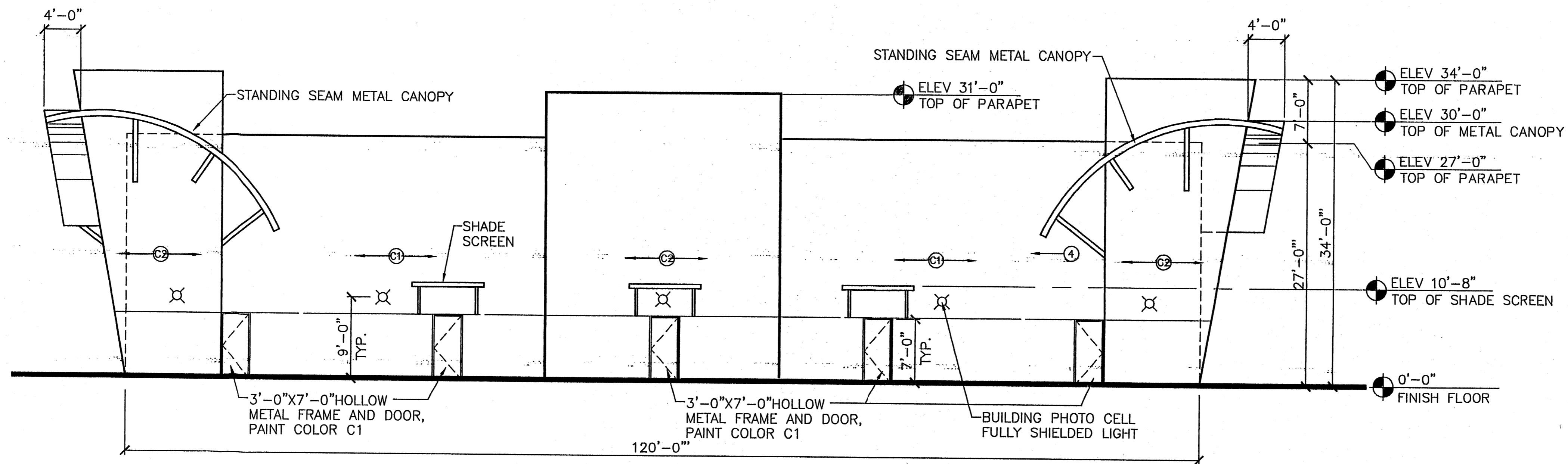
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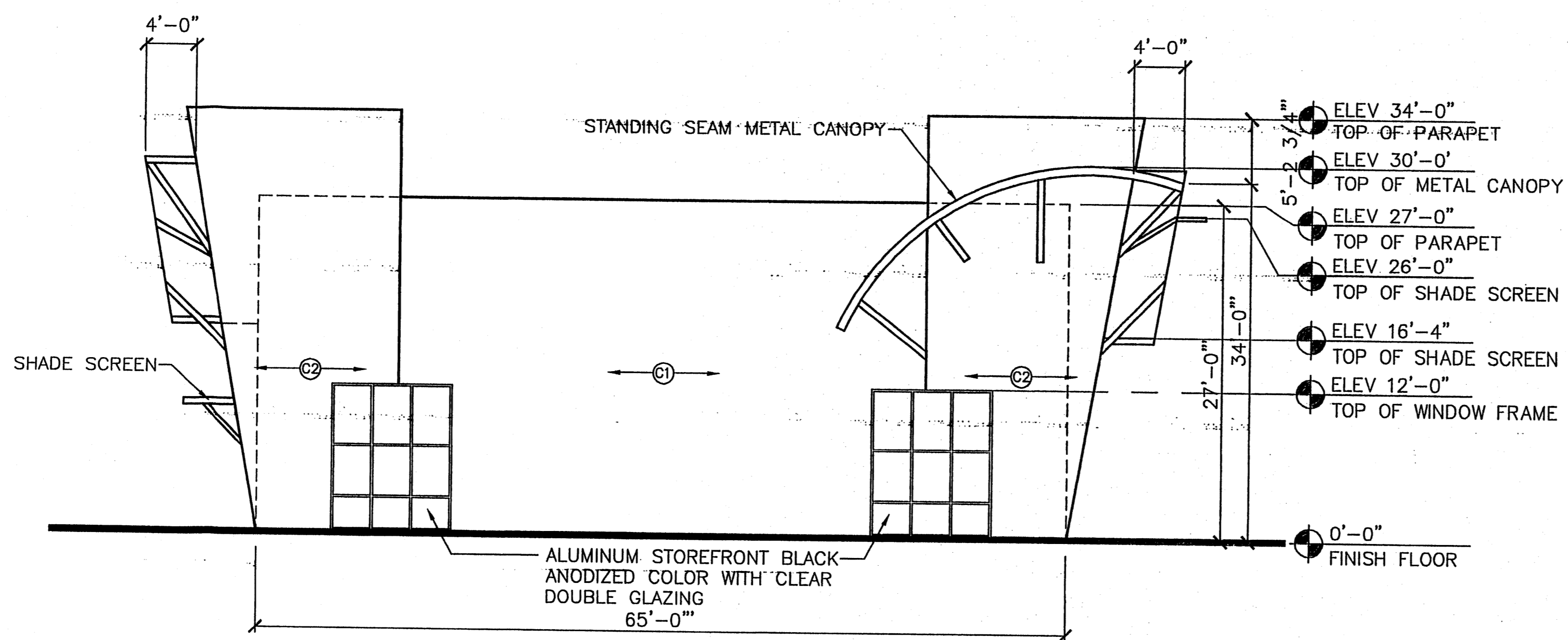
**A-1**

04.03.06

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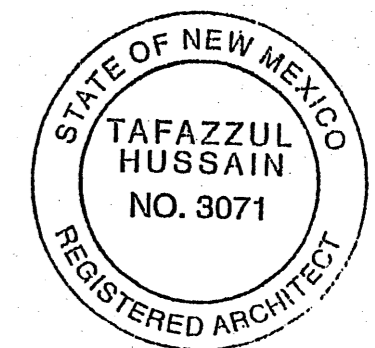
**REAR NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EIFS COLOR LEGEND**

- ① STO #31141 - LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.
- ② STO #32141 - LIGHTNESS VALUE 25, C3 COLOR CLASS, MEDIUM BROWN.



**ELEVATIONS**

NORTH SCALE: 1/8" = 1'-0"

**Afra Construction & Design**

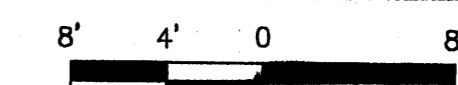
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**GRAPHIC SCALE**



SCALE: 1/8" = 1'-0"

**A-2**

03.27.06

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