

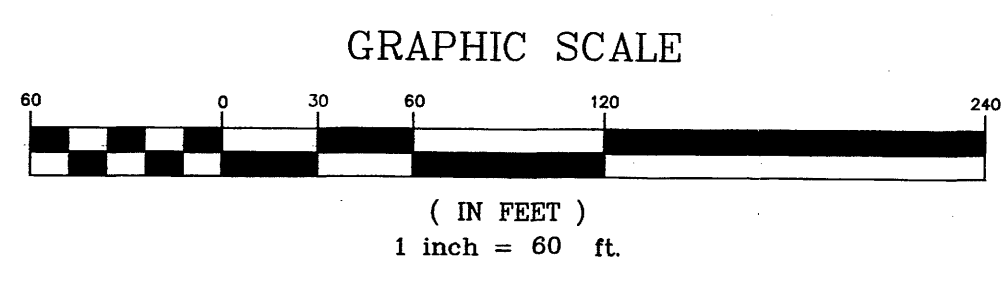
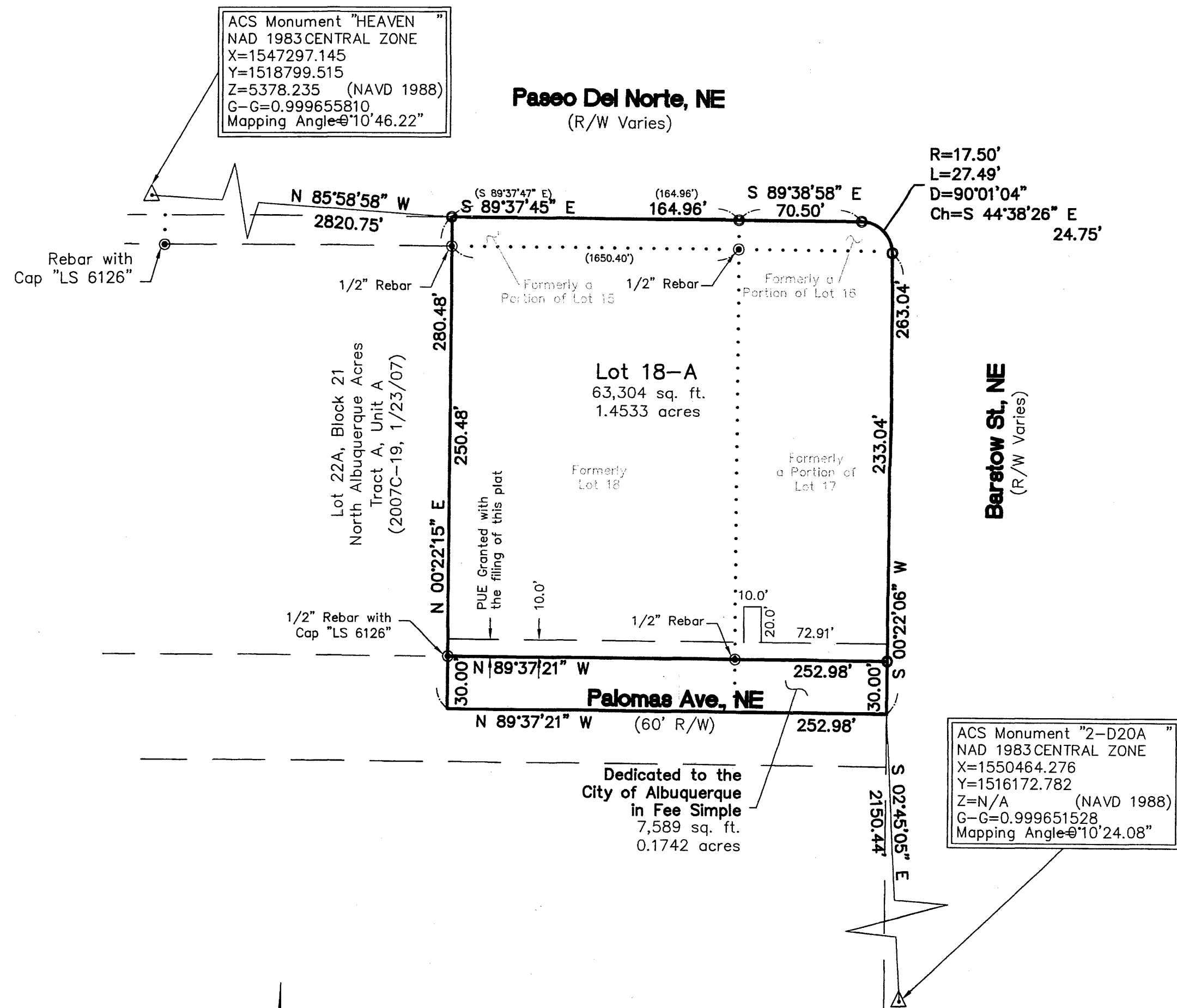
Plat of
Lot 18-A, Block 21
North Albuquerque Acres
Tract A, Unit A
 comprised of
Lot 18, and Portions of Lots 15-17, Block 21
North Albuquerque Acres Unit A, Tract A
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2008

Notes

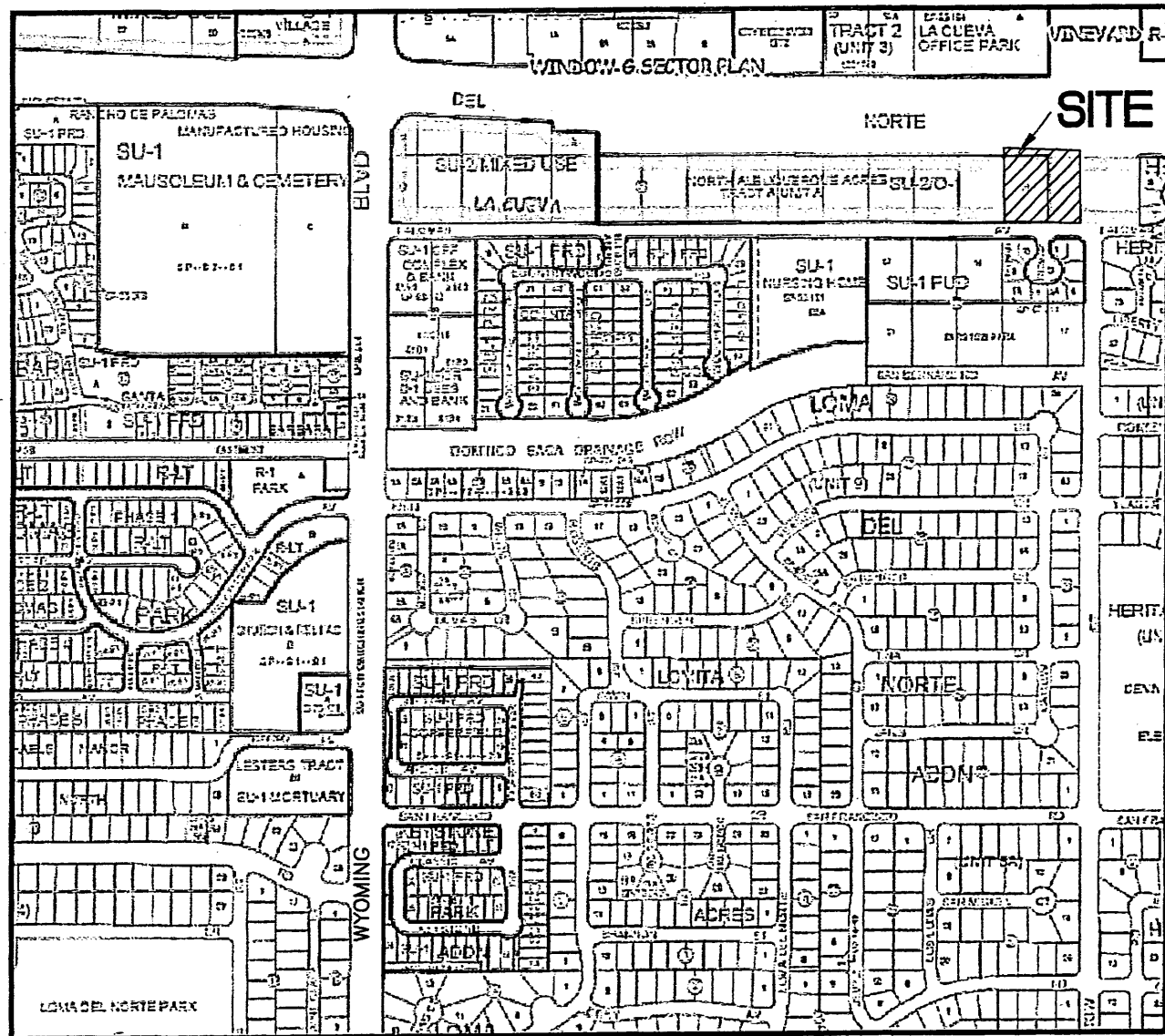
1. FIELD SURVEY PERFORMED IN MAY 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "HEAVEN" HAVING AN ELEVATION OF 5378.235 (NAVD 1988).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1983).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.
6. LOT LINE BEING ELIMINATED BY THIS PLAT SHOWN AS THUS

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas D-19-Z n.t.s.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE, THE NORTHERLY 30 FEET OF PALOMAS AVE., NE AS SHOWN HEREON AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THE FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

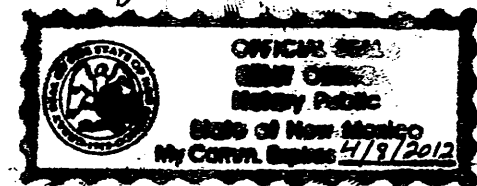
LOT 18 & PORTIONS OF LOTS 15-17
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

Michael Buehler 4/21/08
MICHAEL BUEHLER, EXECUTIVE VICE PRESIDENT, CHIEF FINANCIAL OFFICER
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/21/08
BY MICHAEL BUEHLER, EXECUTIVE VICE PRESIDENT, CHIEF FINANCIAL OFFICER,
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

Heley Oberg 4/08/2012
NOTARY PUBLIC MY COMMISSION EXPIRES



Legal

A CERTAIN PARCEL OF LAND COMPRISING PORTIONS OF LOTS 15-17 AND ALL OF LOT 18, BLOCK NUMBERED 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THERE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1931 AND AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PASEO DEL NORTE NE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "HEAVEN", BEARS N 85°58'58" W, 2820.75 FEET DISTANT;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID SOUTHERLY RIGHT OF WAY, THE FOLLOWING 2 COURSES, S 89°37'45" E, A DISTANCE OF 164.96 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; S 89°38'58" E, A DISTANCE OF 70.50 FEET TO A POINT OF CURVATURE;

THENCE, 27.49 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 17.50 FEET A DELTA OF 90°01'04" AND A CHORD BEARING OF S 44°38'26" E, 24.75 FEET DISTANT TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARSTOW STREET NE;

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY, S 00°22'06" W, A DISTANCE OF 263.04 FEET TO A POINT;

THENCE, N 89°37'21" W, A DISTANCE OF 252.98 FEET;

THENCE, N 00°22'15" E, A DISTANCE OF 280.48 FEET TO A POINT MARKED BY A BATHEY MAKER WITH CAP "LS 14271" AND THE POINT OF BEGINNING CONTAINING 1.4533 ACRES (63,304 SQ FT) MORE OR LESS.

Purpose of Plat

1. COMBINE PORTIONS OF 3 LOTS AND 1 LOTS INTO 1 LOT.
2. DEDICATE RIGHT OF WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE	1.6275 ACRES
ZONE ATLAS PAGE NO.	D-19-Z
NUMBER OF EXISTING TRACTS	4
NUMBER OF TRACTS CREATED	1
NUMBER OF TRACTS ELIMINATED	0
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREET DEDICATED TO THE CITY OF ALBUQUERQUE	0.1787 ACRES
DATE OF SURVEY	APRIL 2007
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2005152558
ZONING	SU-2

Notes

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6. LOT LINE BEING ELIMINATED BY THIS PLAT SHOWN AS THUS,

Plat of
Lot 18-A, Block 21
North Albuquerque Acres
Tract A, Unit A

comprised of
Lot 18, and Portions of Lots 15-17, Block 21
North Albuquerque Acres Unit A, Tract A
City of Albuquerque
Bernalillo County, New Mexico
April 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1004622

Application Number 89 DRB-70195

Plat approvals:

<i>Fernando Virel</i>	June 11, 2008
PNM Gas Services Electric	Date
<i>Daniel Balala</i>	4/25/08
Quest	Date
<i>John Bolton</i>	5-2-08
Comcast	Date
City approvals:	
<i>W.B. Plotner</i>	4-22-08
City Surveyor	Date
<i>W.S. [Signature]</i>	4-30-08
Traffic Engineering, Transportation Division	Date
<i>Roger A. Lhee</i>	4-30-08
ABCWUA	Date
<i>Christina Sandora</i>	4/30/08
Parks and Recreation Department	Date
<i>Bradley S. Bingham</i>	4/30/08
AMAFA	Date
<i>Bradley S. Bingham</i>	4/30/08
City Engineer	Date
<i>Jack Clark</i>	6-11-08
DRB, Chairperson, Planning Department	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., 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."

Will Plotner Jr. 4/11/09
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

DOC# 2008066275
06/11/2009 11:28 AM Page 1 of 2
ty:PLAT R \$12.00 B 2008C P 0131 T1 Toulouse Oliviers, Bernalillo Cou

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1019 062 502 495 105 15
PROPERTY OWNER OF RECORD:
N.M. Educator
BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 6/12/08

Plat of
Lot 18-A, Block 21
North Albuquerque Acres
Tract A, Unit A

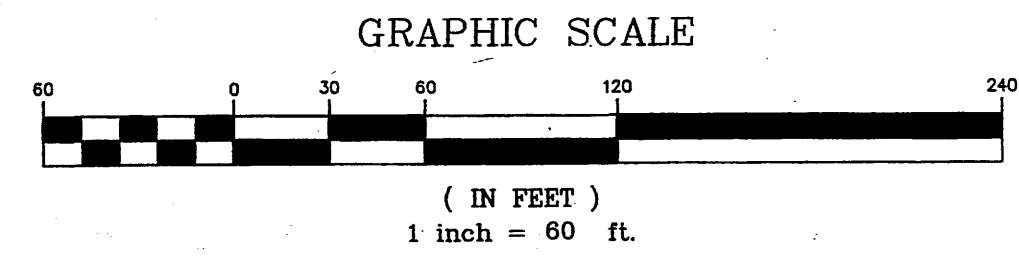
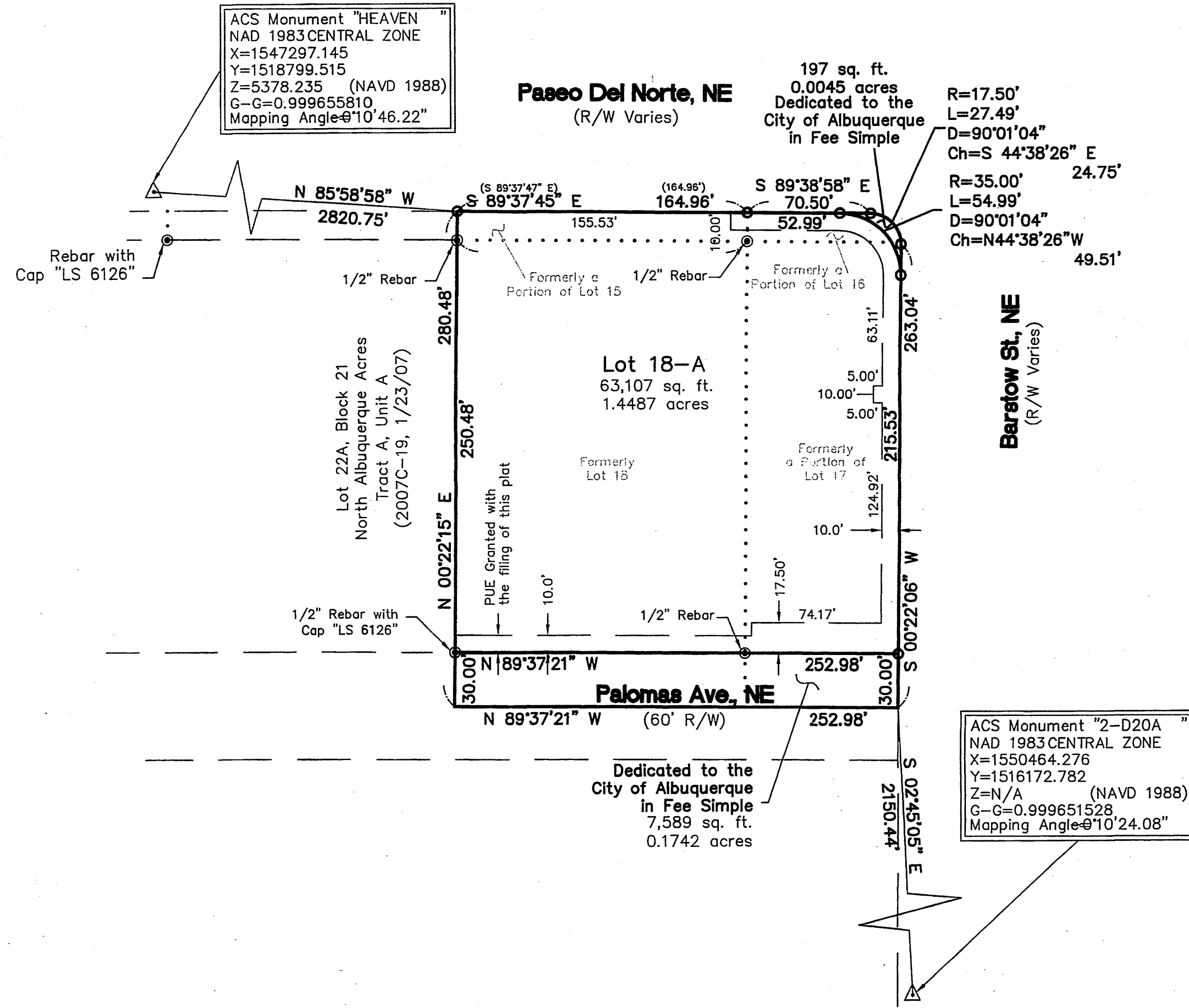
comprised of
Lot 18, and Portions of Lots 15-17, Block 21
North Albuquerque Acres Unit A, Tract A
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2008

Notes

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Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"



Solar Collection Note

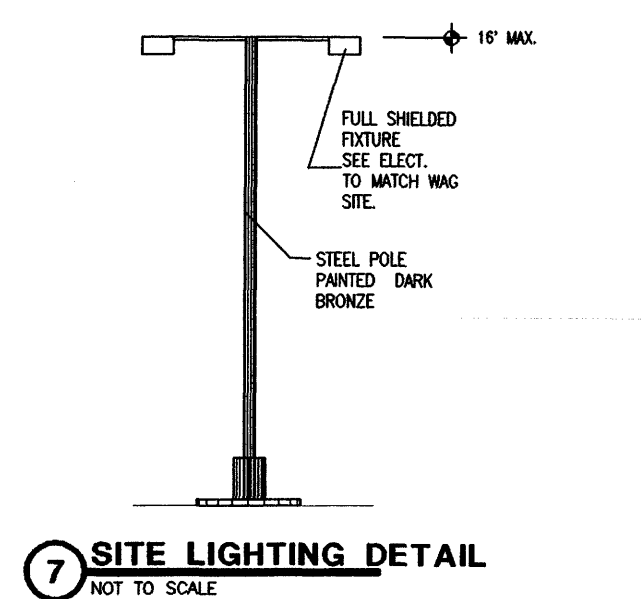
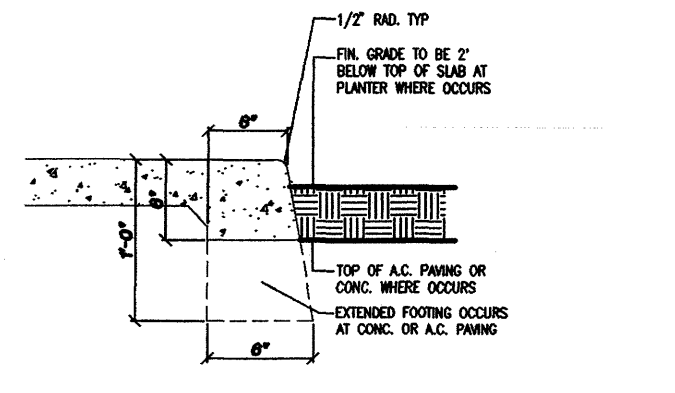
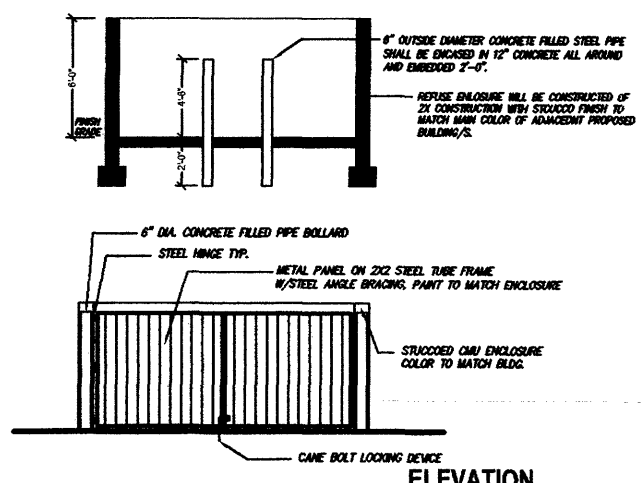
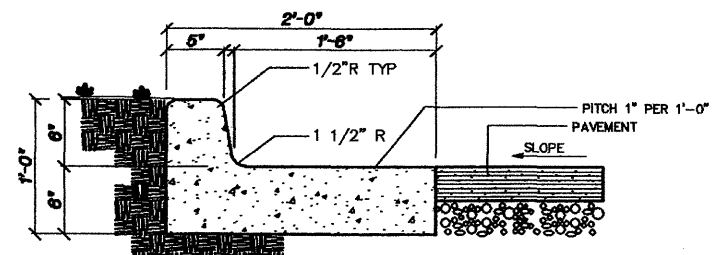
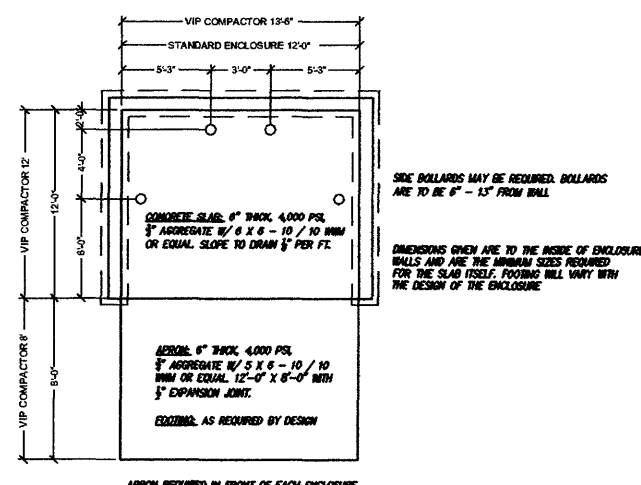
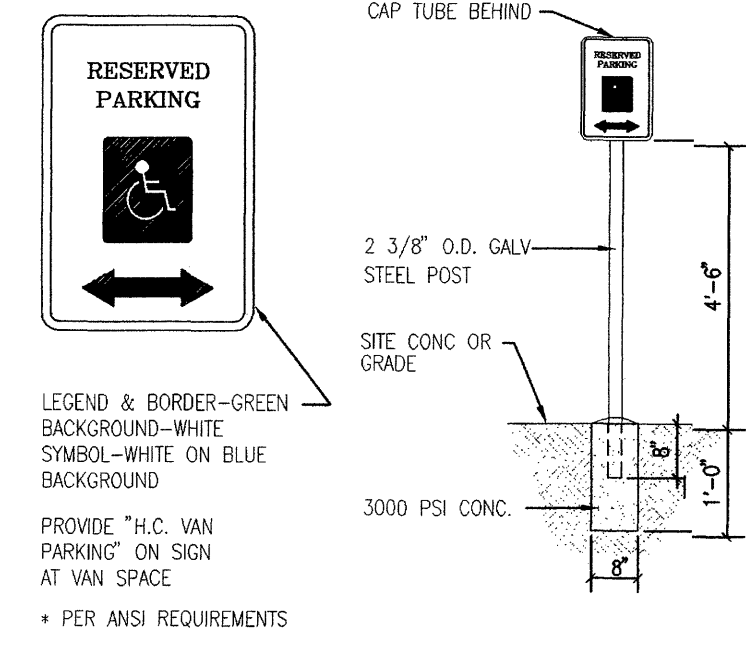
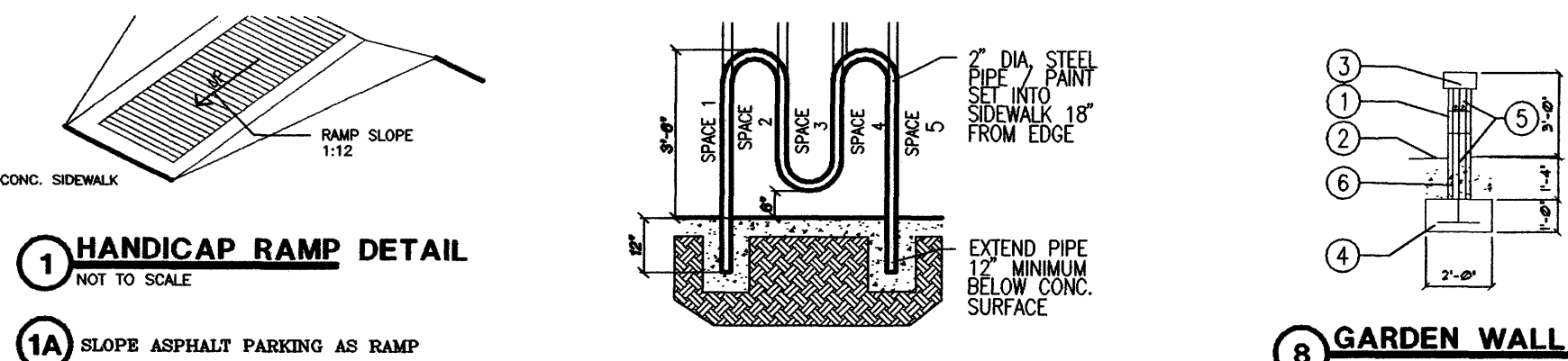
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOCH 2008066275
 06/11/2008 11:28 AM Page: 2 of 2
 PLAT R: \$12.00 B: 2008 P: 0131 M. Toulouse Oliveira, Bernalillo County

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



KEYED NOTES

1. 6" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR MATCH BUILDING COLORS.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#4 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS #5 BARS @ 20" O.C. VERTICAL. GROUT REIN-FORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
6. GROUT ALL CELLS SOLID BEEPERS GRADE. TYPICAL.

RADIUS:

- 1 RADIUS = 3'-0"
- 2 RADIUS = 5'-0"
- 3 RADIUS = 15'-0"
- 4 RADIUS = 15'-6"
- 5 RADIUS = 25'-0"
- 6 RADIUS = 50'-0"

CODE REFERENCES

BUILDING CODE: IBC "2003"
MECHANICAL CODE: UMC "2003"
PLUMBING CODE: UPC "2003"
ELECTRICAL CODE: NEC "2005"
ACCESSIBILITY CODE: ANSI "1998"
FIRE CODE: IFC "2003"

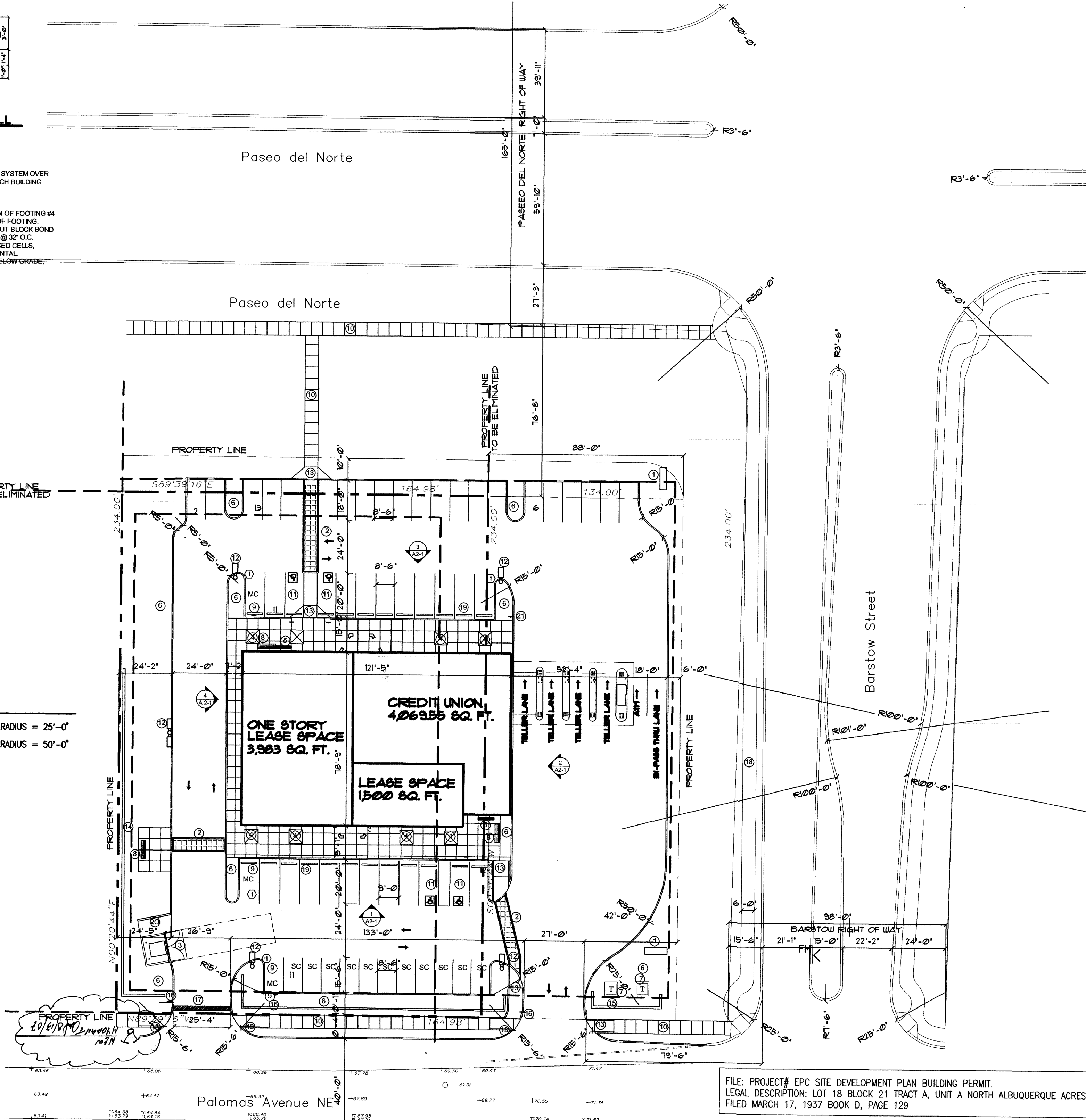
CODE DATA

ADDRESS: BARSTOW & PASEO DEL NORTE
ZONING: SU2 TO C-1
BUILDING USE: CREDIT UNION (BANK)
OCCUPANCY: GROUP B
BUILDING TYPE: TYPE 2B
SEISMIC ZONE: 2B
ALLOWABLE AREA: 12,500 SF
OF STORIES: ONE
FIRE PROTECTION: NON-SPRINKLED

- KEYED NOTES**
1. PYLON SIGN, 1A. MONUMENT. (SEE 8/A2.1)
 2. 6'-0" WIDE RAISED/TEXTURED COLORED CONCRETE PEDESTRIAN CROSSWALK.
 3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (SEE 5/A2.1)
 4. 6'-0" X 6'-0" TREE PLANTERS. THE TREE PLANTERS ARE TO HAVE 5% LIVE GROUND COVER.
 5. BIKE RACK PER C.O.A. STANDARDS. (SEE 2/A2.1)
 6. LANDSCAPE AREA.
 7. TRANSFORMER PAD
 8. BENCHES.
 9. MOTORCYCLE SIGN AS PER CITY REQ.(MC)
 10. NEW 8'-0" WIDE PEDESTRIAN WALK
 11. H.C. PARKING SIGNAGE (3/A2.1)
 12. SITE LIGHTING (16" MAX) (SEE 7/A2.1)
 13. ACCESSIBLE RAMP (SEE CIVIL)
 14. RETAINING WALL REFER TO CIVIL DRAWINGS
 15. GARDEN SCREEN WALL 3'-0" HIGH COLOR AND TEXTURE TO MATCH BUILDING
 16. STOP SIGN
 17. SPEED BUMP
 18. EXISTING SIDEWALK
 19. WHEEL STOPS
 20. RECYCLE AREA
 21. SIGN "ONE WAY DO NOT ENTER"

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED 6'-0" SIDEWALK
- PROPOSED CROSSWALK-RECESSED BRICK PAVERS
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED OUTDOOR SEATING (EA. SEATS 4)
- FDC FIRE DEPARTMENT CONNECTION
- PROPOSED TRANSFORMER



BUILDING AREA & PARKING CALCS:

9,552.55 SF. BUILDING.
LOT SIZE = 63,259.833 SF OR 1.45 A.C.
9,552.55 SF / 1 SPACE PER 200 SF
48 CARS REQUIRED
FAR = .15
OCCUPANT LOAD: 9,552.55 SQ FT / 100 = 95

FLOOR AREA RATIOS:

TOTAL BUILDING AREA = 9,552.55 SQ.FT
TOTAL LOT AREA = 63,259.83 SQ.FT. OR 1.45 A.C.
TOTAL FAR = .15

PARKING NOTES:

TYPICAL STANDARD PARKING SPACES PROVIDED (49 SPACES)
TOTAL MOTORCYCLE SPACES PROVIDED (2 SPACES)
TOTAL HC PARKING SPACES PROVIDED (INCLUDES VAN SPACES) 4 SPACES
TOTAL REQUIRED SPACES = 9,552.55 SF/200 SPACES = 48 SPACES
TOTAL PROVIDED SPACES = 53 SPACES

APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. [Signature] 8-13-07
SIGNATURE & DATE

LEGAL DESCRIPTION:

For all or a portion of Lots 15, 16 & 17, (Also referenced to Parcel K,M & N)Block 21 North Albuquerque Acres Tracts A, Unit A City of Albuquerque Bernalillo County, New Mexico

SU 2 TO C-1
TOTAL ACREAGE
1.45 Acres

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL ARCHITECTURAL:

General architecture character is to follow the general design concept depicted on building elevations will be cementitious finish with a cementitious dado band. The building walls must be colored to match color Benjamin moore (#2) bm951 and (#1) bm1032. The main roof is to be predominantly flat-roofed or sloped to drain. The building areas such as drive-thru canopies, entrance portals and window canopies will be sloped as an architectural feature. These roofs are to be shed type metal standing or flat seamed. The high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roof extend above the parapet wall and area to relate to the entry format of the building. Building heights are limited to 26' parapet heights for major building walls. These roofs may extend above this height to accent and articulate the building mass.

MECHANICAL EQUIPMENT SCREENING:

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALLET:

color #1 Special Color: Southwest Meadow Lark (Chavez Lath & Plaster) Weather Lastic Mojave DPR
color #2 Accent stone similar to Harristone Timber chief Joseph Stone
color #3 Roof Tiles to be Flat Slat style sage brush green

SPECIAL BUFFERING:

Drive-thru area to be screened with a 6' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A 30" high berm may be provided as part of the landscape

BUILDING SIGNAGE:

Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. The Bank logo is to be integral part of the overall sign. Lighting on the monument sign and building-mounted signs will not change brightness.

LANDSCAPING:

Landscaping of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS:

Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. Accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.

GLAZING:

Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS:

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public right-of-way and the adjacent monument area. Freestanding dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

LIGHTING:

Site lighting is provided for the entire parking area. Lighting not to exceed 16' high fixture. Main parking area lighting not to exceed 16' to fixture all lights on the southern part of the site shall be 12'. Exposed, i.e. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under canopies to be 50ft candles, from totally surface mounted or pendant fixture lighting. All exterior light fixtures will be controlled by automatic timers.

FREE STANDING SIGNAGE:

Paseo del Norte frontage is to have one monument sign and a second monument sign is to be located at the corner of Barstow and Palomas. Each monument sign is to be 50 square feet.

TRAFFIC REQUIREMENTS:

All traffic requirements have been met per city standards

PARKING:

The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be provided adjacent to building entries

APPROVED BY DRB
PROJECT NUMBER: [Blank]
APPLICATION NUMBER: N08/24/07

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on [Blank] and the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? YES () NO () If yes, then a set of approved DRB plans with a work order are required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PROJECT TITLE: NEWMEXICO EDUCATORS FEDERAL CREDIT UNION PASEO DEL NORTE AND BARSTOW ALBUQUERQUE NEW MEXICO
DRAWN BY: A-P-Z
PROJECT MANAGER: Anton Dattilo
JOB NO.: 0578

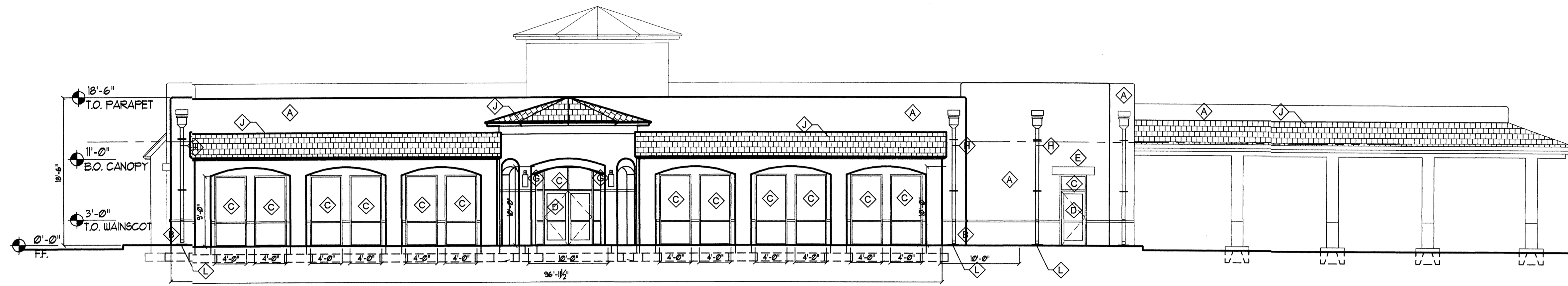
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SCALE: 1" = 30'-0"
sheet: A2.1 of

REV	DATE	BY	REVISION

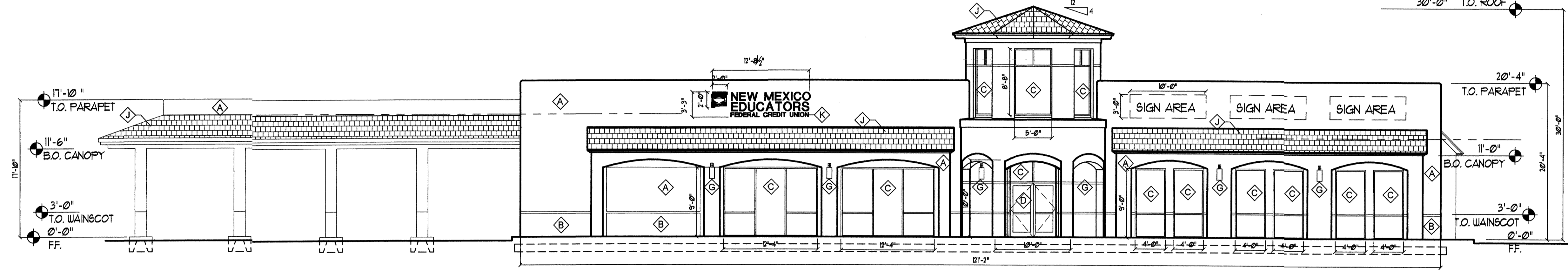
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110
FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

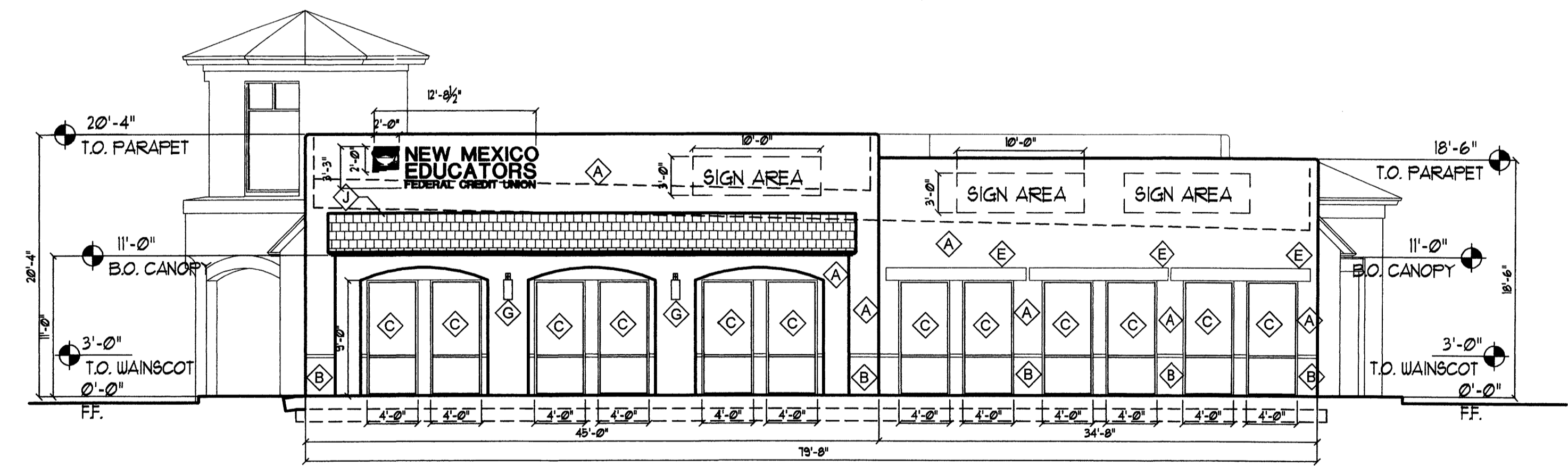
SITE PLAN FOR BLDG.PERMIT



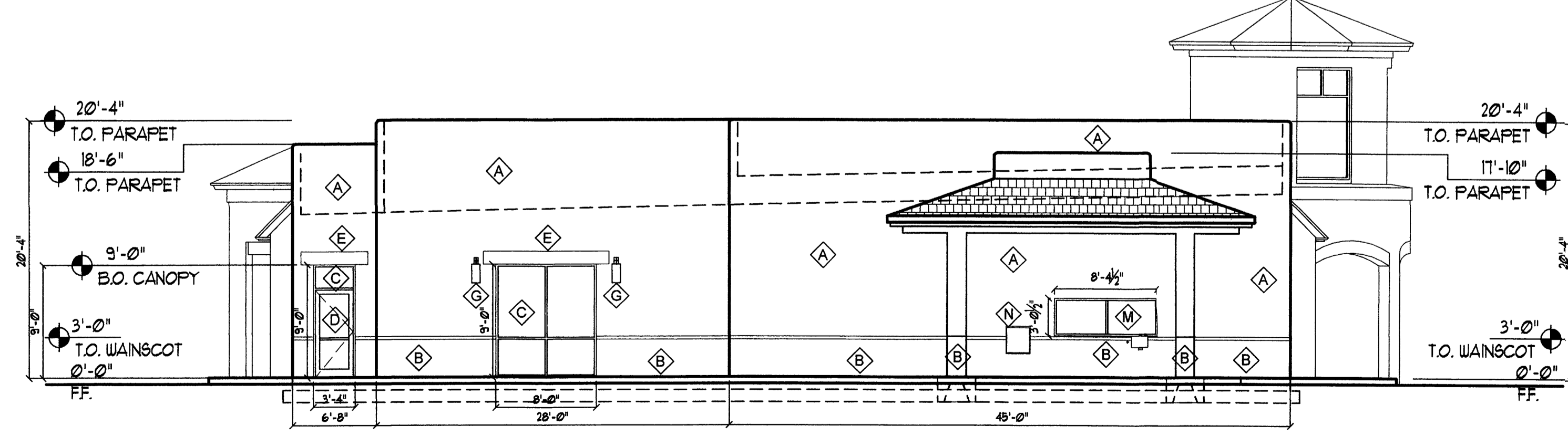
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



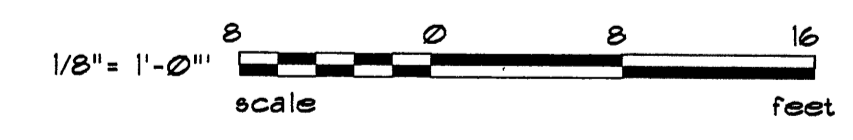
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Keyed Color / Material Schedule		Common Name
◇	STUCCO EL REY 101 NAVAJO WHITE	WHITE
◇	STUCCO EL REY 116 ADOBE	DARK BROWN
◇	ALUM. STOREFRONT BRONZE	BRONZE
◇	ALUM. DOOR BRONZE	BRONZE
◇	TUBE STEEL CANOPY SLATE GREY	SLATE GREY
◇	TUBE STEEL PAINT TO MATCH EL REY #116 (ADOBE)	
◇	LIGHT FIXTURE BLACK	BLACK
◇	DOWNSPOUT PAINT TO MATCH ADJACENT FINISH	
◇	CONCRETE ROOF TILE SLATE GREY	SLATE GREY
◇	BANK SIGNAGE BANK LOGO COLOR	BY SIGN MNF.
◇	CONCRETE SPLASH BLOCK	
◇	BANK DRIVE-THRU WINDOW SECURITY GLASS & FRAME BY MNF.	BRONZE
◇	DEPOSIT BOX STAINLESS STEEL	BRONZE

BUILDING SIGNAGE:

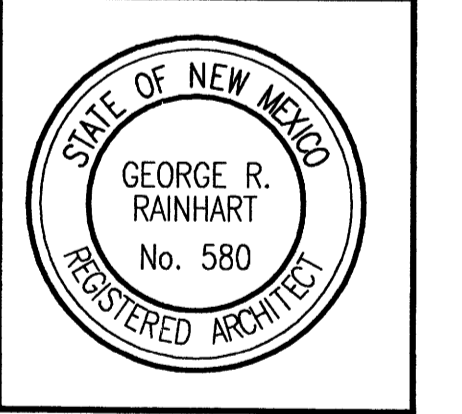
Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. The Credit Union logo is to be integral part of the overall sign. The sign will be black in color, anodized aluminum and back lighted.

NOTES:
ALL MECH. EQUIP. SHALL BE SHIELDED
ALUM. STOREFRONT SHALL BE RECESSED 2" FROM FACE OF STUCCO.
SIGN AREA TO BE DETERMINED BY LOCAL CODE.



REV	DATE	BY	REVISION

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



PROJECT TITLE
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
PASO DEL NORTE AND BARSTOW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
Anton Dottilio

JOB NO.
0579-B

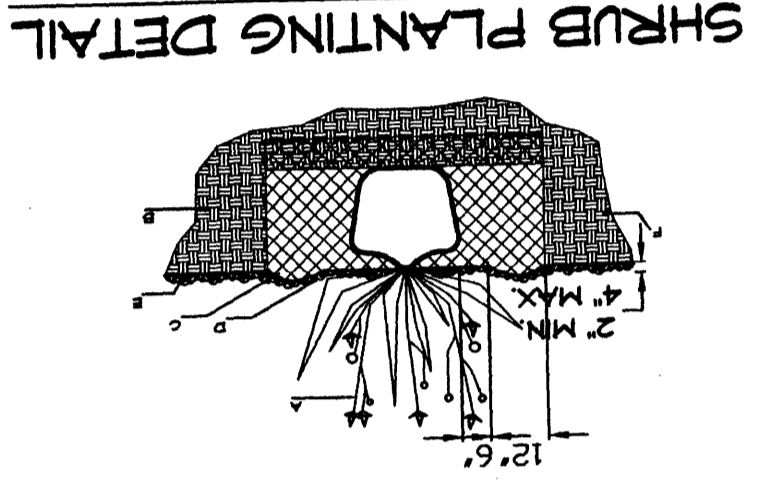
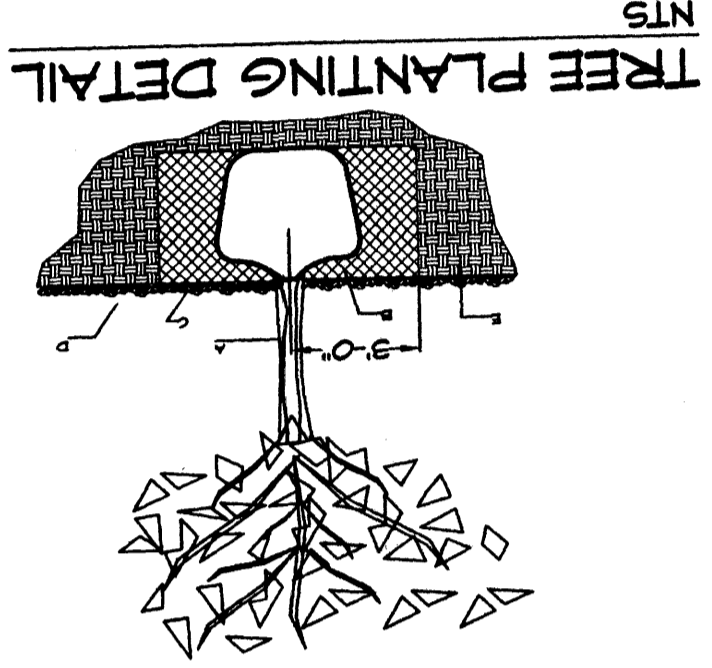
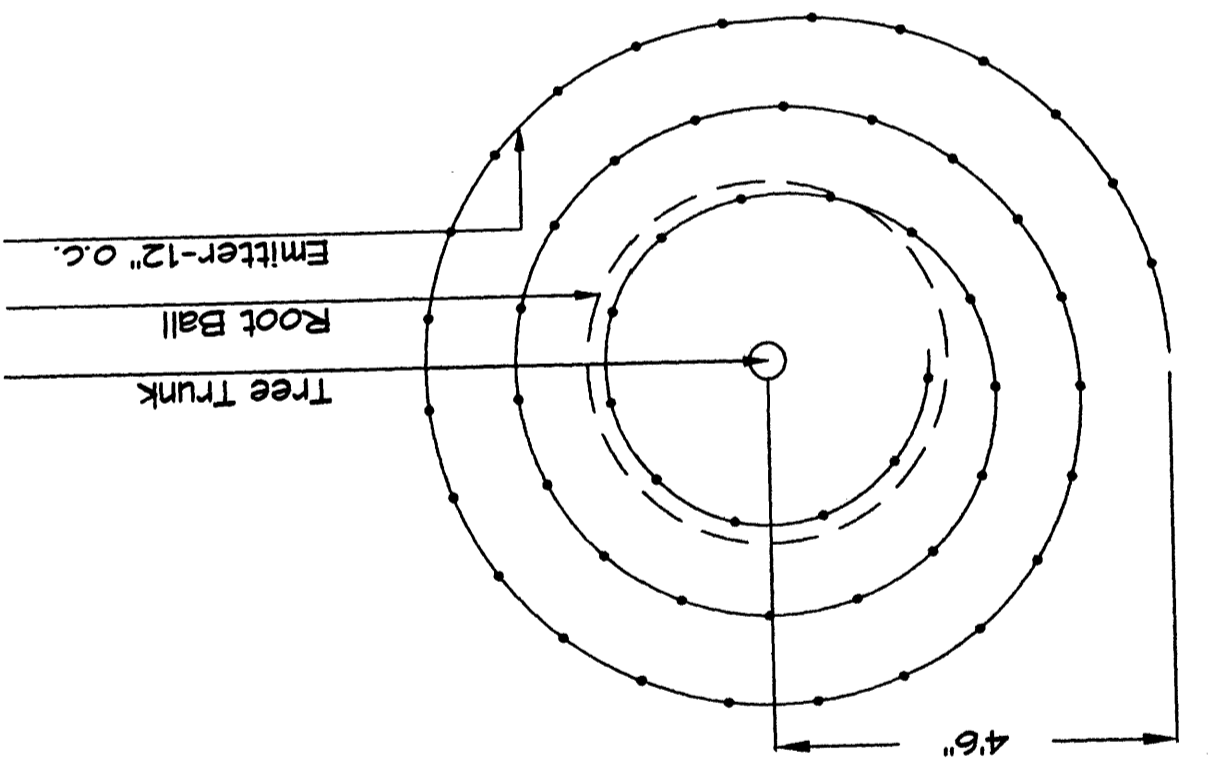
DRAWN BY
A P-Z

SHEET TITLE
BUILDING ELEVATIONS

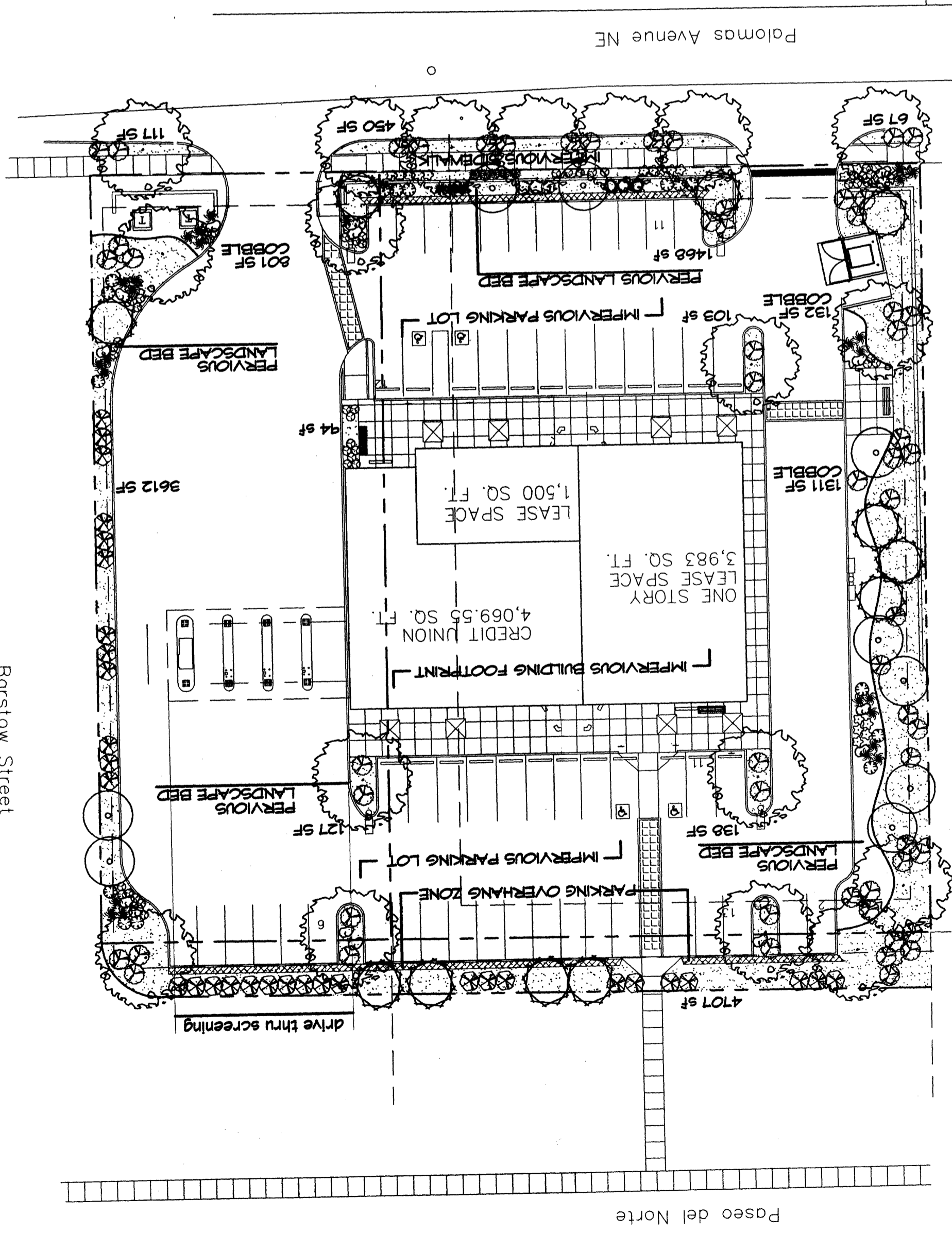
DATE: 05/3/07
SCALE: 1/8" = 1'-0"
sheet: **A4.1**
of:

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	6322	square feet
TOTAL BUILDINGS AREA	455	square feet
NET LOT AREA	5329	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8054	square feet
TOTAL BED PROVIDED	13127	square feet
GROUND COVER REQ.	80%	square feet
TOTAL GROUND COVER REQUIREMENT	10501	square feet
TOTAL GROUND COVER PROVIDED	11433 (87%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	13127 (24%)	square feet



GENERAL NOTES:
 1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUE TO THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
CONSTRUCTION NOTES:
 A. TREE
 B. BACKFILL WITH EXISTING MULCH.
 C. 3\"/>



LANDSCAPE NOTES:
 Landscaping maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
 All Tree/Plant beds shall achieve 80% live ground cover at maturity.
 Santa Fe Brown gravel over Filter Fabric to a minimum depth of 3\"/>

- * Symbol indicates evergreen plant material
- COBBLE WITH FILTER FABRIC
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- 20 BOULDERS
- NATURAL EDGE
- GREEN LAVENDER COTTON (M) 5
- LAVENDER (M) 44
- POTENTILLA (M) 18
- HALLS HONEYBUCKLE (M) 59
- DEER GRASSES (M) 26
- REAL MIST (M) 16
- RED YUCCA (L) 3
- LANAS BROOM (M) 3
- MANDARIN ORANGE (M) 3
- INDIAN HAWTHORN (M) 32
- DESERT WILLOW (L) 11
- NEW MEXICO OLIVE (L) 9
- HONEY LOCUST (M) 18

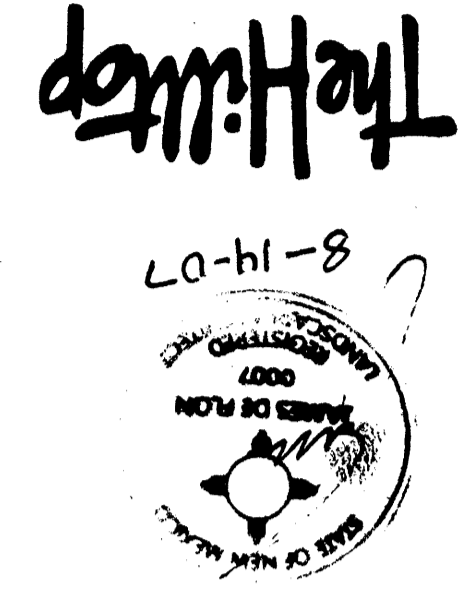
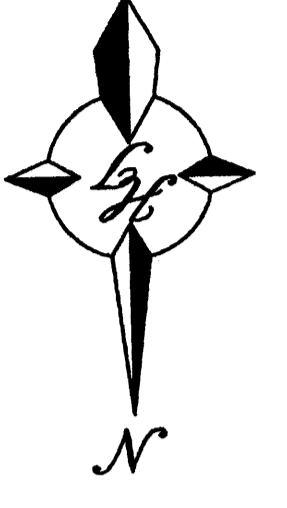
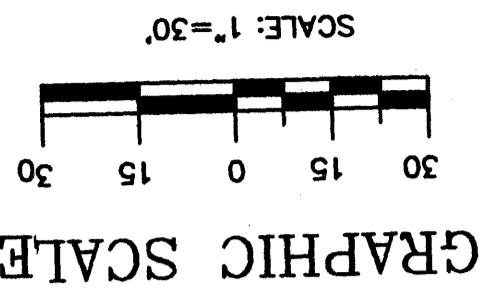
PLANT LIST

STREET TREE REQUIREMENTS
 Street trees required under the City of Albuquerque Name of street: Palomas
 Required 7' Provided 7'

PARKING LOT TREE REQUIREMENTS
 Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:
 1 Shade tree per 10 spaces
 Required 10' Provided 11'

NOTE TO CLIENT:
 Should The Hilltop not receive a grading and drainage plan during the design process or the on-site grades differ from the grading and drainage plan received. The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4\"/>

- * HALLS HONEYBUCKLE (M) 59
- 1 gal. 144ef
- Leopona Halliana
- POTENTILLA (M) 18
- 1 gal. 9ef
- LAVENDER (M) 44
- 1 gal. 9ef
- LAVANDULA angustifolia
- GREEN LAVENDER COTTON (M) 5
- 1 gal. 9ef
- Santolina virans
- NATURAL EDGE
- 20 BOULDERS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- COBBLE WITH FILTER FABRIC
- * Symbol indicates evergreen plant material



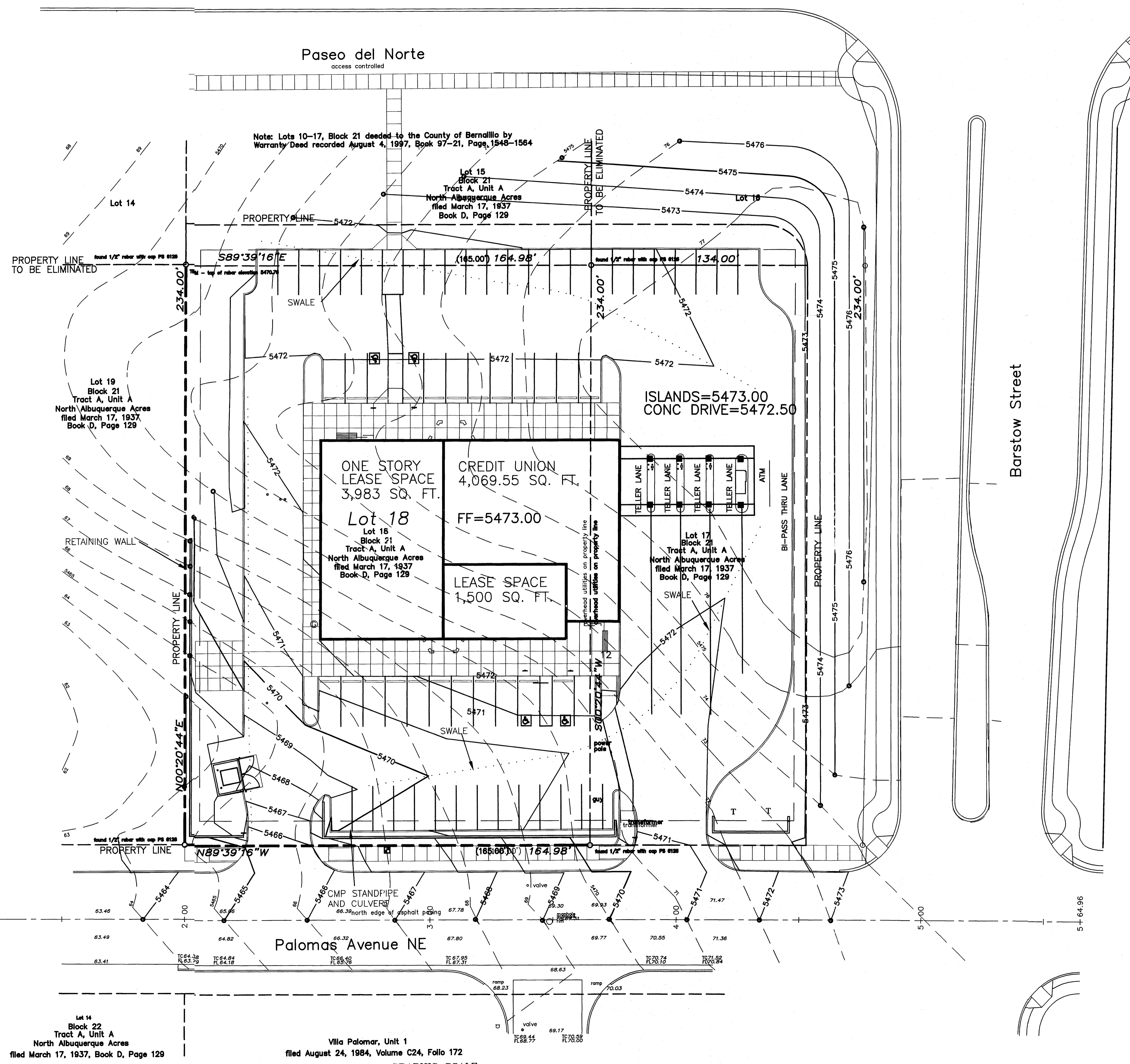
LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are not to be released or copied without applicable fees being paid or approved in writing.
 cm@hilltoplandscaping.com

DATE:	1-30-2005
SCALE:	1"=30'
SHEET TITLE:	LANDSCAPE PLAN
PROJECT NUMBER:	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
PROJECT ADDRESS:	BARSTOW AND PASO DEL NORTE ALBUQUERQUE, NEW MEXICO
JOB NO.:	0518
DRAWN BY:	RAM

PRELIMINARY NOT FOR CONSTRUCTION

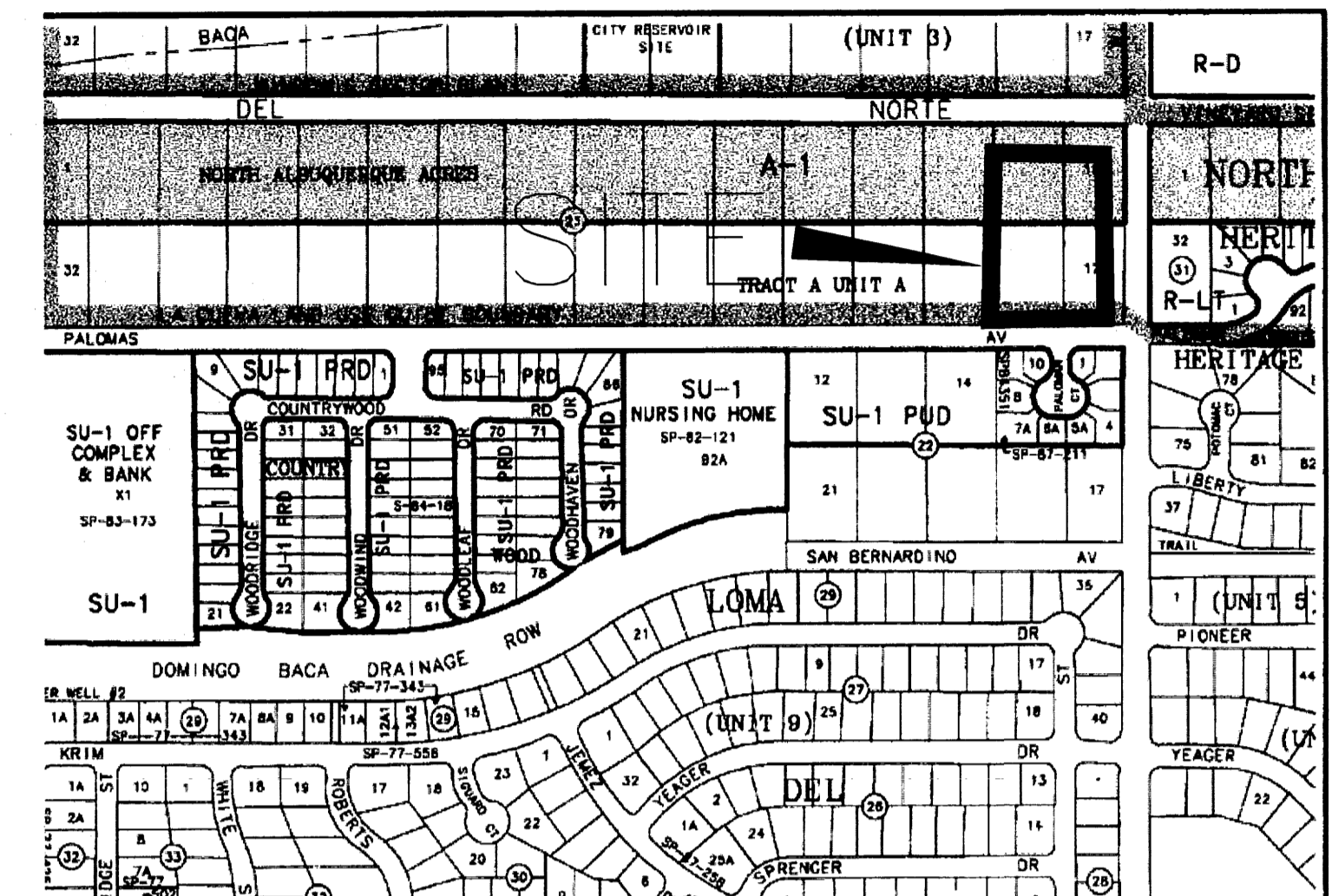
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
1	8-14-07	g	Site Plan and COA Comments
2	5-30-07	RAM	SITE PLAN REVISION
3	4-27-07	RAM	SITE PLAN REVISION
4	02/06/06	RAM	SITE PLAN



GENERAL NOTES:

- A. See sheet CG.1 for complete list of general notes and symbol/linetype legend that apply to all sheets.
- B. Surface features associated with underground utilities are shown on paving plans for clarity. See applicable utility plans for construction notes and details.
- C. All retaining walls along perimeter of the site are less than 4' in height.



D4 VICINITY MAP
SCALE: NOT TO SCALE

DRAINAGE NARRATIVE

The property currently flows from East to West. The site has a small area within the Barstow ROW that flows into the site. This area will be reshaped along with the site grading to create a smooth transition from Barstow into the site.

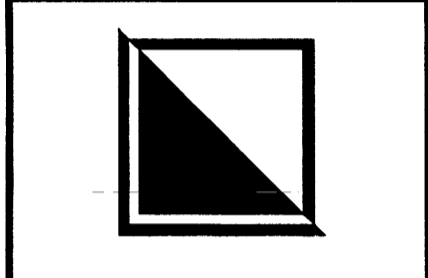
The site currently has two defined discharge points. The first is into the Palomas ROW and the other is to the north west in to the Paseo Del Norte ROW. These discharge locations will be maintained by the proposed grading.

The proposed site improvements include the construction of a new New Mexico Educators Federal Credit Union as well as office space for lease. There will also be parking areas, drive aisles and drive up teller under a canopy on the east side of the building. The parking lot will drain toward the two historic discharge points. The drain into the Paseo Del Norte side will not be restricted because the developed flow rate and the historic flows are similar in peak discharge rates. The discharge into Palomas will be increased from the historic but the downstream improvements and drainage plan for Palomas has been completed and approved by the City of Albuquerque and free discharge will be permitted provided the downstream improvements are completed concurrent or prior to the construction of the proposed NMEFCU.

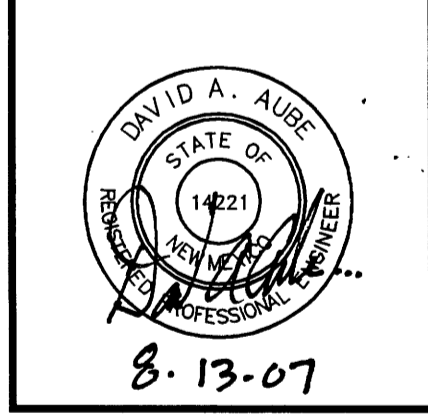
The retaining walls along the west property line will be restricted to less than 4' in height. The wall along Palomas will be less than 3' tall at the west entrance.

New street improvements along Palomas will be completed under a Public Work Order project.

REV	DATE	BY	REVISION
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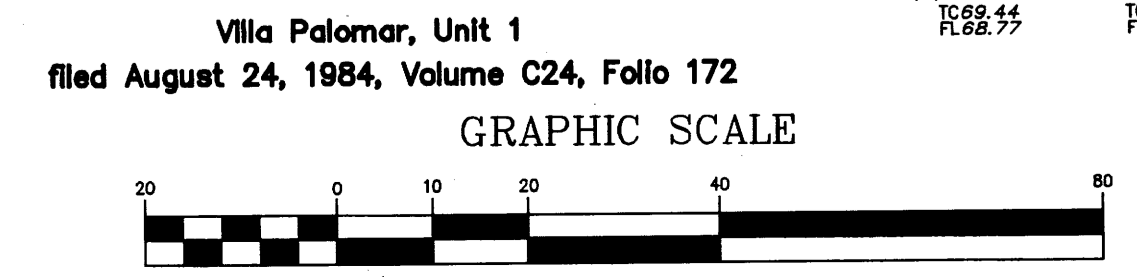
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

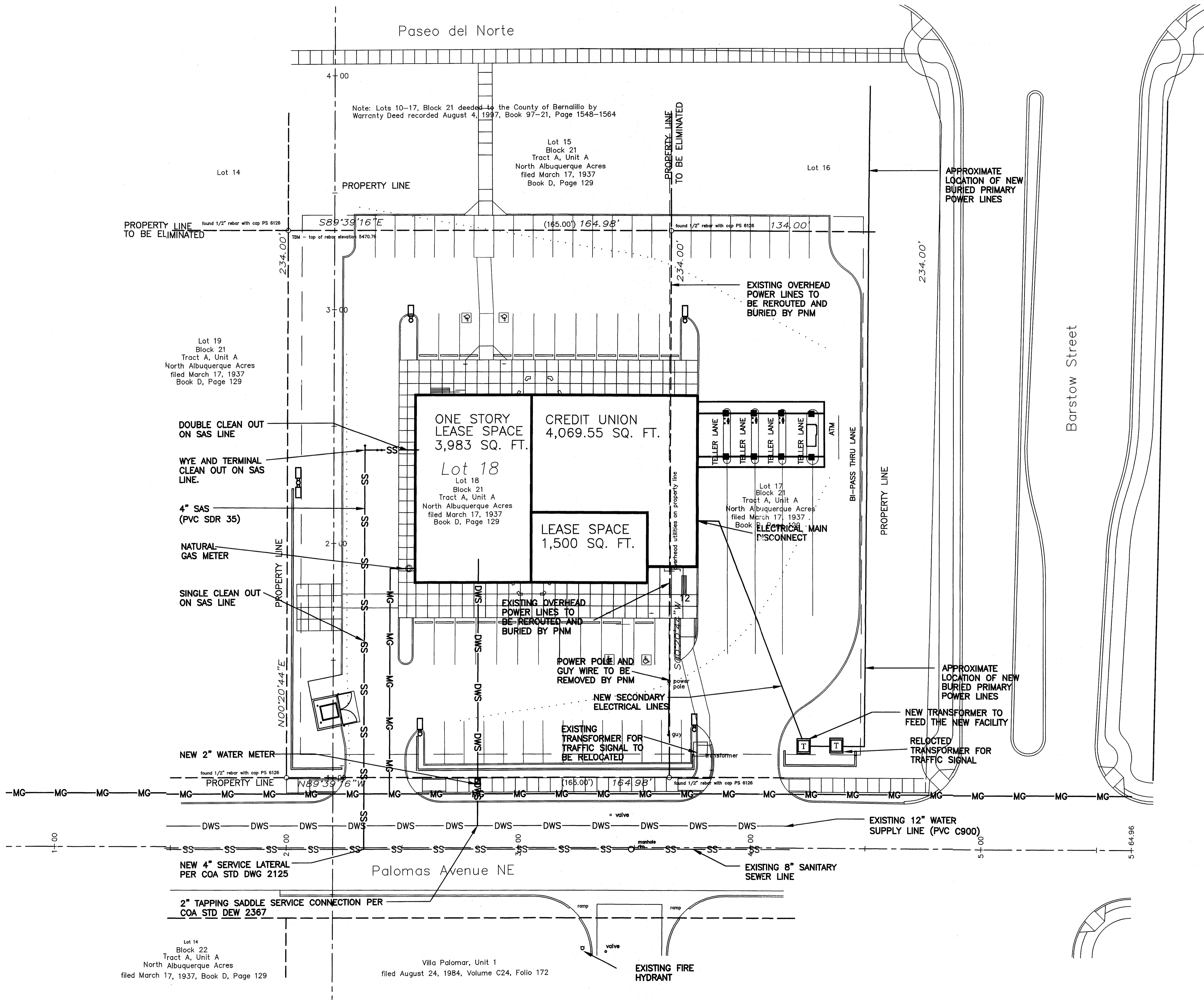


PROJECT TITLE	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION BASTROW AND PASEO DEL NORTE Albuquerque, NM
PROJECT MANAGER	ANDREW CHAMBERLAIN
DRAWN BY:	JOHN D. DAVIS
JOB NO.	0376
SHEET TITLE	OVERALL GRADING PLAN

DATE: 5/30/07
SCALE: 1" = 20'-0"

A1 OVERALL GRADING PLAN
SCALE: 1" = 20'-0"





Paseo del Norte

PROPERTY LINE

PROPERTY LINE TO BE ELIMINATED

PROPERTY LINE TO BE ELIMINATED

APPROXIMATE LOCATION OF NEW BURIED PRIMARY POWER LINES

Barstow Street

PROPERTY LINE

Palomas Avenue NE

EXISTING FIRE HYDRANT

GRAPHIC SCALE



Note: Lots 10-17, Block 21 deeded to the County of Bernalillo by Warranty Deed recorded August 4, 1937, Book 97-21, Page 1548-1564

Lot 15
Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937
Book D, Page 129

Lot 16

Lot 14

Lot 19
Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937
Book D, Page 129

ONE STORY LEASE SPACE
3,983 SQ. FT.

CREDIT UNION
4,069.55 SQ. FT.

Lot 18

Lot 18
Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937
Book D, Page 129

LEASE SPACE
1,500 SQ. FT.

TELLER LANE
TELLER LANE
TELLER LANE
TELLER LANE
ATM

Lot 17
Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937
Book D, Page 129

ELECTRICAL MAIN DISCONNECT

EXISTING OVERHEAD POWER LINES TO BE REROUTED AND BURIED BY PNM

POWER POLE AND GUY WIRE TO BE REMOVED BY PNM

NEW SECONDARY ELECTRICAL LINES

EXISTING TRANSFORMER FOR TRAFFIC SIGNAL TO BE RELOCATED

APPROXIMATE LOCATION OF NEW BURIED PRIMARY POWER LINES

NEW TRANSFORMER TO FEED THE NEW FACILITY

RELOCATED TRANSFORMER FOR TRAFFIC SIGNAL

DOUBLE CLEAN OUT ON SAS LINE

WYE AND TERMINAL CLEAN OUT ON SAS LINE

4" SAS (PVC SDR 35)

NATURAL GAS METER

SINGLE CLEAN OUT ON SAS LINE

NEW 2" WATER METER

EXISTING 12" WATER SUPPLY LINE (PVC C900)

NEW 4" SERVICE LATERAL PER COA STD DWG 2125

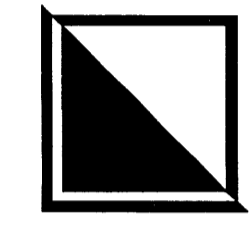
EXISTING 8" SANITARY SEWER LINE

2" TAPPING SADDLE SERVICE CONNECTION PER COA STD DEW 2367

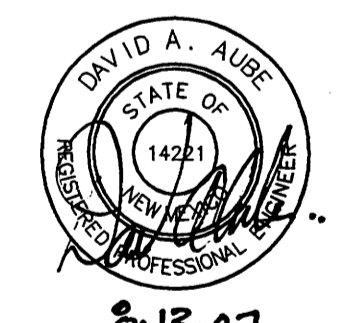
Lot 14
Block 22
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937, Book D, Page 129

Villa Palomar, Unit 1
filed August 24, 1984, Volume C24, Folio 172

REV	DATE	BY	REVISION
1			
2			
3			
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5			
6			
7			
8			
9			
10			



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



8-13-07

PROJECT TITLE	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION BASTROW AND PASEO DEL NORTE Albuquerque, NM
PROJECT MANAGER	Antonio D'Alto
DRAWN BY	
JOB NO.	0678
SHEET TITLE	CONCEPTUAL UTILITY PLAN

DATE: 5/30/07

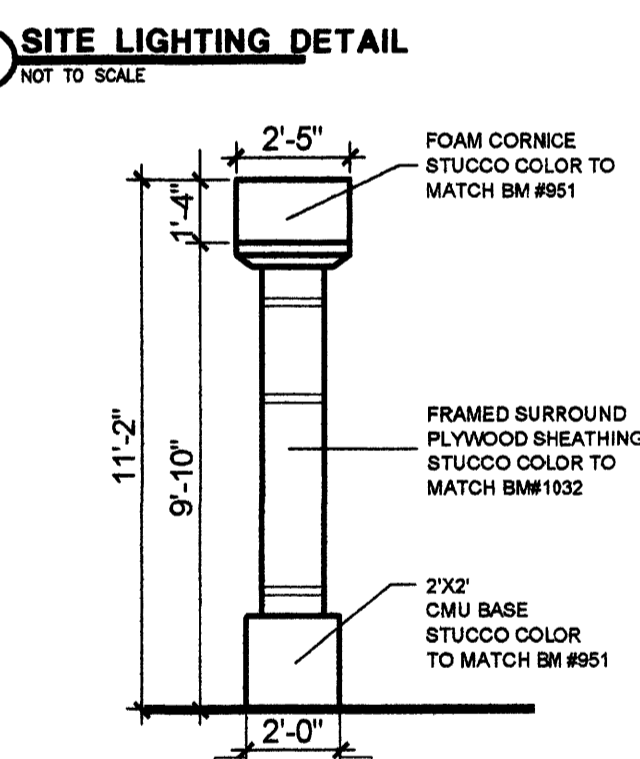
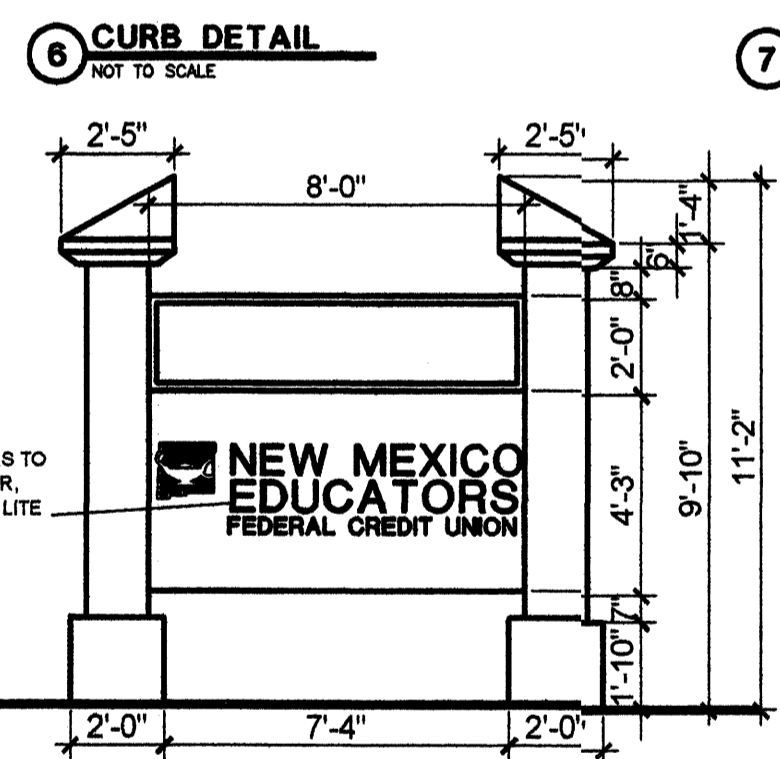
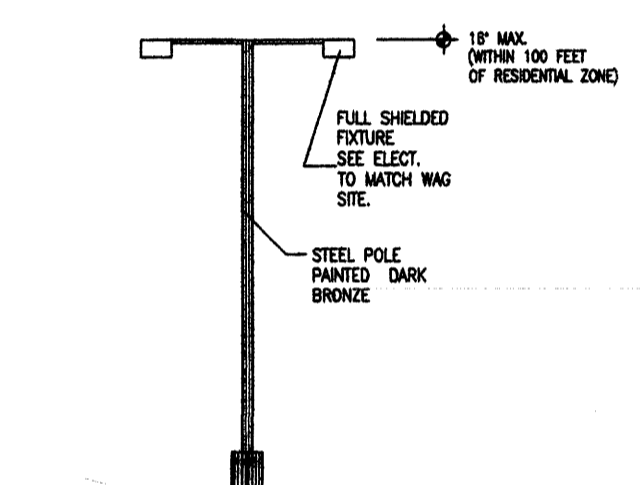
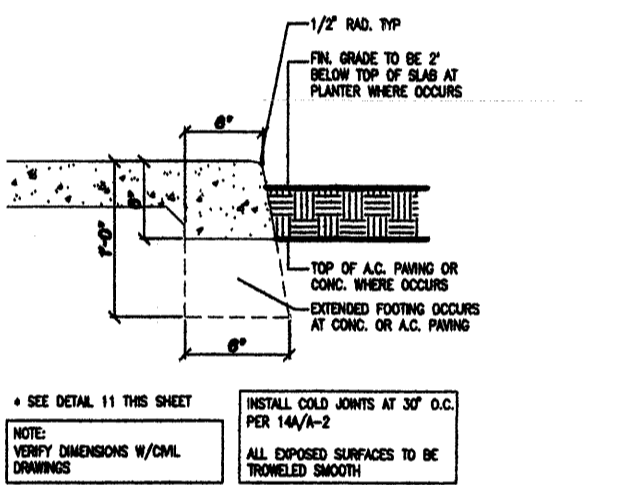
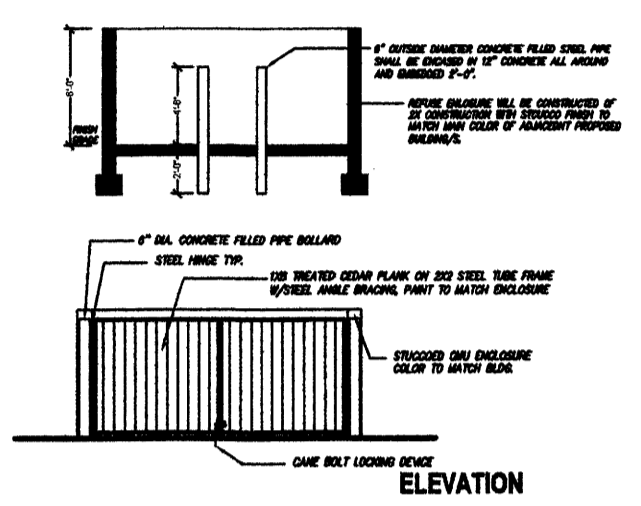
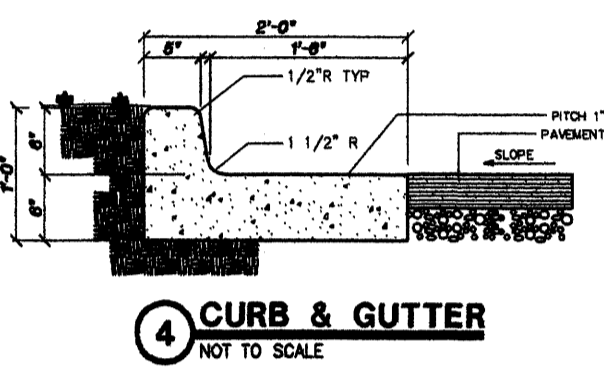
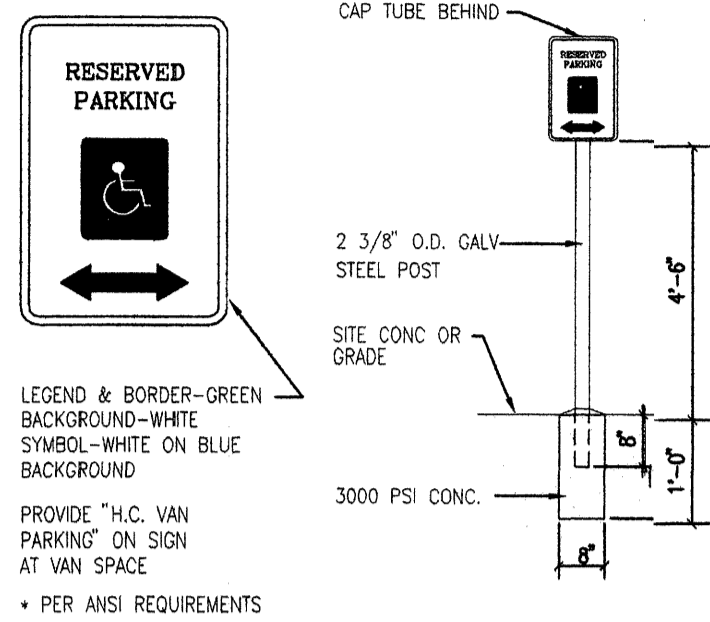
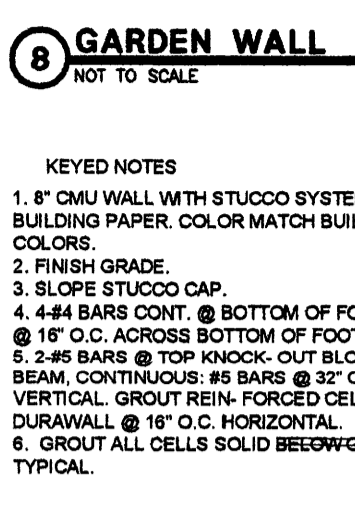
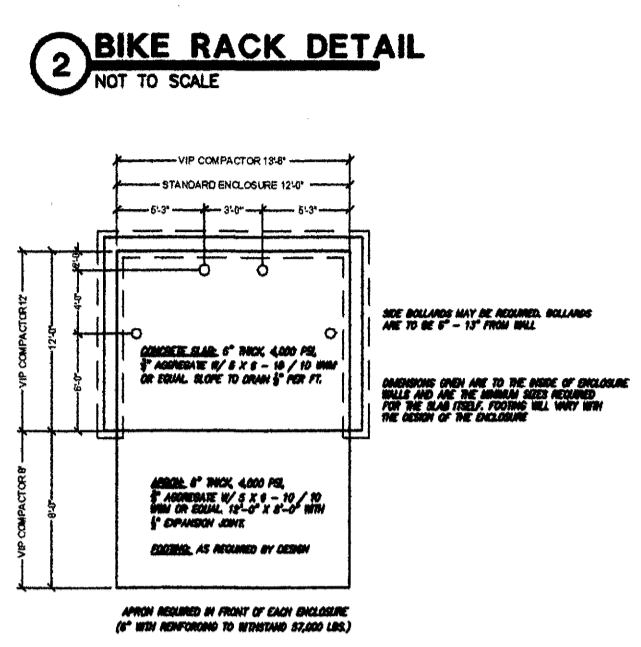
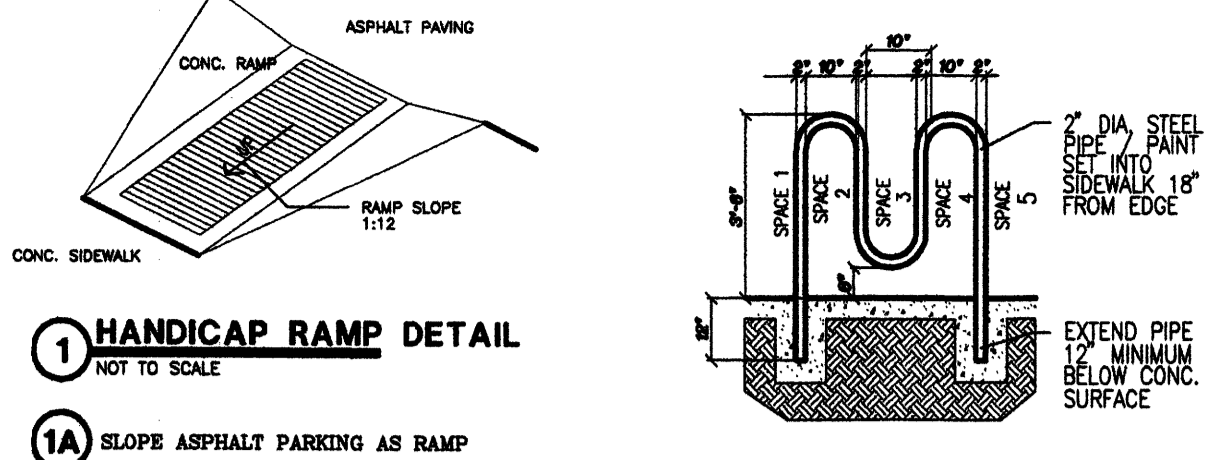
SCALE: 1" = 20'

C3.1

A1

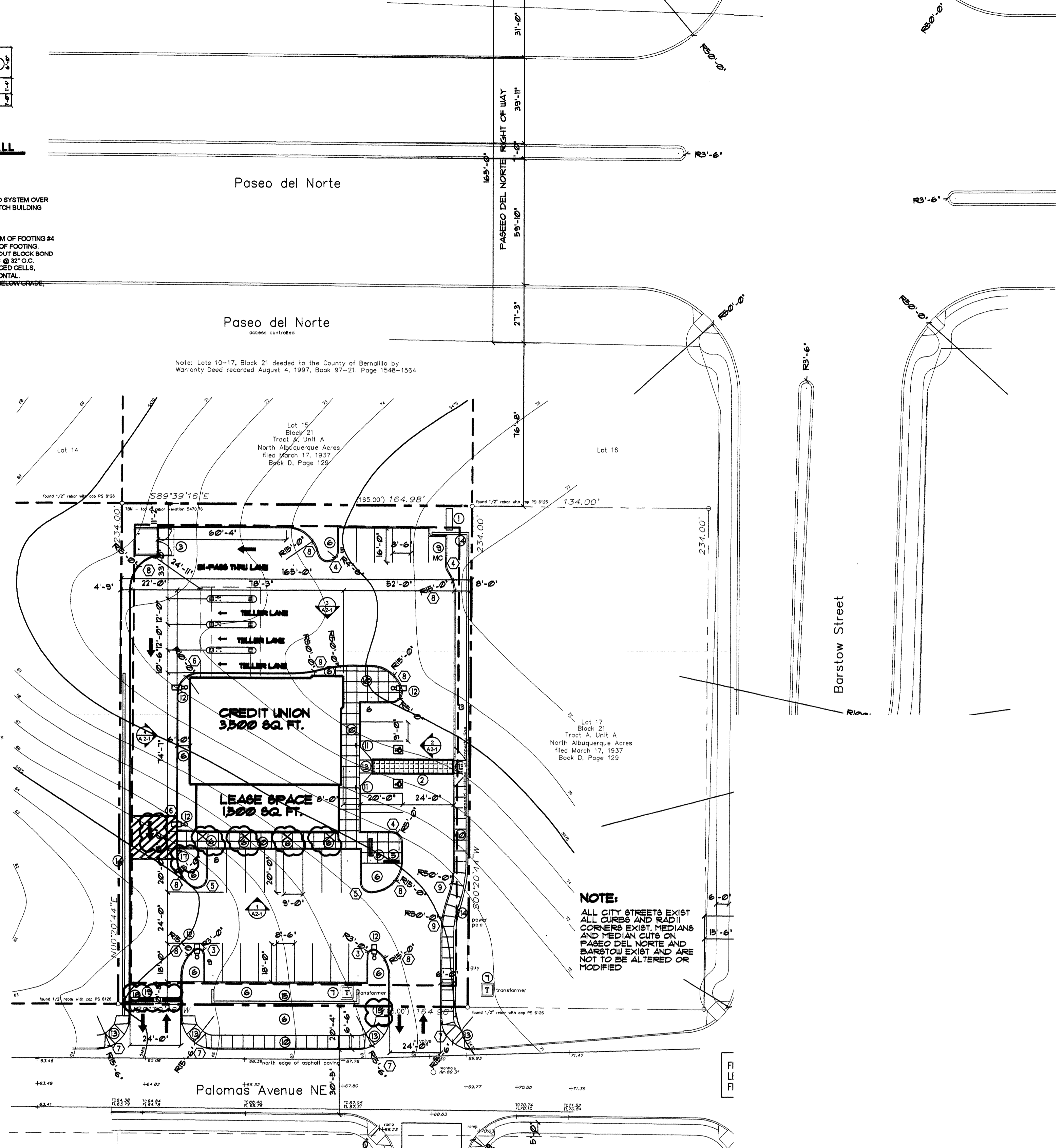
CONCEPTUAL UTILITY PLAN

THE DESIGN GROUP
ARCHITECTS, PLANNERS, INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6480 FAX: 505.242.0883



KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR MATCH BUILDING COLORS.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4
5. 16" O.C. ACROSS BOTTOM OF FOOTING
6. 2-#6 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS #5 BARS @ 32" O.C. VERTICAL. GROUT REIN. FORCED CELLS.
7. DRAINAGE @ 16" O.C. HORIZONTAL.
8. GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.



CODE REFERENCES

BUILDING CODE: IBC *2003
 MECHANICAL CODE: UMC *2003
 PLUMBING CODE: UPC *2003
 ELECTRICAL CODE: NEC *2005
 ACCESSIBILITY CODE: ANSI *1998
 FIRE CODE: IFC *2003

CODE DATA

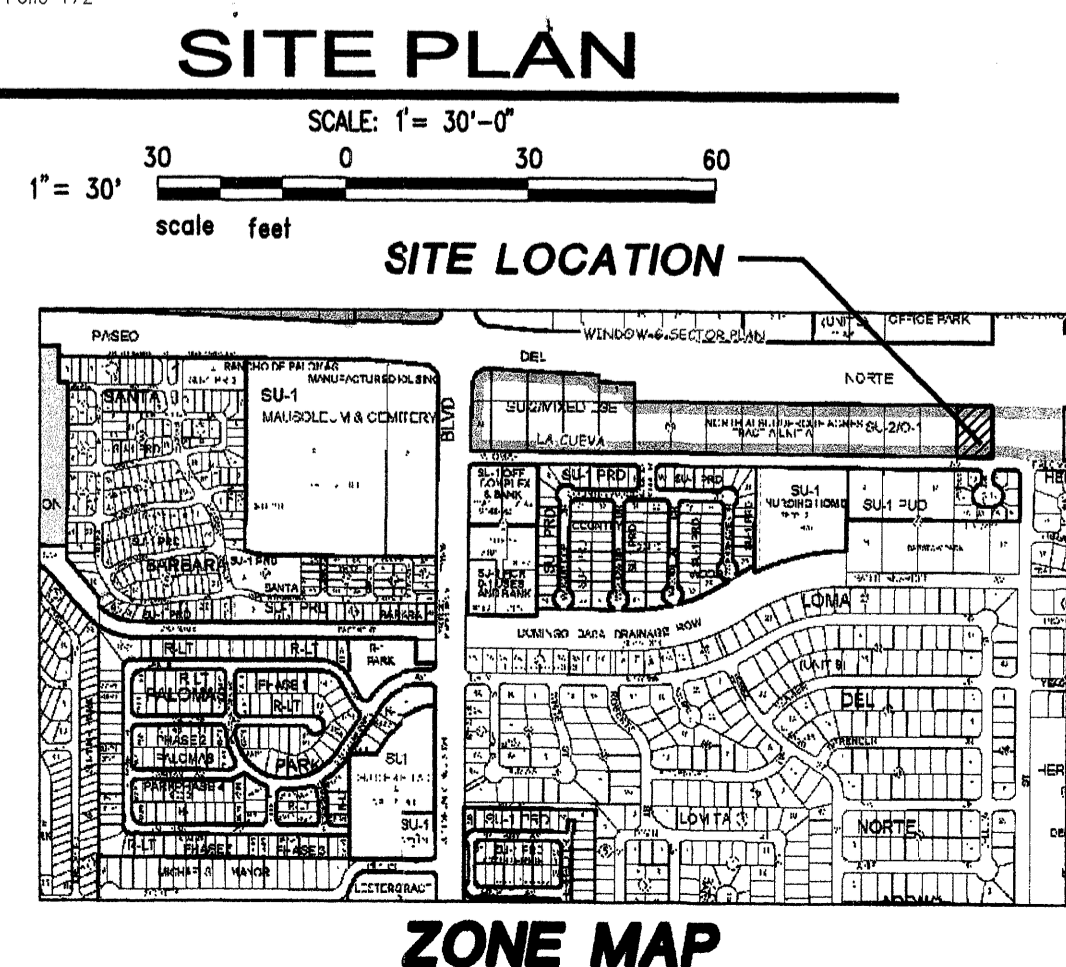
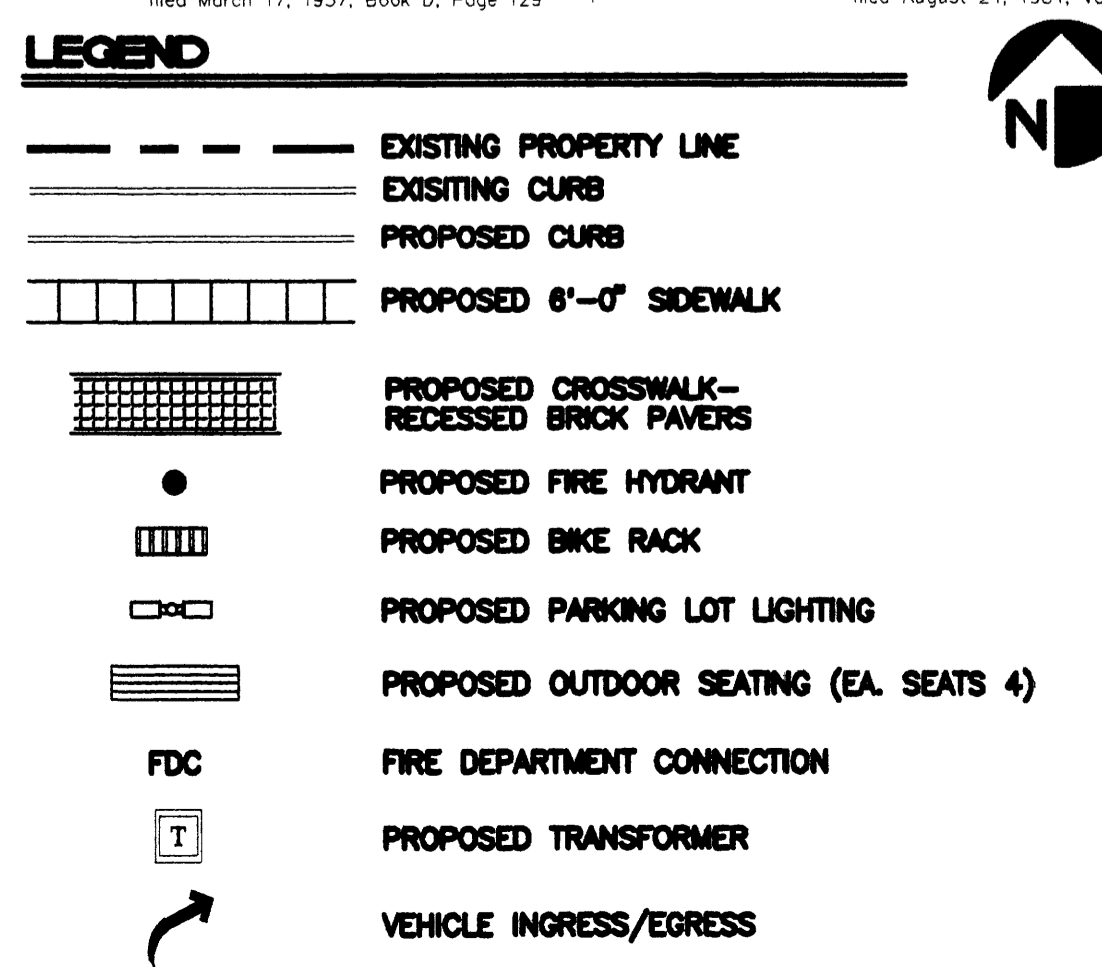
ADDRESS: BARSTOW & PASEO DEL NORTE
 ZONING: SU2 TO C-1
 BUILDING USE: CREDIT UNION (BANK)
 OCCUPANCY: GROUP B
 BUILDING TYPE: TYPE 2B
 SEISMIC ZONE: 2B
 ALLOWABLE AREA: 12,500 SF
 # OF STORIES: ONE
 FIRE PROTECTION: NON-SPRINKLED

KEYED NOTES

1. BY-ON SIGN 14' MONUMENT (SEE 8/AS)
2. 6'-0" WIDE RAISED/TEXTURED COLORED CONCRETE PEDESTRIAN CROSSWALK
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SCUD GATES. (SEE 5/AS)
4. 6'-0" X 8'-0" TREE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS. (SEE 2/AS)
6. LANDSCAPE AREA
7. TRANSFORMER PAD
8. BENCHES
9. 12" X 18" MOTORCYCLE SIGN AS PER CITY REQ.(MC)
10. PEDESTRIAN WALK
11. H.C. PARKING SIGNAGE (SEE 3/AS)
12. SITE LIGHTING (18' MAX) (SEE 7/AS)
13. ACCESSIBLE RAMP (SEE 1/AS)
14. RETAINING WALL REFER TO CIVIL DRAWINGS
15. GARDEN SCREEN WALL 6'-0" HIGH COLOR AND TEXTURE TO MATCH BUILDING
16. DRIVEWAY CEMENT AND ENTRY/EXIT DRIVE
17. SIGN TO READ "DO NOT ENTER ONE WAY" AND STRIPPIN ON PAVEMENT
18. STOP SIGN
19. SPEED BUMP

RADIUS:

1. RADIUS = 1'-6"
2. RADIUS = 2'-6"
3. RADIUS = 2'-8"
4. RADIUS = 4'-6"
5. RADIUS = 5'-0"
6. RADIUS = 10'-0"
7. RADIUS = 15'-6"



LEGAL DESCRIPTION:

For all or a portion of Block 21,
 Lot 18 Block 21 Tract A, Unit A North Albuquerque Acres
 SU2 TO C-1
 TOTAL ACREAGE
 .886 Acres

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL ARCHITECTURAL:

General architecture character is to follow the general design concept depicted on building elevations will be cementitious finish with a cementitious dado band. The building walls must be colored to match color Benjamin moore (#2) bm951 and (#1) bm1032. The main roof is to be predominately flat-roofed or sloped to drain. The building areas such as drive thru canopies, entrance porches and window canopies will be sloped as an architectural feature. These roofs are to be shed type metal standing or flat seamed. The high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roof extend above the parapet wall and area to relate to the entry format of the building. Building heights are limited to 26' parapet heights for major building walls. These roofs may extend above this height to accent and articulate the building mass.

MECHANICAL EQUIPMENT SCREENING:

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALLET:

color #1 light tan Benjamin moore #1032
 color #2 medium dark tan dado band base wall color #951
 color #3 marbled terra cotta concrete tile roofing, trim & accents (med red/brown), (MONIER BARCELONA CLIFFSIDE, RED).

SPECIAL BUFFERING:

Drive-thru area to be screened with a 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A 30" high berm of the may be provided as part of the landscape

BUILDING SIGNAGE:

Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. The Bank logo is to be a part of the overall sign. Lighting on the monument sign and building-mounted signs will not change brightness.

LANDSCAPING:

Landscape of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS:

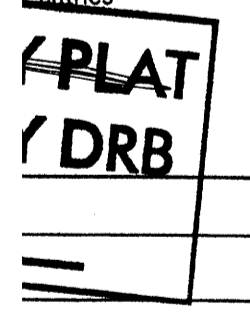
Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 5 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. with the general color palette and provided with each submittal.

tinged glass is permitted.

actors are to be totally screened public right-of-way and the and compactor locations are to wall color and material.

so. Lighting not to exceed 20' high 20' to fixture. Exposed, i.e. must be shielded shoe box type e 50ft candles, from totally small timers

d parking plus 10% maximum ADA entries



velopment plan approved by the and the ation of Decision are satisfied

) NO if yes, then a set of ed for any construction within ic improvements

APPROVAL

ion	Date
ion	Date
ion	Date
ion	Date
ion	Date
ion	Date

REVISION	BY	DATE

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

PRELIMINARY NOT FOR CONSTRUCTION

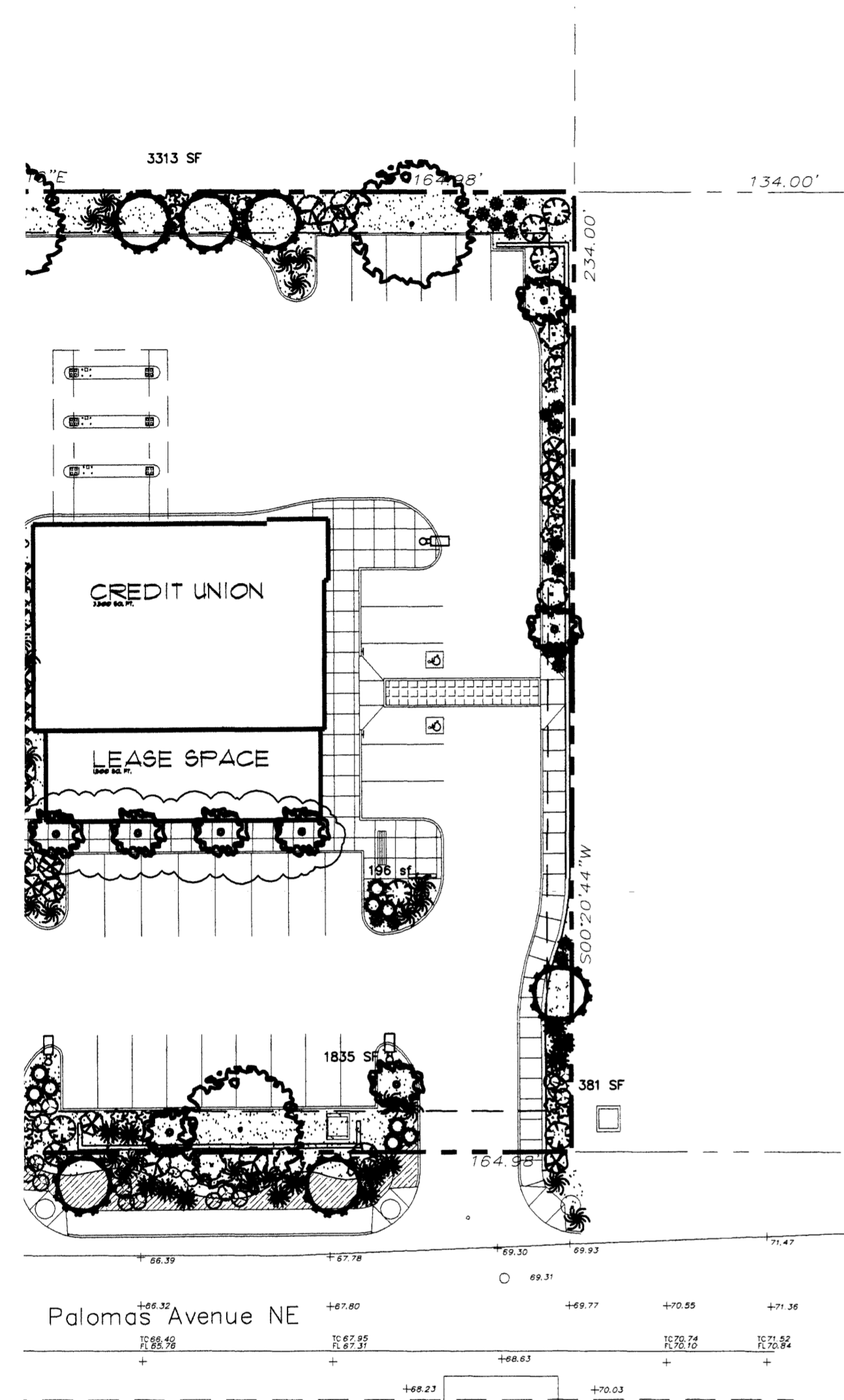
PROJECT TITLE
NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
 BARSTOW AND PASEO DEL NORTE
 ALBUQUERQUE, NEW MEXICO

DRAWN BY: WRS
 PROJECT MANAGER: Aron Dabb
 JOB NO: 0678

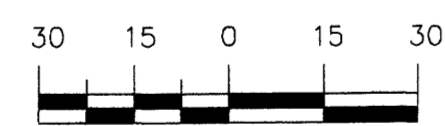
SHEET TITLE
SITE PLAN FOR BLDG. PERMIT

DATE: 1.5.2005
 SCALE: 1"=30'

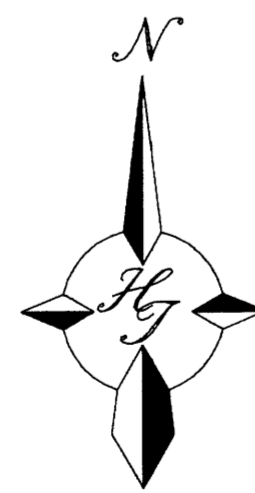
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GRAPHIC SCALE



SCALE: 1"=30'



PLANT LIST

-  HONEY LOCUST (M) 3
Gleditsia triacanthos
2" Cal.
-  NEW MEXICO OLIVE (L) 9
Forestiera neomexicana
15 Gal.
-  DESERT WILLOW (L) 6
Chilopsis linearis
5 Gal. 225sf
-  MAIDEN GRASS (M) 6
Miscanthus sinensis
5 Gal. 16sf
-  INDIAN HAWTHORN (M) 32
Raphiolepis indica
5 Gal. 36sf
-  LANAR BROOM (M) 9
Cytisus scoparius
5 Gal. 9sf
-  RED YUCCA (L) 13
Hesperaloe parviflora
5 Gal. 9sf
-  POTENTILLA (M) 36
Potentilla fruticosa
1 Gal. 9sf
-  REGAL MIST (M) 10
Muhlenbergia capillaris
5 Gal. 9sf
-  THREADGRASS (M) 26
Stipa tenuissima
1 Gal. 4sf
-  HALLS HONEYSUCKLE (M) 10
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
-  LAVENDER (M) 15
Lavandula angustifolia
1 Gal. 9sf
-  GREEN LAVENDER COTTON (M) 39
Santolina virens
1 Gal. 8sf
-  NATURAL EDGE
-  OVERSIZED GRAVEL
& 15 BOULDERS
-  SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
-  COBBLE
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, Pollen 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.

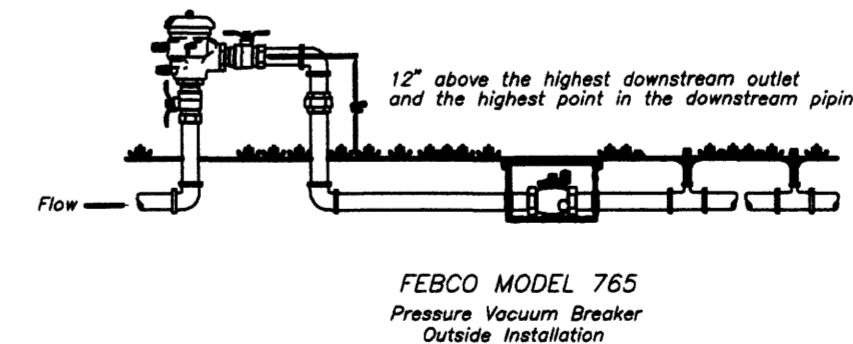
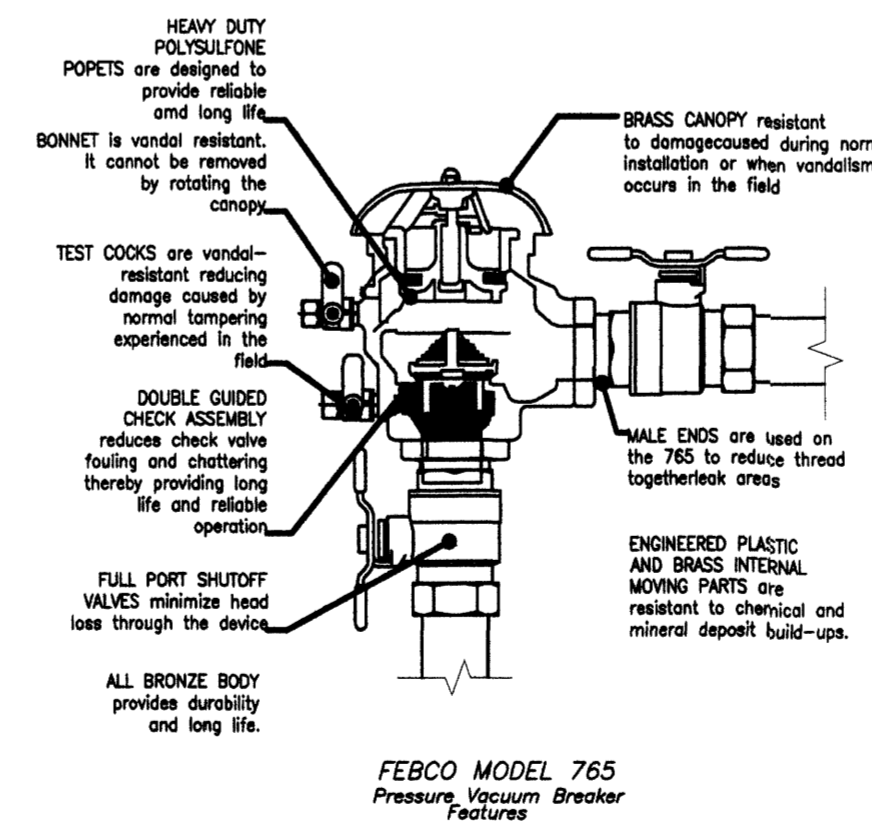
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	37723	square feet
TOTAL BUILDINGS AREA	18500	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	19223	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2883	square feet
TOTAL BED PROVIDED	6922	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	5192	square feet
TOTAL GROUND COVER PROVIDED	5201 (75%)	square feet
TOTAL LANDSCAPE PROVIDED	6922 (36%)	square feet



BACKFLOW PREVENTER DETAIL

not to scale

REV	DATE	BY	REVISION
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY
NOT FOR
CONSTRUCTION**

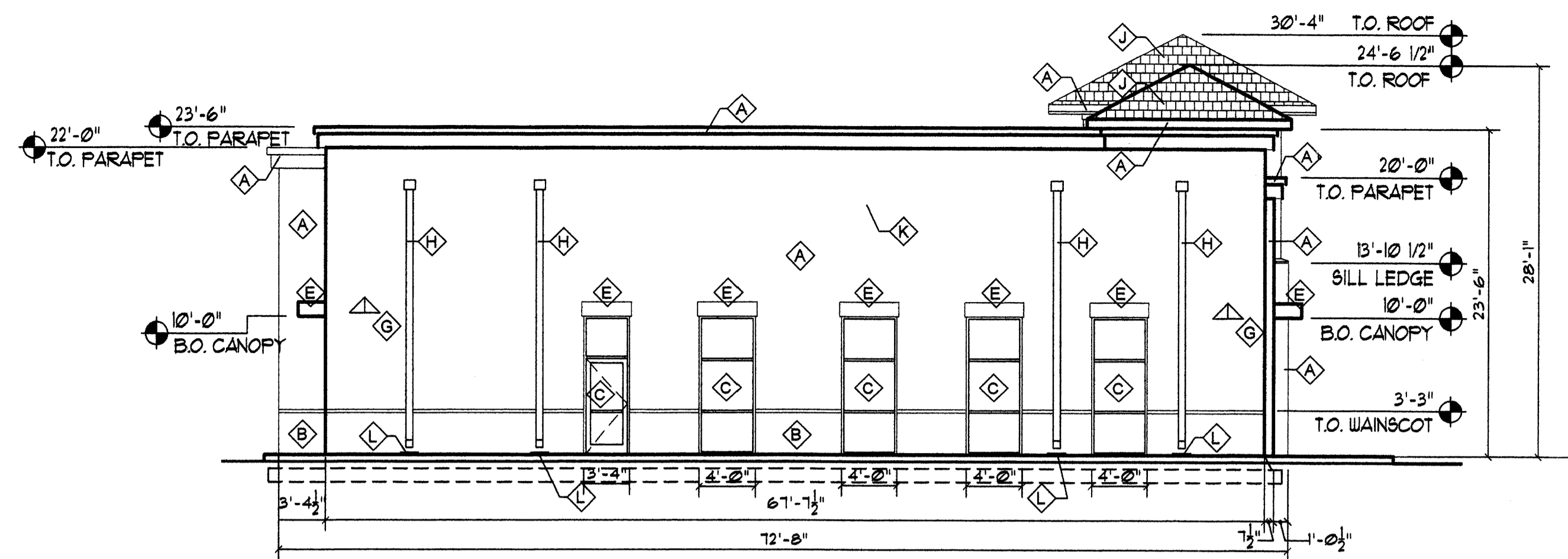
PROJECT TITLE	NEW MEXICO EDUCATORS FEDERAL CREDIT UNION BASTROW AND PASIO DEL NORTE ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	Arno Daulton
JOB NO.	0578
DRAWN BY	RMM
SHEET TITLE	LANDSCAPE PLAN

DATE:	1.5.2005	sheet-
SCALE:	1"=30'	L-1
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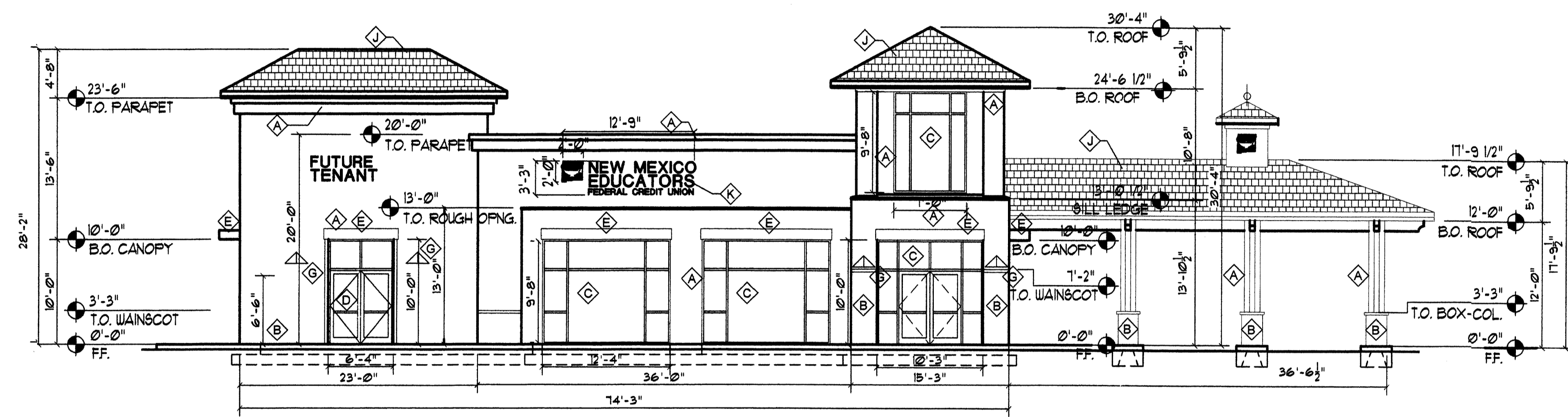
The Hilltop

LANDSCAPE ARCHITECTS + CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-4690
Fax (505) 898-7737
c.johnson@hilltoplandscaping.com

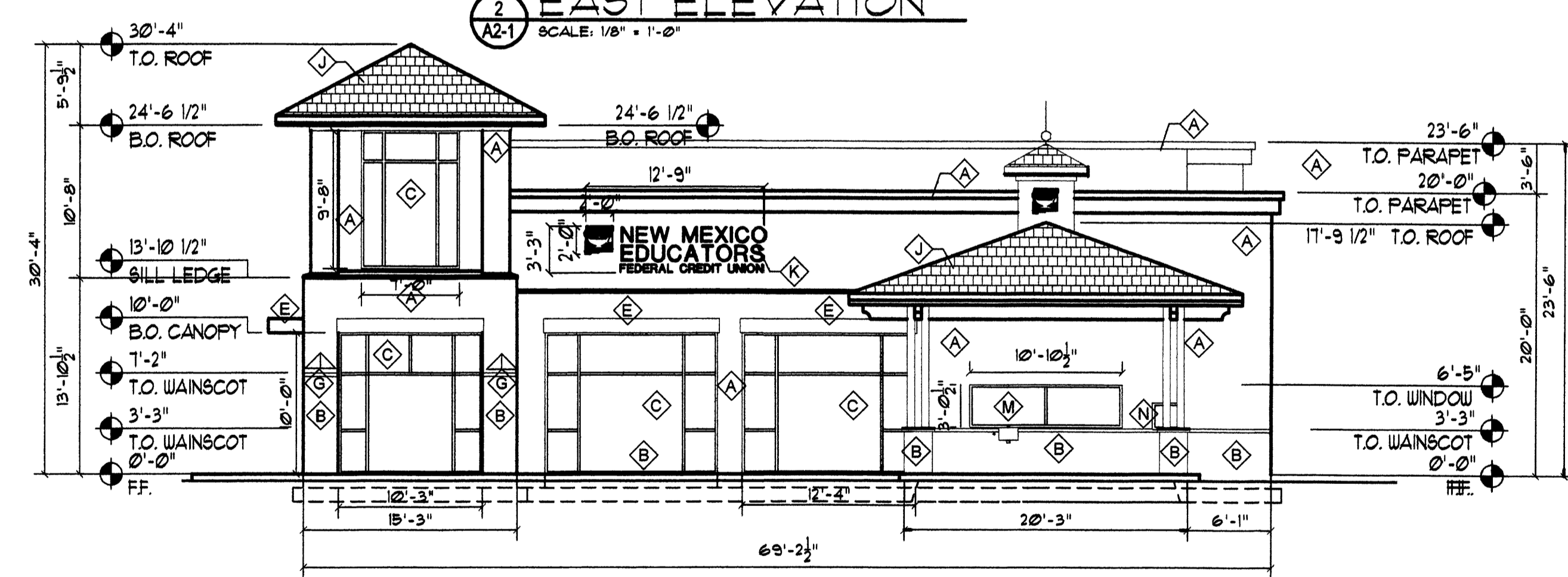
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be re-used or copied unless applicable fees have been paid or job order placed.



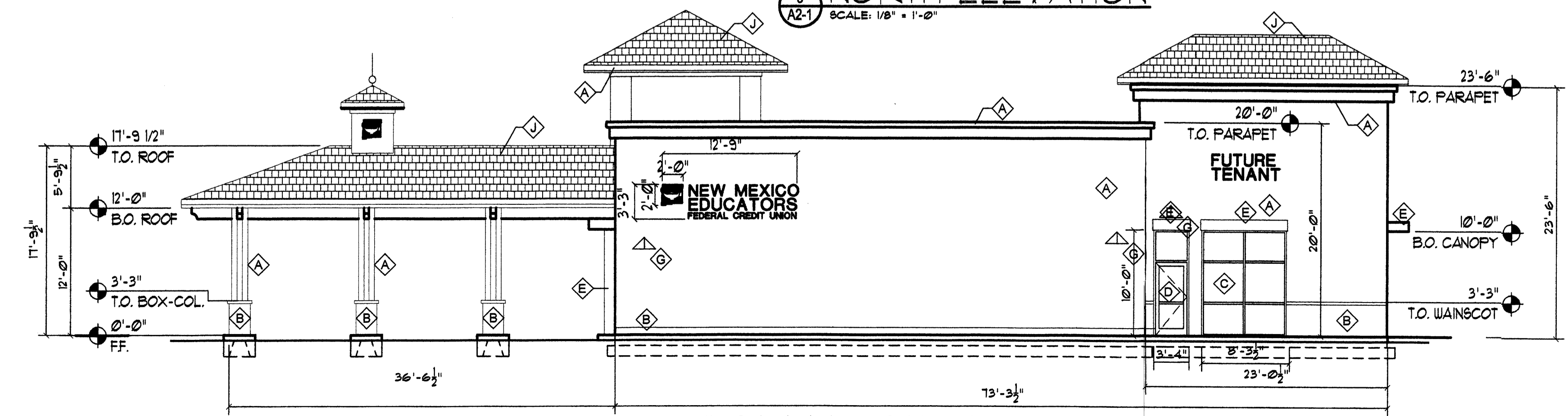
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

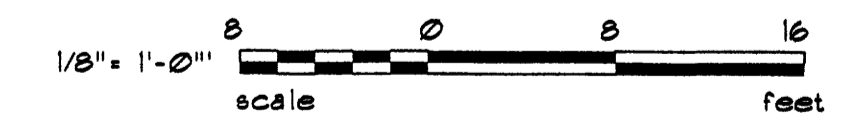


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Keyed Color / Material Schedule		Common Name
◇	STUCCO EL REY 101	WHITE
◇	STUCCO EL REY 116	DARK BROWN
◇	ALUM. STOREFRONT	BRONZE
◇	HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT FINISH
◇	TUBE STEEL CANOPY	SLATE GREY
◇	TUBE STEEL	PAINT TO MATCH EL REY #116 (ADOBE)
◇	LIGHT FIXTURE	BLACK
◇	DOWNSPOUT	PAINT TO MATCH ADJACENT FINISH
◇	CONCRETE ROOF TILE	SLATE GREY
◇	BANK SIGNAGE	BANK LOGO COLOR
◇	CONCRETE SPLASH BLOCK	SLATE GREY
◇	BANK DRIVE-THRU WINDOW	SECURITY GLASS & FRAME BY MNF.
◇	DEPOSIT BOX	STAINLESS STEEL

BUILDING SIGNAGE:
 Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque, faced metal channel lettering can type signs are prohibited. The Credit Union logo is to be integral part of the overall sign. The sign will be black in color, anodized aluminum and back lighted.

NOTES:
 ALL MECH. EQUIP. SHALL BE SHIELDED
 ALUM. STOREFRONT SHALL BE RECESSED 2" FROM FACE OF STUCCO.
 SIGN AREA TO BE DETERMINED BY LOCAL CODE.



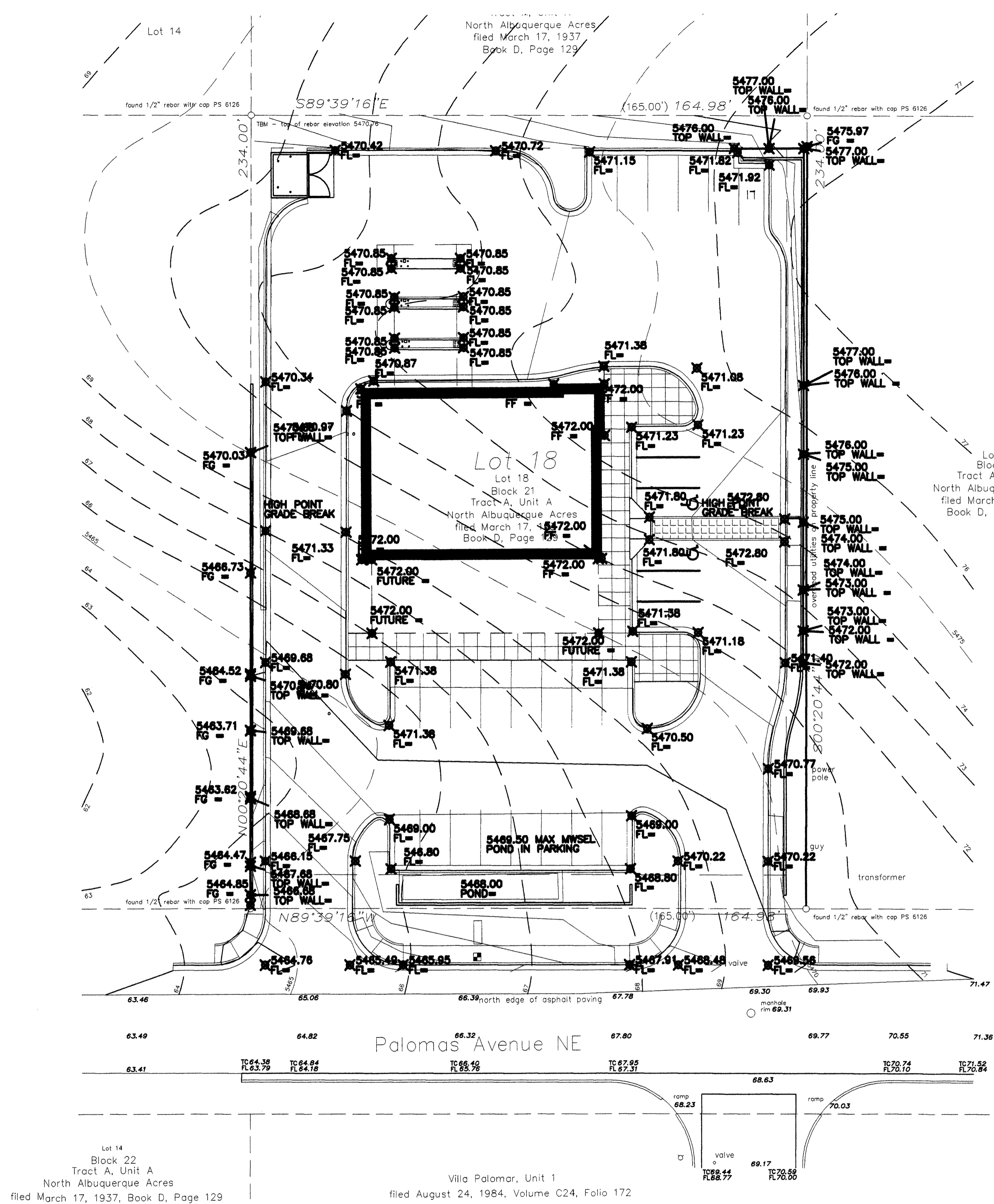
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT TITLE
 NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
 BARSTOW AND PASO DEL NORTE
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER
 Armando
 JOB NO.
 0578
 DRAWN BY
 WRS
 SHEET TITLE
 EXTERIOR ELEVATIONS

DATE
 1.5.2005
 SCALE
 1/8" = 1'-0"
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- GENERAL NOTES:**
- A. See sheet CG.1 for complete list of general notes and symbol/linetype legend that apply to all sheets.
 - B. Surface features associated with underground utilities are shown on paving plans for clarity. See applicable utility plans for construction notes and details.
 - C. All retaining walls along perimeter of the site are less than 4' in height.

SITE

D4 VICINITY MAP
SCALE: NOT TO SCALE

DRAINAGE NARRATIVE

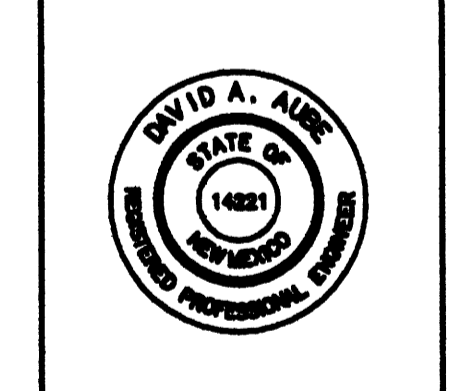
The property currently flows from East to the West. The site has a small 1/2 acres parcel to the east which is part of the Barstow ROW that drains into the site. This water shed is small and will not have adverse effects on the proposed development. The water from offsite will either be diverted into Palomas on the south side of the site or into the Paseo Del Norte ROW.

The proposed site improvements include the construction of a new New Mexico Educators Federal Credit Union building and associated parking, drive isles, and drive up tellers under a canopy. The parking areas will drain toward the south into the Palomas ROW. Retaining walls along the east and west sides will be utilized to reduce the slopes on the parking areas and to aid in compliance with ADA requirements. The retaining walls will be less than 4' in height.

New curb and gutter will be installed along the site frontage within the Palomas ROW.

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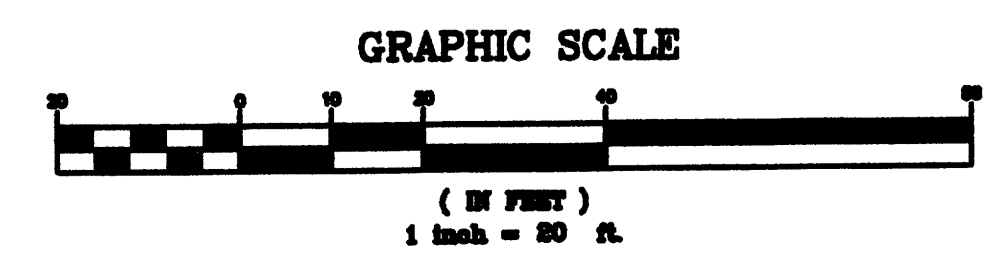
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877



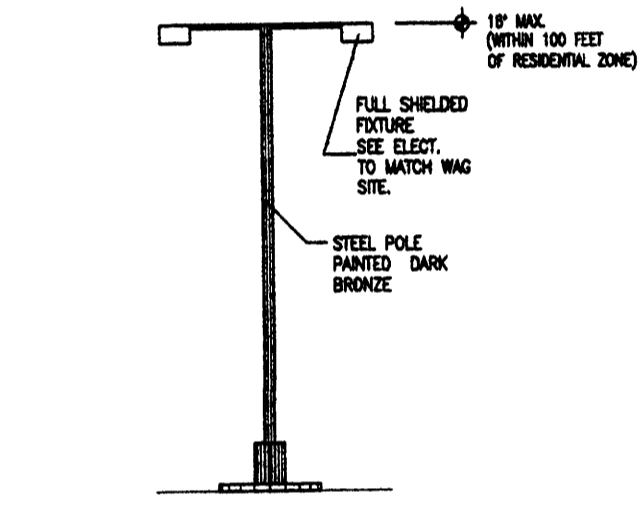
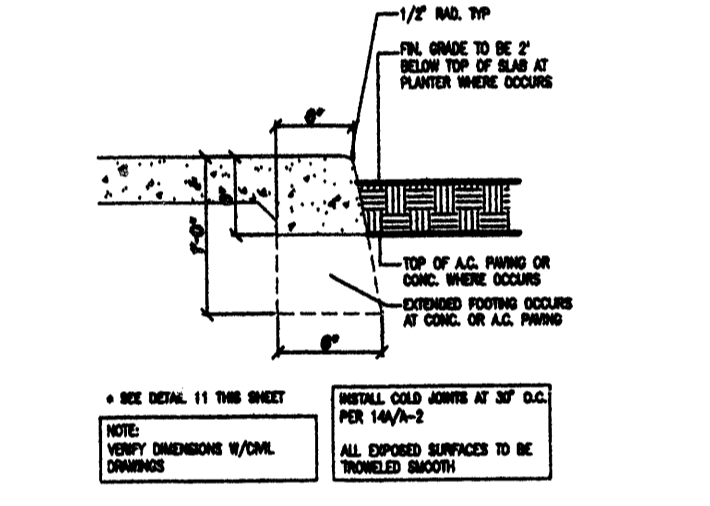
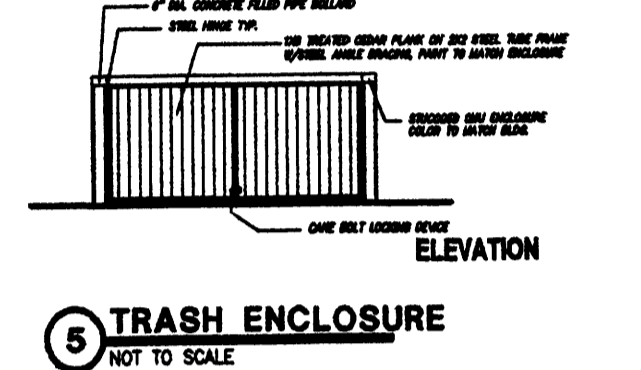
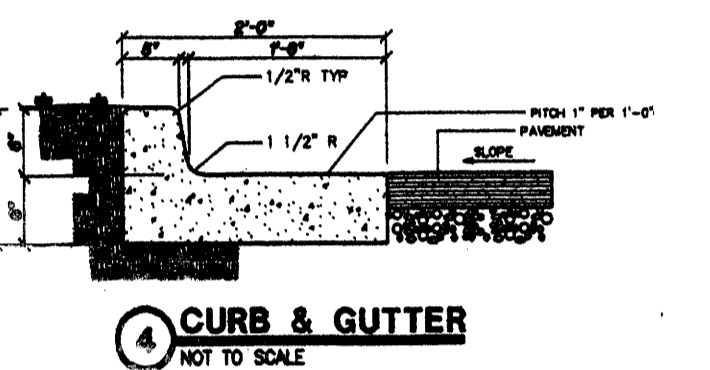
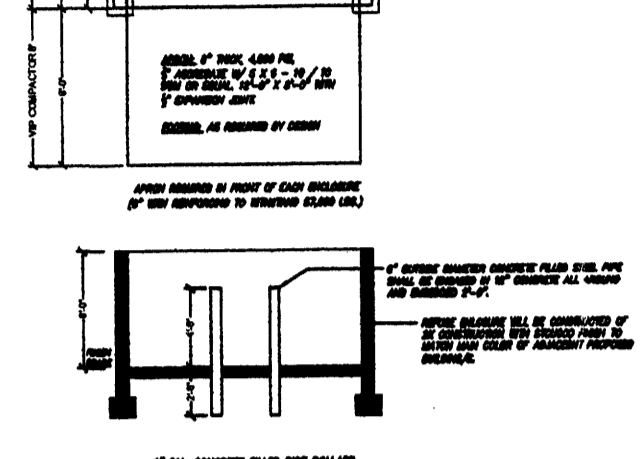
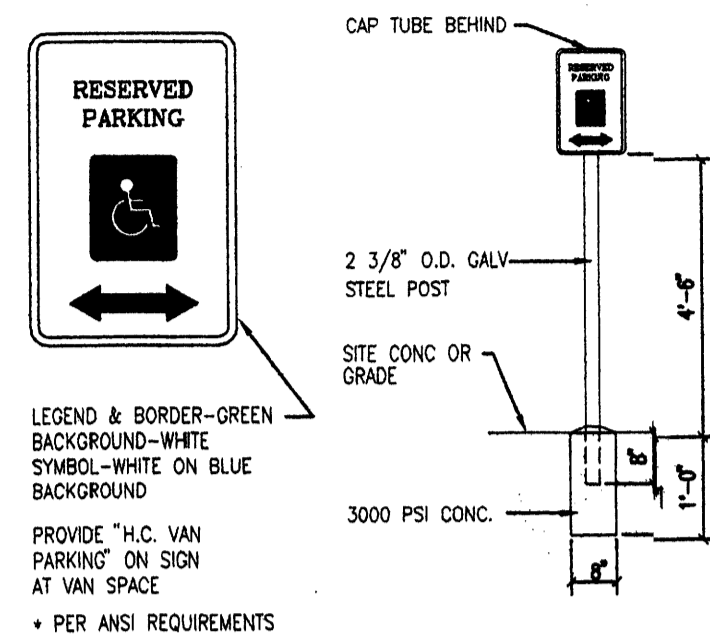
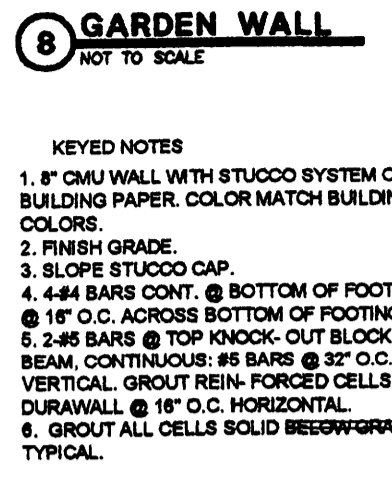
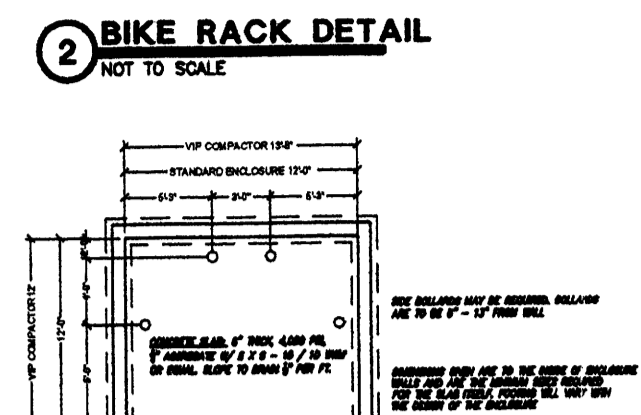
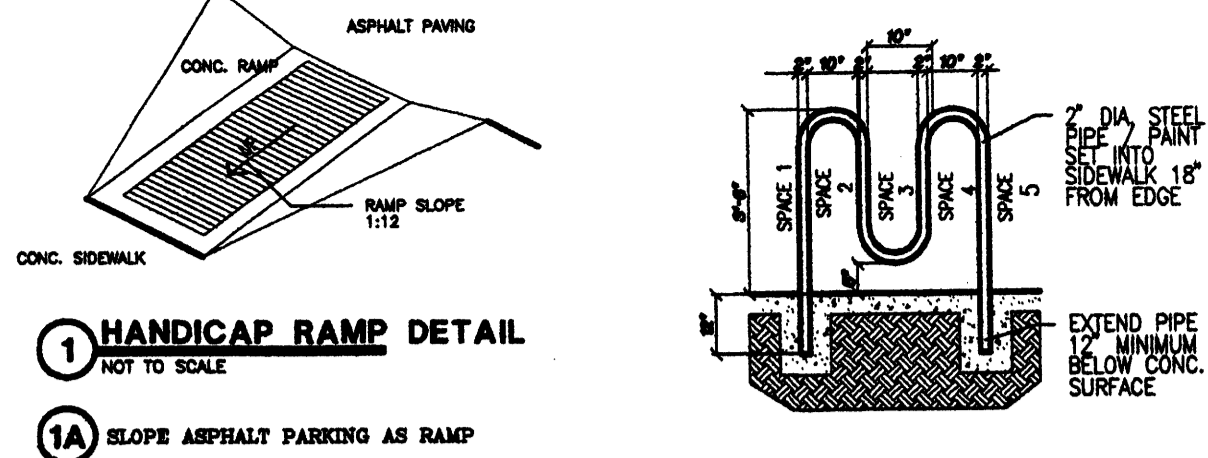
PROJECT TITLE NEW MEXICO EDUCATORS FEDERAL CREDIT UNION BARSTOW AND PASIO DEL NORTE Albuquerque, NM	JOB NO. 0578	DRAWN BY: Arnon Dallo
OVERALL GRADING PLAN		

DATE: 11/25/05	sheet: C2.1
SCALE: 1" = 20'	of:

A1 OVERALL GRADING PLAN
SCALE: 1" = 20'-0"

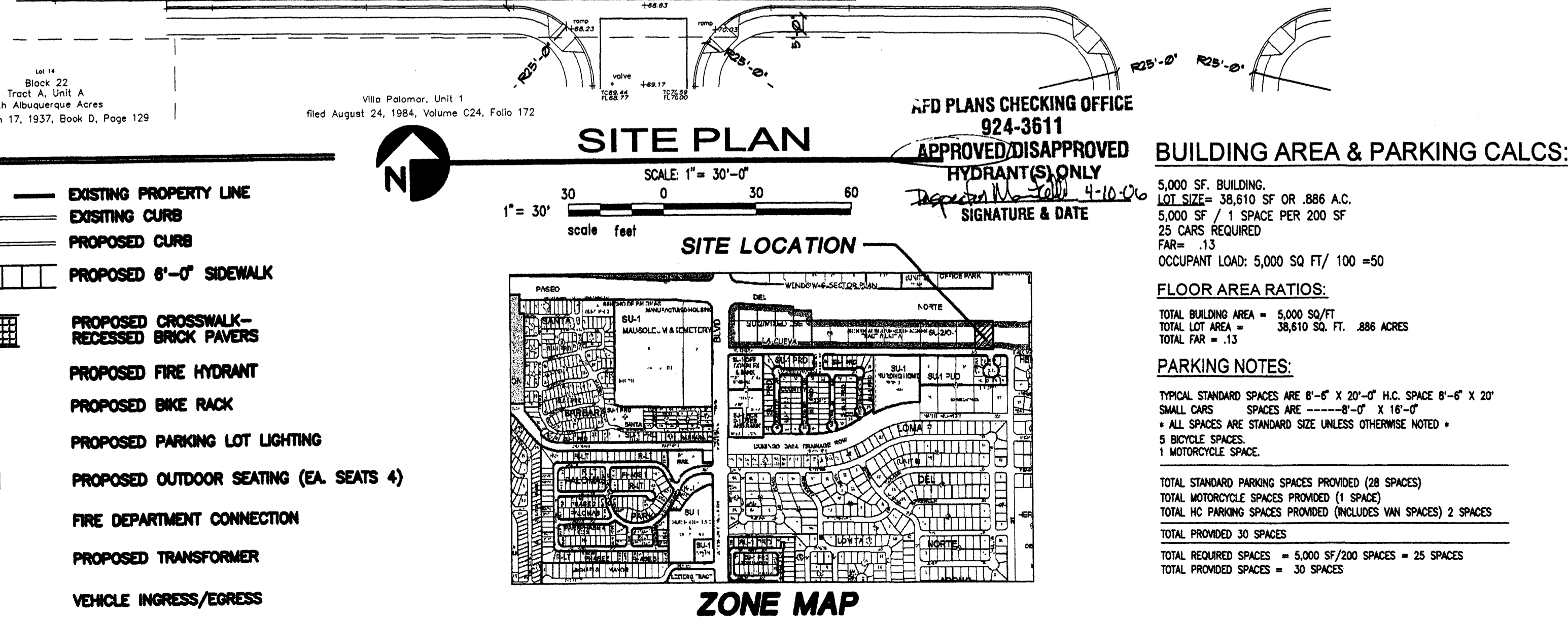
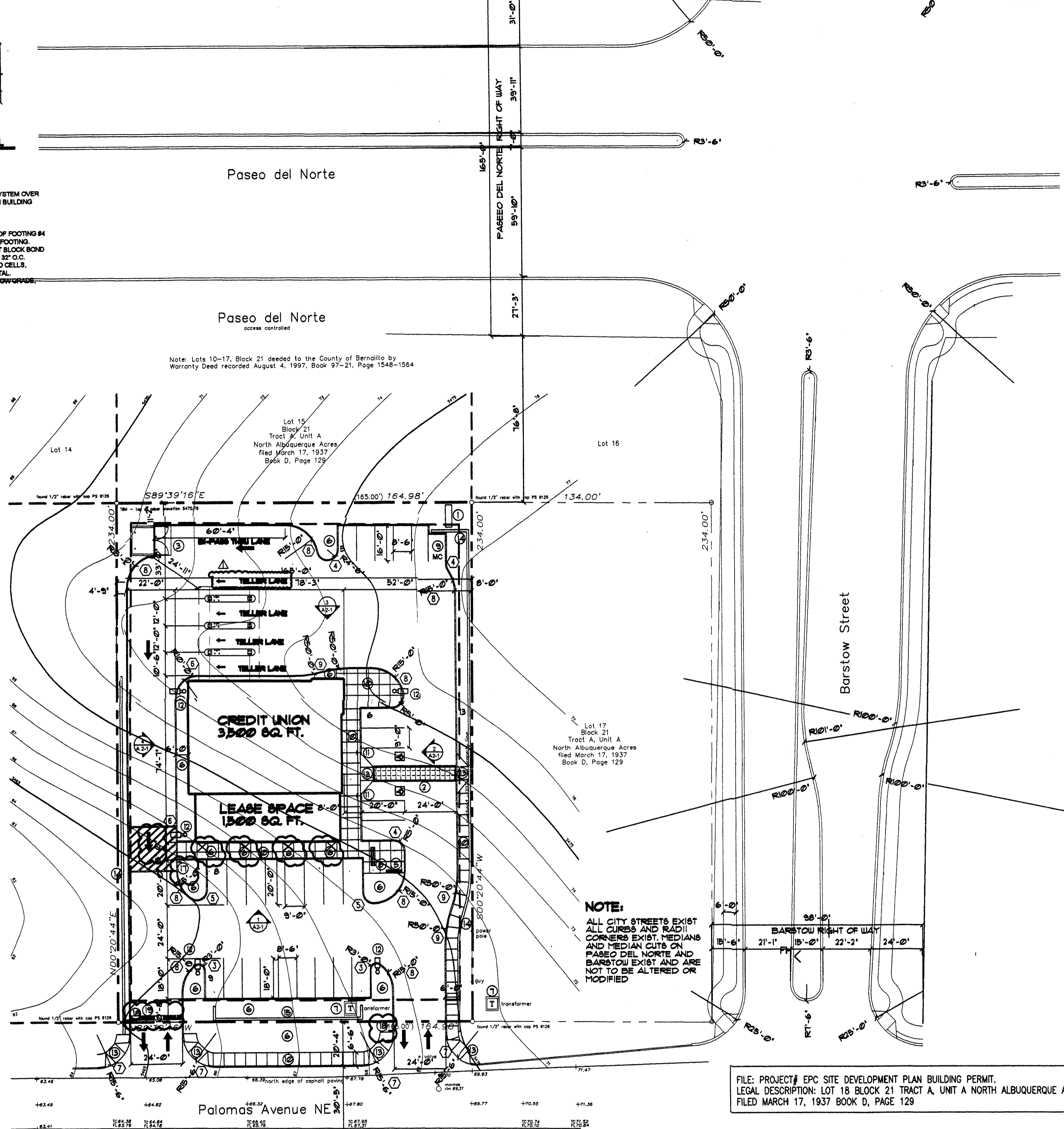


THE DESIGN GROUP
ARCHITECTS • PLANNERS • INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.8880 FAX: 505.242.8881



KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR MATCH BUILDING COLORS.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. #4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. #4 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #6 BARS @ 32" O.C. VERTICAL. GROUT REIN. FORKED CELLS.
6. CURB WALL @ 16" O.C. HORIZONTAL.
7. GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.



CODE REFERENCES

BUILDING CODE: IBC "2003"
MECHANICAL CODE: UMC "2003"
PLUMBING CODE: UPC "2003"
ELECTRICAL CODE: NEC "2005"
ACCESSIBILITY CODE: ANSI "1998"
FIRE CODE: IFC "2003"

CODE DATA

ADDRESS: BARSTOW & PASEO DEL NORTE
ZONING: SU2 TO C-1
BUILDING USE: CREDIT UNION (BANK)
OCCUPANCY: GROUP B
BUILDING TYPE: TYPE 2B
SEISMIC ZONE: 2B
ALLOWABLE AREA: 12,500 SF
OF STORIES: ONE
FIRE PROTECTION: NON-SPRINKLED

KEYED NOTES

1. MONUMENT SIGN (SEE 8/AS)
2. 6'-0" WIDE RAISED/TEXTURED COLORED CONCRETE PEDESTRIAN CROSSWALK
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (SEE 5/AS)
4. 8" DIA. 10'-0" TALL TREE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS. (SEE 2/AS)
6. LANDSCAPE AREA
7. TRANSFORMER PAD
8. BENCHES
9. 12" X 18" MOTORCYCLE SIGN AS PER CITY REQ.(MC)
10. PEDESTRIAN WALK
11. H.C. PARKING SIGNAGE (SEE 3/AS)
12. SITE LIGHTING (18" MAX) (SEE 7/AS)
13. ACCESSIBLE RAMP (SEE 1/AS)
14. RETAINING WALL (SEE TO CIVIL DRAWINGS)
15. GARDEN SCREEN WALL 6'-0" HIGH COLOR AND TEXTURE TO MATCH BUILDING
16. REINFORCED CONCRETE DRIVE
17. SIGN TO READ "DO NOT ENTER ONE WAY" AND STRIPPIN ON PAVEMENT
18. STOP SIGN
19. SPEED BUMP

RADIUS:

1. RADIUS = 1'-6"
2. RADIUS = 2'-6"
3. RADIUS = 2'-8"
4. RADIUS = 4'-5"
5. RADIUS = 5'-0"
6. RADIUS = 10'-0"
7. RADIUS = 15'-6"

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED 6'-0" SIDEWALK
- PROPOSED CROSSWALK-RECESSED BRICK PAVERS
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED OUTDOOR SEATING (EA. SEATS 4)
- FIRE DEPARTMENT CONNECTION
- PROPOSED TRANSFORMER
- VEHICLE INGRESS/EGRESS

BUILDING AREA & PARKING CALCS:

5,000 SF. BUILDING.
LOT SIZE = 38,610 SF OR .886 AC.
5,000 SF / 1 SPACE PER 200 SF
25 CARS REQUIRED
FAR = .13
OCCUPANT LOAD: 5,000 SQ FT / 100 = 50

FLOOR AREA RATIOS:

TOTAL BUILDING AREA = 5,000 SQ.FT.
TOTAL LOT AREA = 38,610 SQ. FT. .886 ACRES
TOTAL FAR = .13

PARKING NOTES:

TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20' SMALL CARS SPACES ARE 8'-0" X 18'-0"
+ ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED +
5 BICYCLE SPACES.
1 MOTORCYCLE SPACE.

TOTAL STANDARD PARKING SPACES PROVIDED (28 SPACES)
TOTAL MOTORCYCLE SPACES PROVIDED (1 SPACE)
TOTAL HC PARKING SPACES PROVIDED (INCLUDES VAN SPACES) 2 SPACES
TOTAL PROVIDED 30 SPACES

TOTAL REQUIRED SPACES = 5,000 SF/200 SPACES = 25 SPACES
TOTAL PROVIDED SPACES = 30 SPACES

LEGAL DESCRIPTION:
For all or a portion of Block 21,
Lot 18 Block 21 Tract A, Unit A North Albuquerque Acres
SU 2 TO C-1
TOTAL ACREAGE
.886 Acres

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL ARCHITECTURAL:
General architecture character is to follow the general design concept depicted on building elevations will be cementitious finish with a cementitious dado band. The building walls must be colored to match color Benjamin Moore (#2) bm951 and (#1) bm1032. The main roof is to be predominately flat-roofed or sloped to drain. The building areas such as drive thru canopies, entrance portals and window canopies will be sloped as an architectural feature. These roofs are to be shed type metal standing or flat seamed. The high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roof extend above the parapet wall and area to relate to the entry format of the building. Building heights are limited to 26' parapet heights for major building walls. These roofs may extend above this height to accent and articulate the building mass.

MECHANICAL EQUIPMENT SCREENING:
All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALETTE:
color #1 light tan Benjamin Moore #1032
color #2 medium dark tan dado band base wall color #951
color #3 marbled terra cotta concrete tile roofing, trim & accents (med red/brown), (MONIER BARCELONA CLIFFSIDE, RED).

SPECIAL BUFFERING:
Drive-thru area to be screened with a 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A 30" high berm of the may be provided as part of the landscape

BUILDING SIGNAGE:
Except as noted under awnings all signage will be internally illuminated individual type lettering not to exceed 10 percent of the wall area of each building elevation. Letters are to be back lit. No exposed neon. Neon must be within solid opaque faced metal channel lettering can type signs are prohibited. The Bank logo is to be a minor part of the overall sign.
Lighting on the monument sign and building-mounted signs will not change brightness.

LANDSCAPING:
Landscaping of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS:
Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 6 percent of the area of building wall. Illumination of awnings must be from pendant mounted fixtures located above the awning. accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal.

GLAZING:
Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS:
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public right-of-way and the adjacent monument area. Freestanding dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

LIGHTING:
Site lighting is provided for the entire parking area. Lighting not to exceed 20' high fixture. Main parking area lighting not to exceed 20' to fixture. Exposed, i.e. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under canopies to be 50ft candles, from totally surface mounted or pendant fixture lighting.
All exterior light fixtures will be controlled by automatic timers

FREE STANDING SIGNAGE:
Paseo del Norte frontage. Each building to have one 50' of monument sign.

TRAFFIC REQUIREMENTS:
All traffic requirements have been met per:

PARKING:
The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

FILE: PROJECT # EPC SITE DEVELOPMENT PLAN BUILDING PERMIT.
LEGAL DESCRIPTION: LOT 18 BLOCK 21 TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
FILED MARCH 17, 1937 BOOK D, PAGE 129

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT # 100462
APPLIC # 06AA-00490

Christina Dandora
PLANNING DIRECTOR DATE

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Engineering, Transportation Division
Robert D. ... DATE 4/16/06

Water Utility Department
Christina Dandora DATE 4/16/06

Parks and Recreation Department
Michael ... DATE 4/16/06

City Engineer
N/A DATE

Environmental Health Department
Michael ... DATE 4/16/06

Waste Management
Michael ... DATE 4/16/06

DRB Chairperson, Planning Department
Christina Dandora DATE 4/16/06

* Environmental Health, if necessary

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION BARSTOW AND PASEO DEL NORTE ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: [Signature]

DRAWN BY: WRS

CHECKED BY: GRS

DATE: 1.5.2005

SCALE: 1"=30'

SHEET TITLE: SITE PLAN FOR BLDG PERMIT

AS1