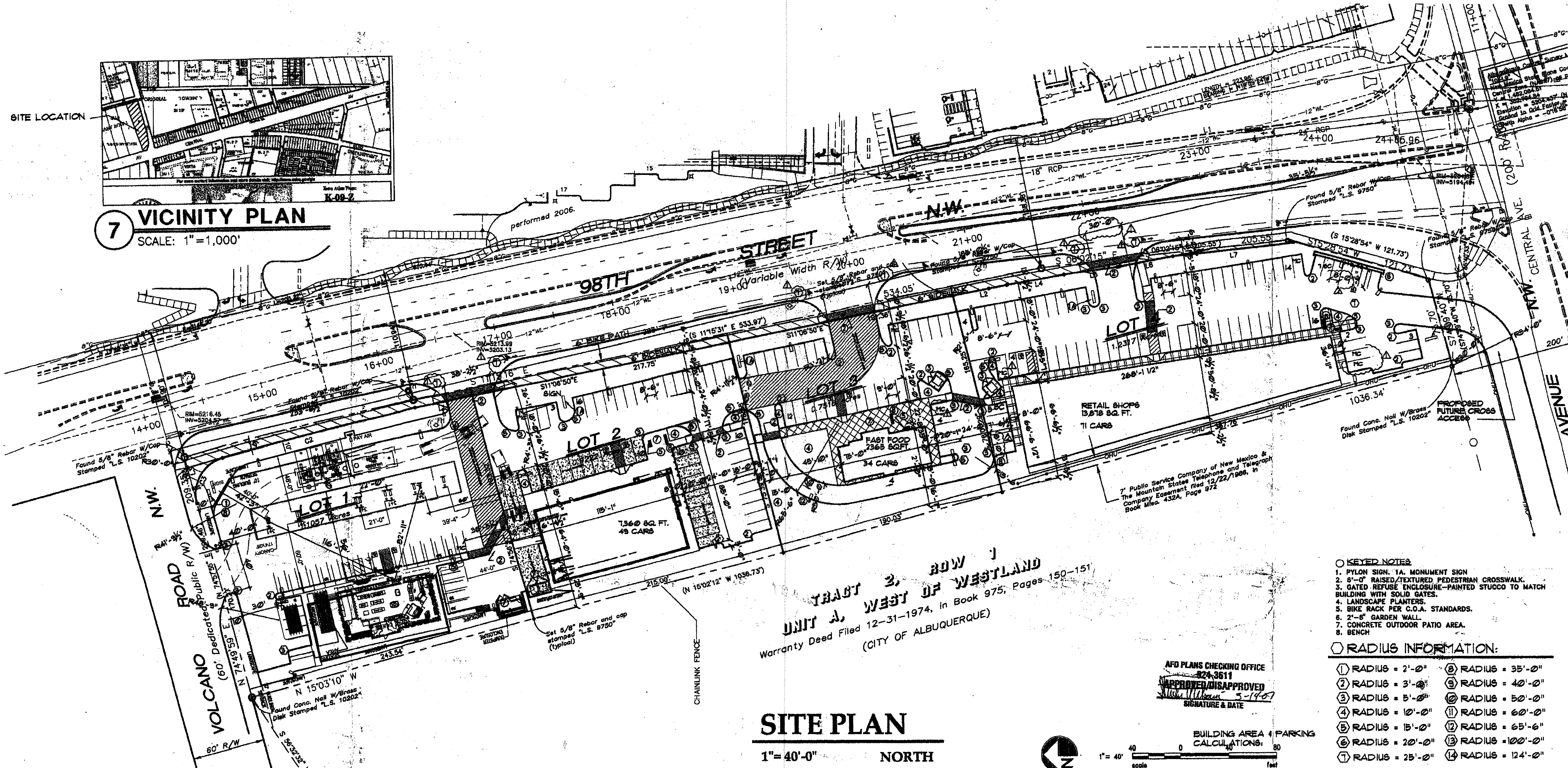


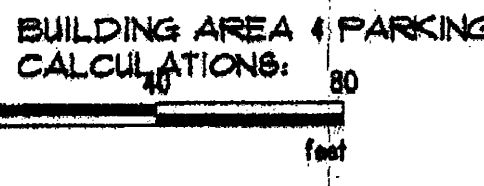
**7 VICINITY PLAN**  
SCALE: 1" = 1,000'



**TRACT 2, ROW 1  
UNIT A, WEST OF WESTLAND**  
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151  
(CITY OF ALBUQUERQUE)

**SITE PLAN**  
1" = 40'-0" NORTH

AFD PLANS CHECKING OFFICE  
224-3611  
APPROVED/DISAPPROVED  
SIGNATURE & DATE



**LEGAL DESCRIPTION**  
TRACT "IA" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**  
General architectural character for pod structures is to follow the general design concept depicted on elevations of building for lot 2. Pod buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore #11 ben53, #21 ben103 and #13 ben 993, if the building extends below finish floor that area will also be covered with color #2. Structures are to be predominantly flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slope the eave and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main building. Building heights are limited to 28' parapet heights for major building walls, and 22' parapet heights for pod building walls. Slope the eave entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1-8-07 will be delegated to the City of Albuquerque Design Review Board (DRB).

**PAD ARCHITECTURAL DESIGN STANDARDS**  
Shall include the following elements to provide uniform standards for all pads. Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block. color #1 - fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles). Each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating of picnic tables.

**COLOR PALETTE**  
color #1 light tan benjamin moore #653  
color #2 medium light tan dado band base wall color #1032  
color #3 brown/grey benjamin moore #993  
color #4 monolithic concrete stone tile roofing, trim & accents (brown blend).

**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.41'	S11°06'30"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°48'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°28'10"E
L7	101.97'	S08°02'15"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.78'	98.14'	196.18'	N131°10'10"W	3°41'59"
C2	185.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'49"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°16'55"

- KEYED NOTES**
1. PYLON SIGN: 1A. MONUMENT SIGN
  2. 8'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
  4. LANDSCAPE PLANTERS.
  5. BIKE RACK PER C.O.A. STANDARDS.
  6. 2'-8" GARDEN WALL.
  7. CONCRETE OUTDOOR PATIO AREA.
  8. BENCH
- RADIUS INFORMATION:**
- ① RADIUS = 2'-0"
  - ② RADIUS = 3'-0"
  - ③ RADIUS = 5'-0"
  - ④ RADIUS = 10'-0"
  - ⑤ RADIUS = 15'-0"
  - ⑥ RADIUS = 20'-0"
  - ⑦ RADIUS = 25'-0"
  - ⑧ RADIUS = 35'-0"
  - ⑨ RADIUS = 40'-0"
  - ⑩ RADIUS = 50'-0"
  - ⑪ RADIUS = 60'-0"
  - ⑫ RADIUS = 65'-6"
  - ⑬ RADIUS = 100'-0"
  - ⑭ RADIUS = 124'-0"

**ADMINISTRATIVE AMENDMENT**  
File # 0744-10012-Project # 1003794  
Lot 1: increase in bldg. footprint  
F.A.R. Site dev. plan for bldg.  
perm. it still req. at DRB.  
Russell Parks 18 July '07  
APPROVED BY DATE

**BUILDING AREA & PARKING CALCULATIONS:**  
LOT 1: 5,500 S.F. BUILDING  
LOT SIZE = 48,164.29 SF OR 1.1057 A.C.  
5,500 S.F. / 200 = 28 SPACES  
SPACES PROVIDED = 37  
1 MOTOR CYCLE  
FAR = .11  
LOT 1: 3,500 S.F. BUILDING.  
LOT SIZE = 48,164.29 SF OR 1.1057 A.C.  
3,500 S.F. / 200 = 18 SPACES  
SPACES PROVIDED = 26 SPACES.  
1 MOTOR CYCLE  
FAR = .07  
LOT 2: 7,360 S.F. BUILDING.  
LOT SIZE = 40,171.03 SF OR .9222 A.C.  
7,360 SF / 200 = 36 SPACES.  
SPACES PROVIDED 49 SPACES.  
1 MOTOR CYCLE  
FAR = .18  
LOT 3: FAST FOOD 2,365 S.F. BUILDING.  
LOT SIZE = 32,739.69 SF OR .7516 A.C.  
1 CAR PER 4 PROVIDED SEATS  
132 SEATS / 4 = 34 REQ. SPACES  
SPACES PROVIDED 34 SPACES.  
2 MOTOR CYCLE  
FAR = .07  
LOT 4: SHOPS 13,878 S.F. BUILDING.  
LOT SIZE = 53,852.85 SF OR 1.2317 A.C.  
13,878 / 200 = 69 SPACES  
SPACES PROVIDED 71 SPACES.  
4 MOTOR CYCLE  
FAR = .24

**ALBUQUERQUE CONTROL SURVEY MONUMENT**  
New Mexico State Plane Coordinates  
NAD83  
Central Zone (NAD83) as published:  
X = 1,481,286.57  
Y = 548,589.58  
Elevation = 5381.884' (NGVD 29)  
Ground to Grid Factor = 0.99997241  
Delta Alpha = -0.1720"

**FLOOR AREA RATIO**  
TOTAL BUILDING AREA = 27,463-SQ/FT. 29,103 SQ/FT  
TOTAL LOT AREA = 174,727.86 SQ/FT  
TOTAL FAR = .16  
**PARKING NOTES:**  
TYPICAL STANDARD SPACES ARE 8'-0" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 7'-5" x 15'-0"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 6' WIDE ACCESS AISLE  
\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*  
TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8  
TOTAL PROVIDED 188 SPACES  
TOTAL REQUIRED SPACES = 157 SPACES  
TOTAL PROVIDED SPACES = 188 SPACES

REVISION

REV	DATE	BY
A		
B		
C		
D		
E		

GENERAL CORRECTIONS  
CORRECTED APPROX AND SMALL CAR PARKING SIZE  
REUSED FOR NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**98TH AND CENTRAL PLAN**  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO  
PROJECT NUMBER: 1003794  
JOB NO: 0653  
DRAWN BY: WFS  
PROJECT MANAGER: ANTON DARTILO  
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 11-1-2006  
SCALE: 1" = 40'-0"  
sheet: AS1  
of