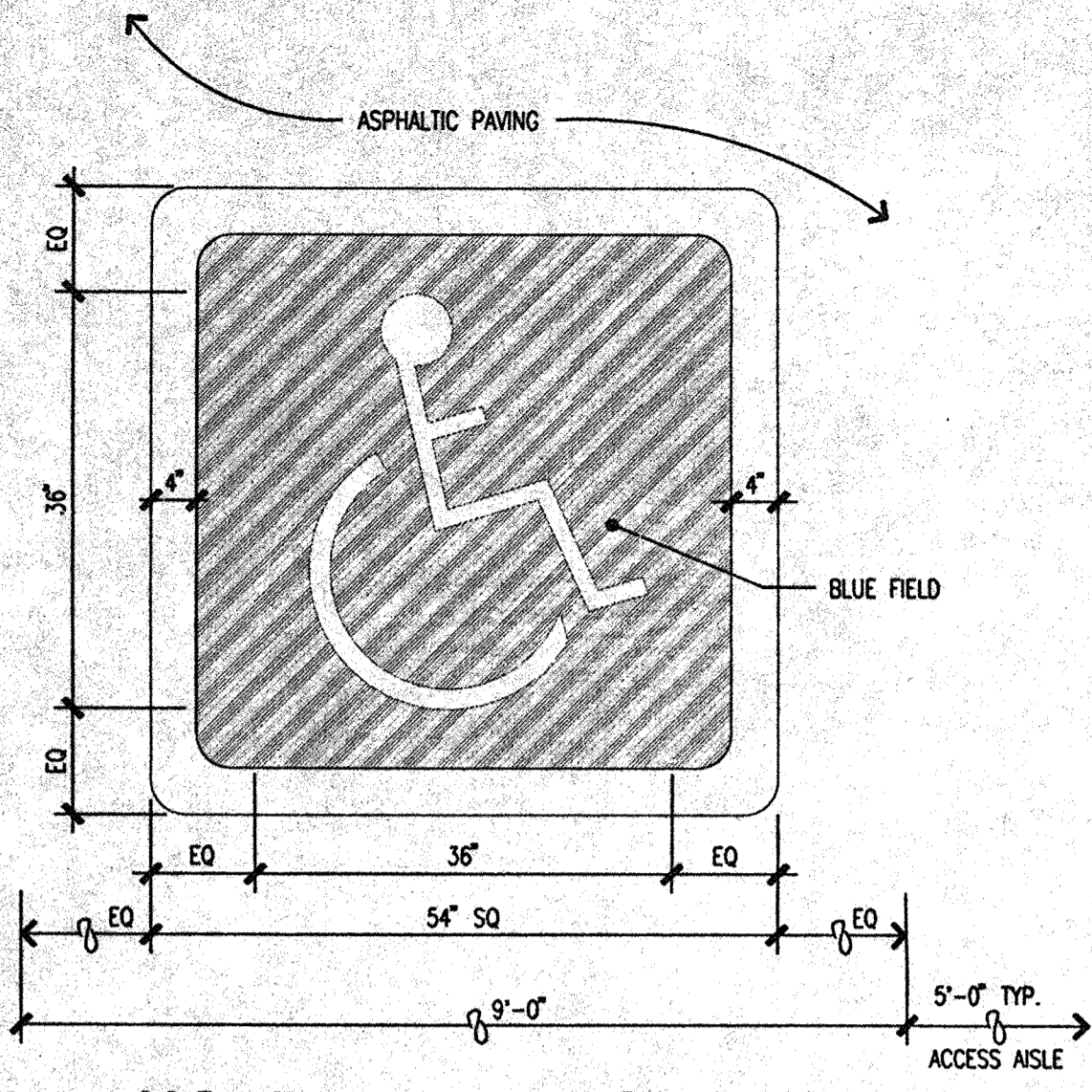


REV	DATE	BY	REVISION
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B			
C			
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E			

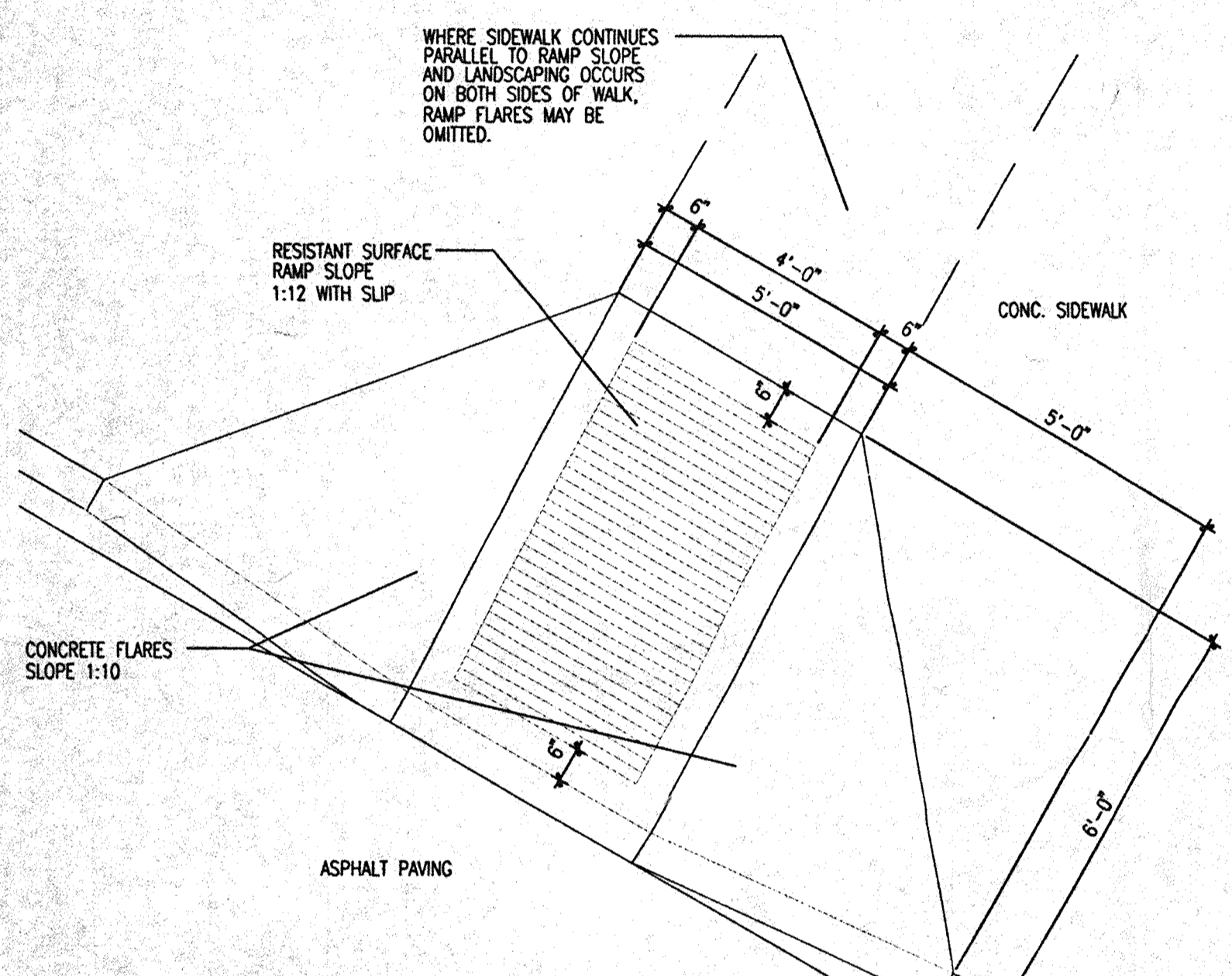
COURSE	BEARING	DISTANCE
L1	S 23°28'11" W	9.57'
L2	S 28°28'11" W	17.39'

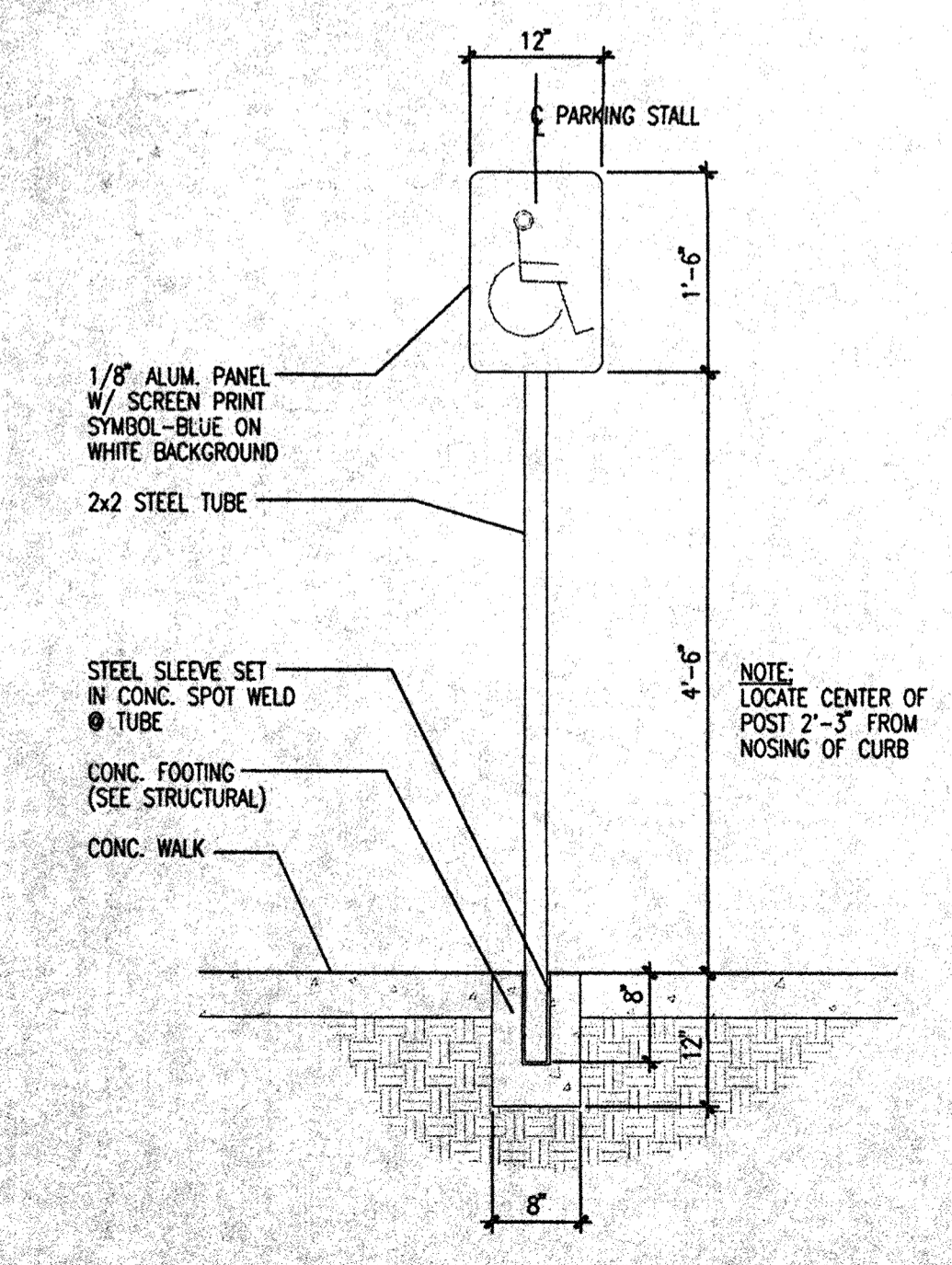
No.	RADIUS	LENGTH	DELTA	CHORD BEARING, DISTANCE
C-1	28.93'	48.22'	95° 29' 57"	S 41° 58' 36" E, 42.77'
C-2	150.00'	73.38'	28° 01' 49"	S 19° 50' 53" W, 72.65'
C-3	150.00'	27.21'	10° 23' 37"	S 28° 39' 59" W, 27.17'



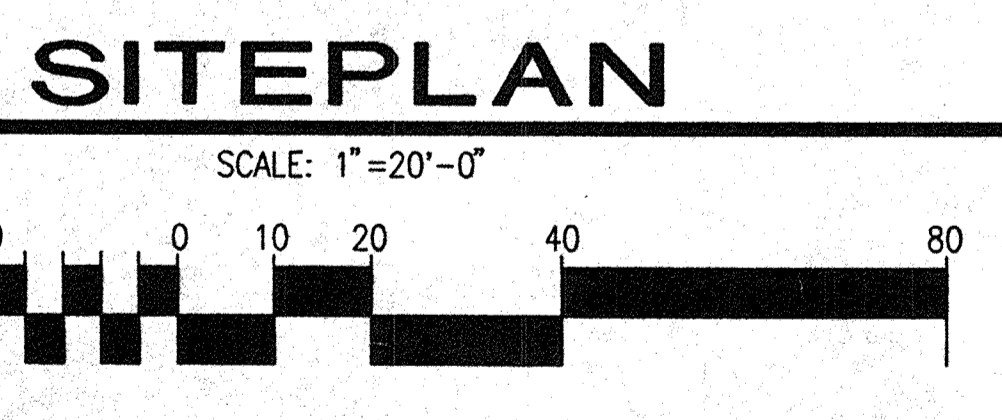
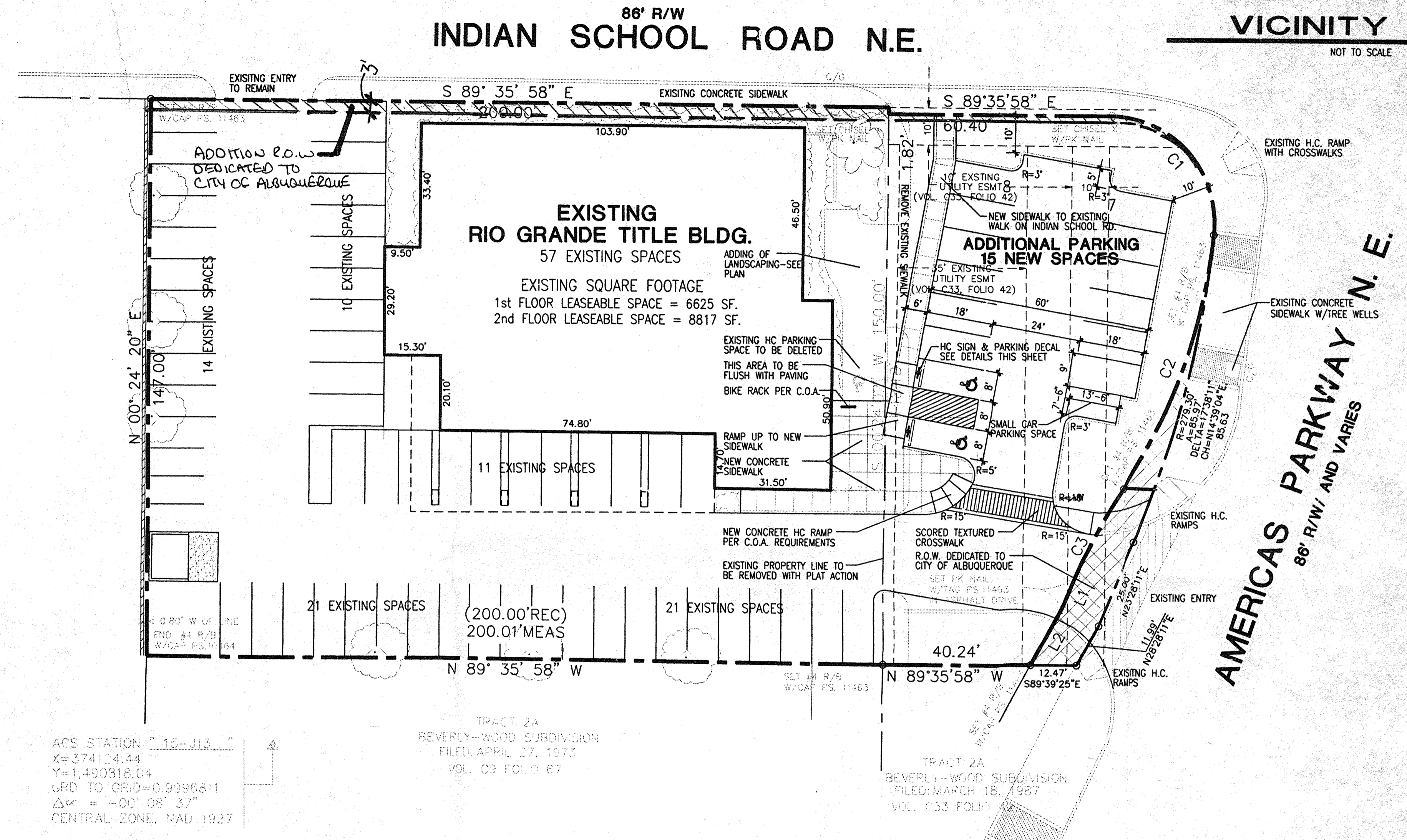
**1 HC Pavement Sign**  
Scale: 3/4" = 1'-0"



**2 HC Ramp**  
Scale: 3/8" = 1'-0"



**3 HC Parking Sign**  
Scale: 3/4" = 1'-0"



**4 Monument Sign Elevation**  
Scale: Not To Scale

**LEGAL DESCRIPTION**  
TRACT A-1 AND TRACT 1A OF BEVERLY-WOOD ADDITION SECTION B  
SOUTHWEST CORNER OF INDIAN SCHOOL ROAD AND AMERICAS PARKWAY N.E.  
ALBUQUERQUE, NEW MEXICO

ADDRESS: 6400 INDIAN SCHOOL ROAD NE.  
ACRES: 0.9120 Ac.  
CURRENT ZONING: SU-3 URBAN CENTER  
ZONE ATLAS: J-18-Z

**EXISTING PARKING SPACES**

57 EXISTING PARKING SPACES (INCLUDING REMOVAL OF 1 HC SPACE)	
1st FLOOR NET LEASABLE AREA (6625 SF. EXISTING)	42 REQUIRED SPACES
8,400 SF. / 200 =	
2nd FLOOR NET LEASABLE AREA (UNCHANGED)	30 REQUIRED SPACES
8,817 SF. / 300 =	
<b>NEW TOTAL REQUIRED</b>	<b>72 REQUIRED SPACES</b>
15 SPACES ARE REQUIRED FOR PARKING MINIMUM PER UPTOWN SECTOR DEVELOPMENT PLAN (PAGE 16 PARAPHRAS D-1-B)	
15 NEW PARKING SPACES PROVIDED WITH ADDITION OF ADJACENT PROPERTY	
<b>NEW TOTAL PROVIDED</b>	<b>72 PROVIDED SPACES</b>

**SIGNATURE BLOCK**

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON NOV. 20, 1997.

EPC CASE # Z-97-130 DRB CASE # 97-330

Richard Ormerod 10-23-98 DATE  
PLANNING DIRECTOR

APPROVED AS TO THE REQUIREMENTS

Michael J. ... 9-21-98 DATE  
TRAFFIC ENGINEER

... 9-24-98 DATE  
AMAFCA

... 9-24-98 DATE  
CITY ENGINEER

Roger J. Sheer 6-9-98 DATE  
WATER RESOURCES UTILITIES DIVISION

Edward C. ... 6-9-98 DATE  
PARKS / CIP

**GEORGE RAINHART ARCHITECT & ASSOCIATES P.C.**  
2325 SAN PEDRO NE., SUITE 2-3  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



**RIO GRANDE TITLE**  
6400 INDIAN SCHOOL ROAD NE.  
ALBUQUERQUE, NM

PROJECT MANAGER: GEORGE RAINHART, AIA

DRAWN BY: PMS

JOB NO. 95047

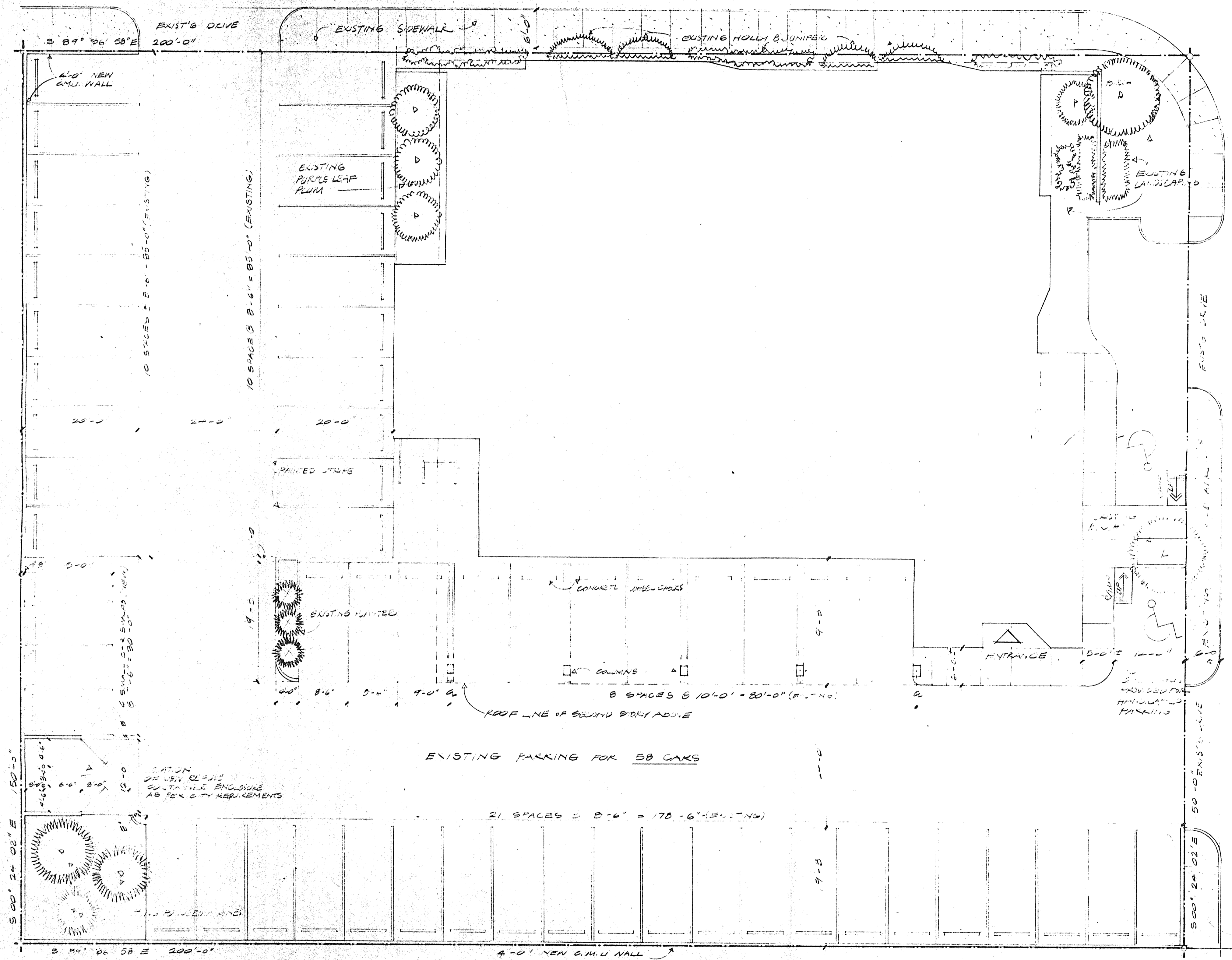
START DATE: sheet-

SCALE: 1" = 20'-0"

SHEET TITLE: SITE PLAN

FILE NAME: CUDVXXX

INDIAN SCHOOL ROAD N.E.

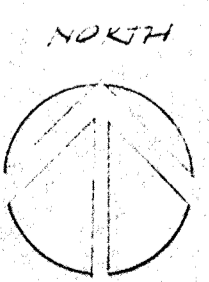


ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
FILE NO. 7-73-81  
AMENDMENT TO SITE PLAN  
FOR THE EXPANSION OF PARKING  
AT THE SITE  
PLANNING DIRECTOR DATE 2-15-81

LEGAL DESCRIPTION  
TRACT 4-  
REPLAT OF BEVELLY WOOD  
ADDITION  
T-10-N  
R-2-E  
SEC 13

PHASE B RECONSTRUCTION  
EXISTING AVAILABLE AREA  
OF FIRST FLOOR ..... 6,678 S.F.  
ADDITIONAL LEASABLE FIRST FLOOR ..... 187 S.F.  
SECOND FLOOR LEASABLE (NEW) ... 8,864 S.F.  
TOTAL NET LEASABLE ..... 15,684 S.F.  
PARKING REQUIREMENT  
6,678 S.F. ÷ 200 = 34 SPACES  
8,864 S.F. ÷ 200 = 44 SPACES  
LESS 10% FOR ESTABLISHED  
BUS ROUTE - 6  
TOTAL REQUIRED 58 SPACES  
TOTAL PROVIDED 58

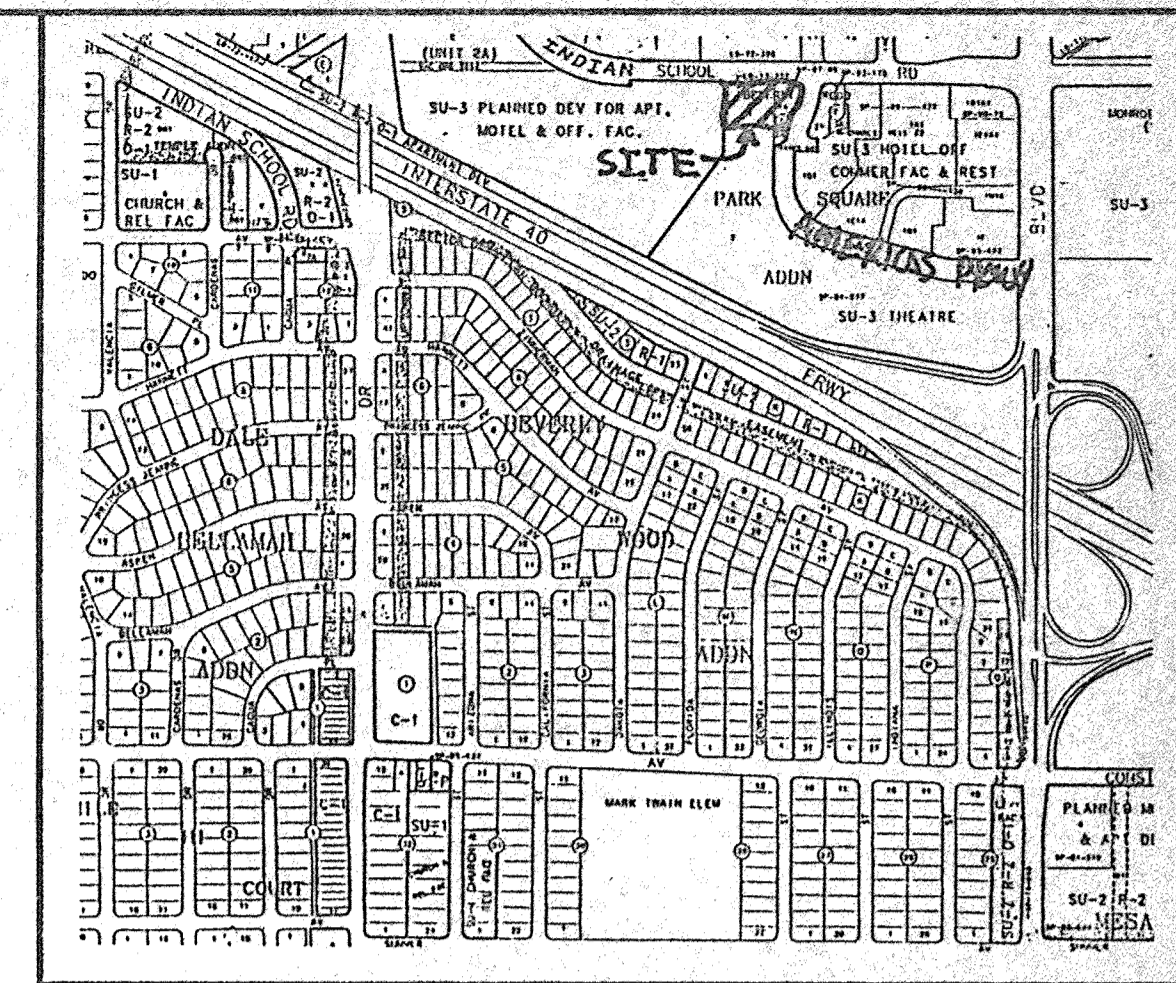
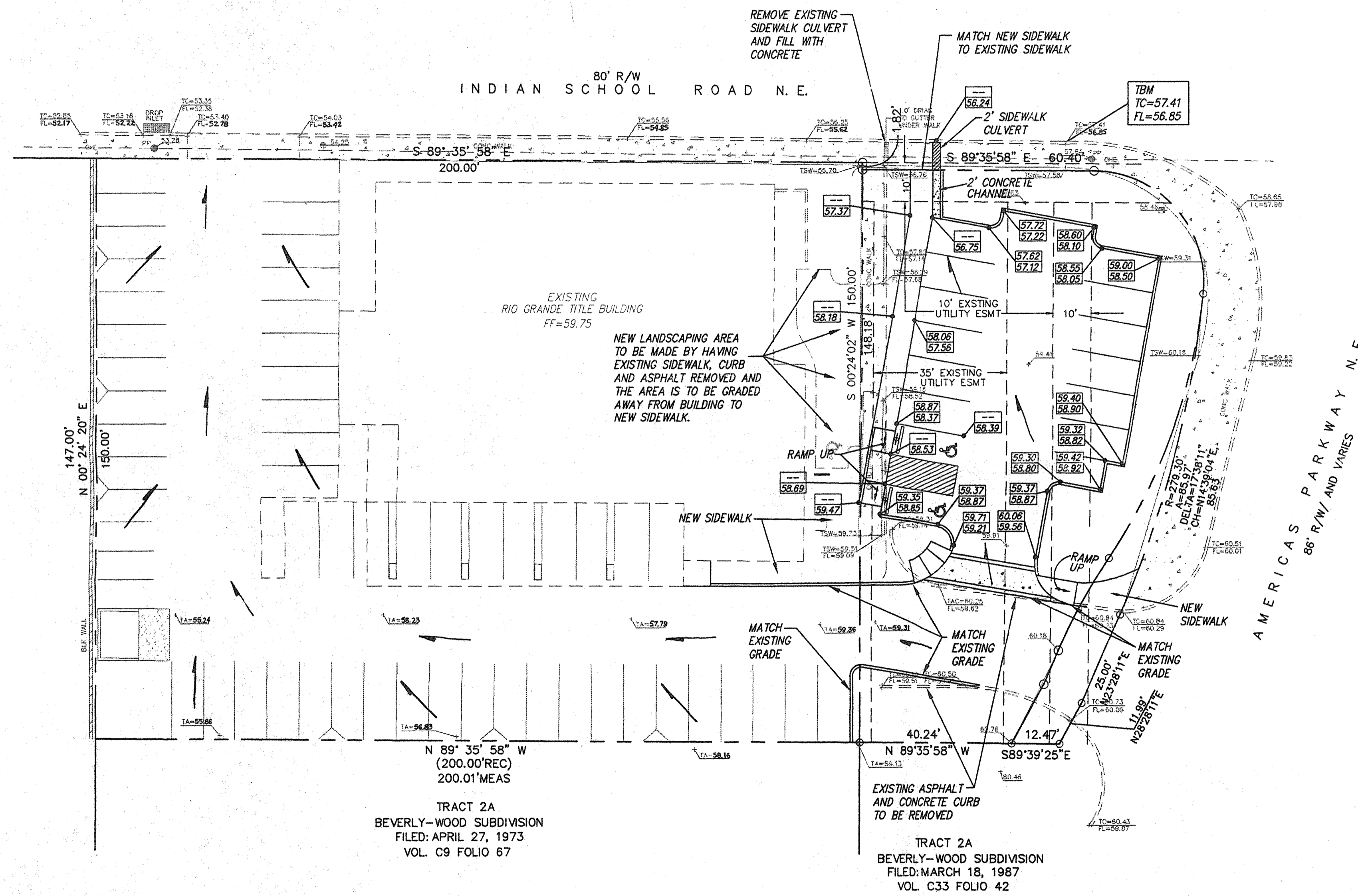
GEORGIA STREET N.E.



1" = 10'-0"

SITE PLAN

**FOR INFORMATION ONLY**



VICINITY MAP ZONE MAP: J-18-Z

TBM (TEMPORARY BENCHMARK)

TOP OF CURB AT NORTHEAST PROPERTY CORNER ON INDIAN SCHOOL ROAD NE AT THE INTERSECTION OF AMERICAS PARKWAY NE TC=57.41

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS 3 1/4" ALUMINUM CAP STAMPED "15-J13, 1985" SET FLUSH WITH CURB.

TO REACH THE STATION FROM CENTRAL AVENUE & RIO GRANDE BOULEVARD, GO NORTH APPROXIMATELY 700 FT. TO THE STATION ON THE LEFT.

X = 374,124.44  
Y = 1,490,818.04  
Z = 4955.298

LEGAL DESCRIPTION

TRACTS A-1 AND 1A BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

NOTES

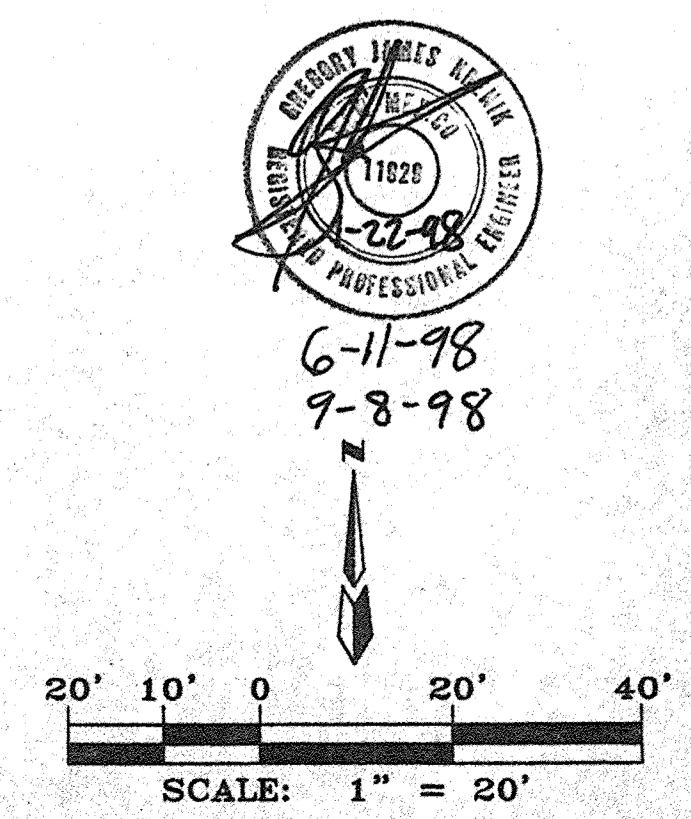
1. THIS PROJECT ENTAILS CONSTRUCTION OF A 6000 S.F. PARKING ADDITION. THE PARKING ADDITION SHALL BE CONSTRUCTED ON A PREVIOUSLY LANDSCAPED AREA, THUS INCREASING IMPERVIOUS AREA FROM THE EXISTING CONDITION. THE EXISTING CONDITION GENERATED Q=0.32 cfs AND THE PROPOSED CONDITION GENERATES Q=0.61 cfs. THIS 0.29 cfs INCREASE CAN BE READILY CONVEYED BY EXISTING DRAINAGE IMPROVEMENTS.
2. SITE DOES NOT LIE WITHIN A FLOOD ZONE.
3. OFF-SITE FLOWS DO NOT IMPACT SITE.

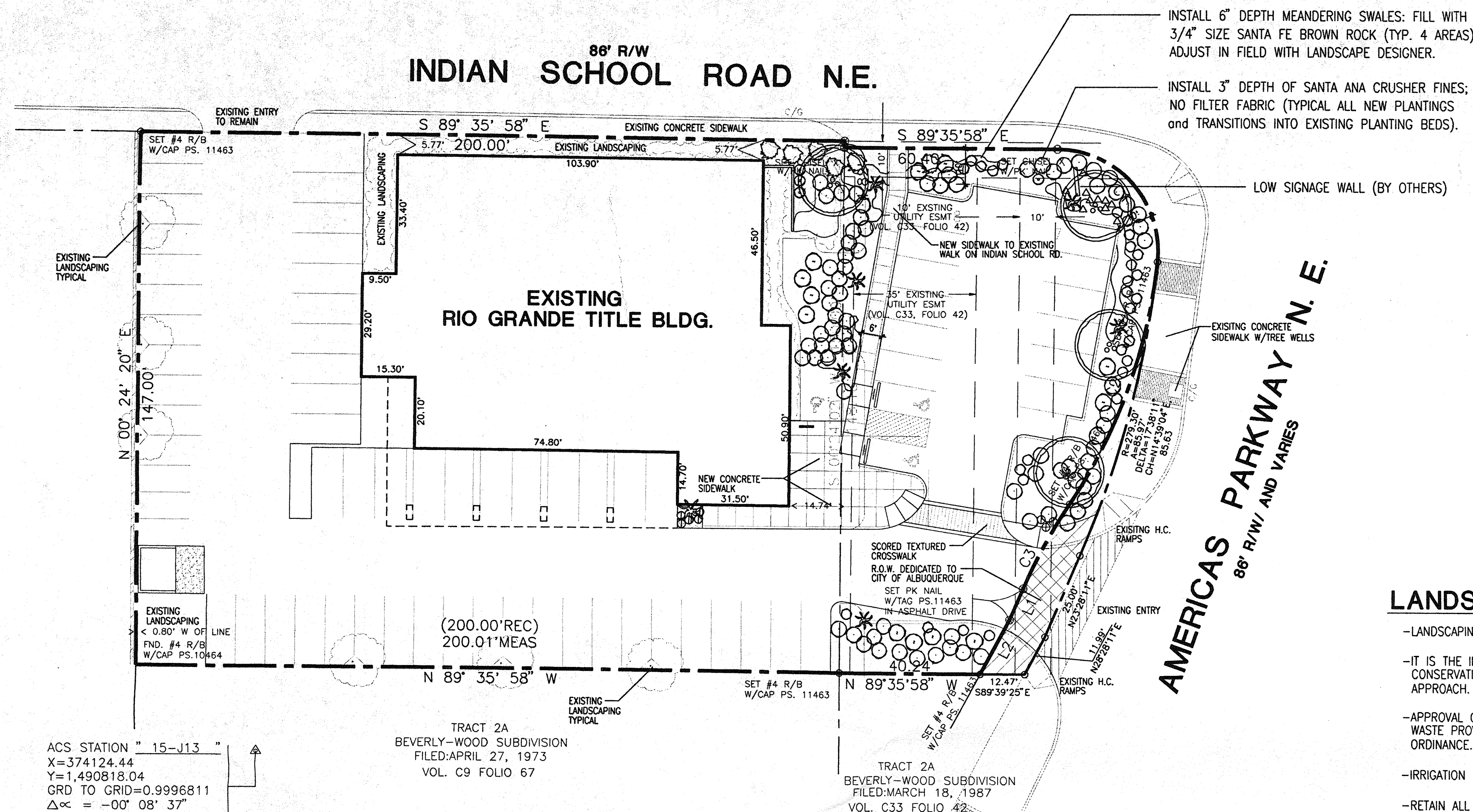
LEGEND

- EXISTING SANITARY SEWER MANHOLE
- x - - - - EXISTING FENCE
- 7A-68.8 EXISTING SPOT ELEVATION
- 9000 EXISTING CONTOUR
- 75 NEW CONTOUR
- PROPERTY LINE
- BASIN BOUNDARY
- NEW SWALE
- ← FLOW ARROW (TYP)
- 61.15 TC  
60.65 FL NEW SPOT ELEVATION

**RIO GRANDE TITLE  
GRADING & DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
PHONE (505) 828-2200  
FAX (505) 797-9539





INSTALL 6" DEPTH MEANDERING SWALES: FILL WITH 3/4" SIZE SANTA FE BROWN ROCK (TYP. 4 AREAS). ADJUST IN FIELD WITH LANDSCAPE DESIGNER.

INSTALL 3" DEPTH OF SANTA ANA CRUSHER FINES; NO FILTER FABRIC (TYPICAL ALL NEW PLANTINGS and TRANSITIONS INTO EXISTING PLANTING BEDS).

LOW SIGNAGE WALL (BY OTHERS)

**LANDSCAPING NOTES:**

- LANDSCAPING 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 WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
- RETAIN ALL LOW JUNIPERS, COTONEASTER, HOLLY, AND TREES ON SITE.
- REMOVE (3) EXISTING PHOTINIAS ALONG NE SIDE OF BUILDING.
- REMOVE ASPHALT PAVING, CURBS, AND ANY DEBRIS ALONG THE EAST SIDE OF BUILDING. VERIFY WITH LANDSCAPE DESIGNER IN FIELD BEFORE ANY REMOVALS ARE MADE.
- TRANSITION EXISTING ROUND GRAY GRAVEL INTO PROPOSED CRUSHER FINES; ADJUST IN FIELD.
- REMOVE ALL PLASTIC FROM EXISTING GRAVEL. KILL AND REMOVE ANY WEEDS.
- RUN NEW IRRIGATION TO ALL EXISTING PLANT MATERIALS:  
 TREES: INSTALL (4-8 GPH) DRIP EMITTERS AT TREE DRIPLINES  
 SHRUBS: INSTALL (2-4 GPH) DRIP EMITTERS AT EDGES OF PLANTS  
 LOW JUNIPERS: INSTALL (1-2 GPH) DRIP EMITTER AT EACH PLANT DRIPLINE
- PRE-APPROVED SOURCES FOR PLANT MATERIALS:  
 BERNARDO BEACH NATIVE PLANT FARM, 345-6248  
 MOUNTAIN STATES WHOLESALE NURSERY, (800) 840-8509 (DAN GOODSPEED)  
 TREES THAT PLEASE, 866-5027 (MIKE MELENDEZ)

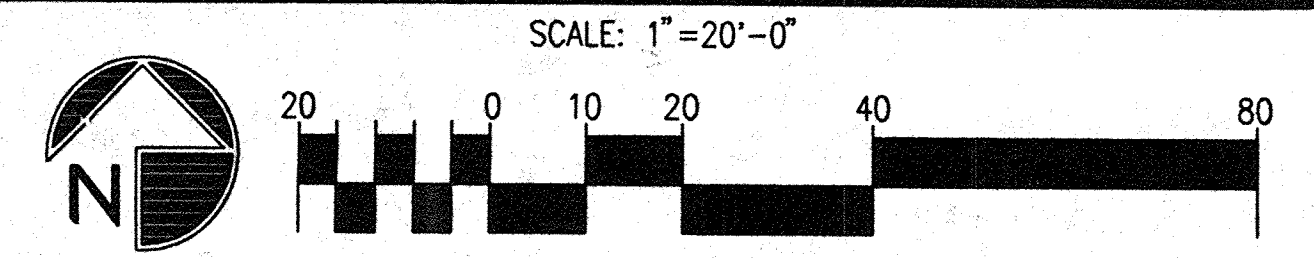
**LANDSCAPING CALCULATIONS:**

TOTAL LAND AREA =	39,727 SF.
TOTAL BUILDING AREA =	11,815 SF.
NET LAND AREA =	27,912 SF.
<b>**15% LANDSCAPING REQUIREMENT PER CITY OF ALBUQUERQUE**</b>	
TOTAL LANDSCAPING REQUIRED =	.15 x 27,912 SF. = 4,187 SF.
TOTAL LANDSCAPING PROVIDED = (INCLUDES EXISTING LANDSCAPING)	6,744 SF.
TOTAL AREA OF NEW LANDSCAPING PROVIDED =	4,132 SF.

- PLANT COVERAGE AT MATURITY: 75%
- PERCENTAGE OF SITE USING HIGH WATER-USE PLANTS: 0%
- NO TURFGRASS SHALL BE USED

ACS STATION " 15-J13 "  
 X=374124.44  
 Y=1,490818.04  
 GRD TO GRID=0.9996811  
 Δα = -00° 08' 37"  
 CENTRAL ZONE, NAD 1927

**LANDSCAPING PLAN**



PLANT LEGEND					
SYMBOL	SIZE	MIN. HT. X MIN. SPREAD AND NOTES	COMMON NAME	BOTANICAL NAME	DRIP EMITTER SIZE
⊗	15 GAL	8' X 3'	MEXICAN BLUE OAK	Quercus oblongifolia	3-2 gph
⊙	5 GAL	18" X 18"	BIG SAGE	Artemesia tridentata	2 gph
○	1 GAL	6" X 6"	TURPENTINE BUSH	Ericamaria laricifolia	1 gph
⊙	1 GAL	18" X 18"	RUSSIAN SAGE	Perovskia atriplicifolia	2 gph
⊙	3 GAL	9" X 6"	BEARGRASS	Nolina texana	1 gph
⊙	1 GAL	9" X 6"	DESERT SAGE	Salvia dorrii	1 gph / hand
✱	-	8' X 3'	OCOTILLO	Fouquieria splendens	hand
✱	15 GAL	3' X 3'	GIANT HESPERALOE	Hesperaloe funifera	1 gph
⊙	1 GAL	6" X 12"	TRAILING ROSEMARY	Rosmarinus officianalis 'Prostrata'	2 gph
Δ	1 GAL	1' X 6"	FIRECRACKER PENSTEMON	Penstemon eatonii	1 gph

REV	DATE	BY	REVISION
1	6/1/96	MMS	PER NOTICE OF DECISION L-97-80 CONDITIONS E.P.C. SUBMITTAL
2	9/26/97	MMS	
3	9/10/97	MMS	

**GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.**  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9677



PROJECT TITLE: **RIO GRANDE TITLE**  
 6400 INDIAN SCHOOL ROAD N.E.  
 ALBUQUERQUE, NM

PROJECT MANAGER: **GEORGE RAINHART, AIA**

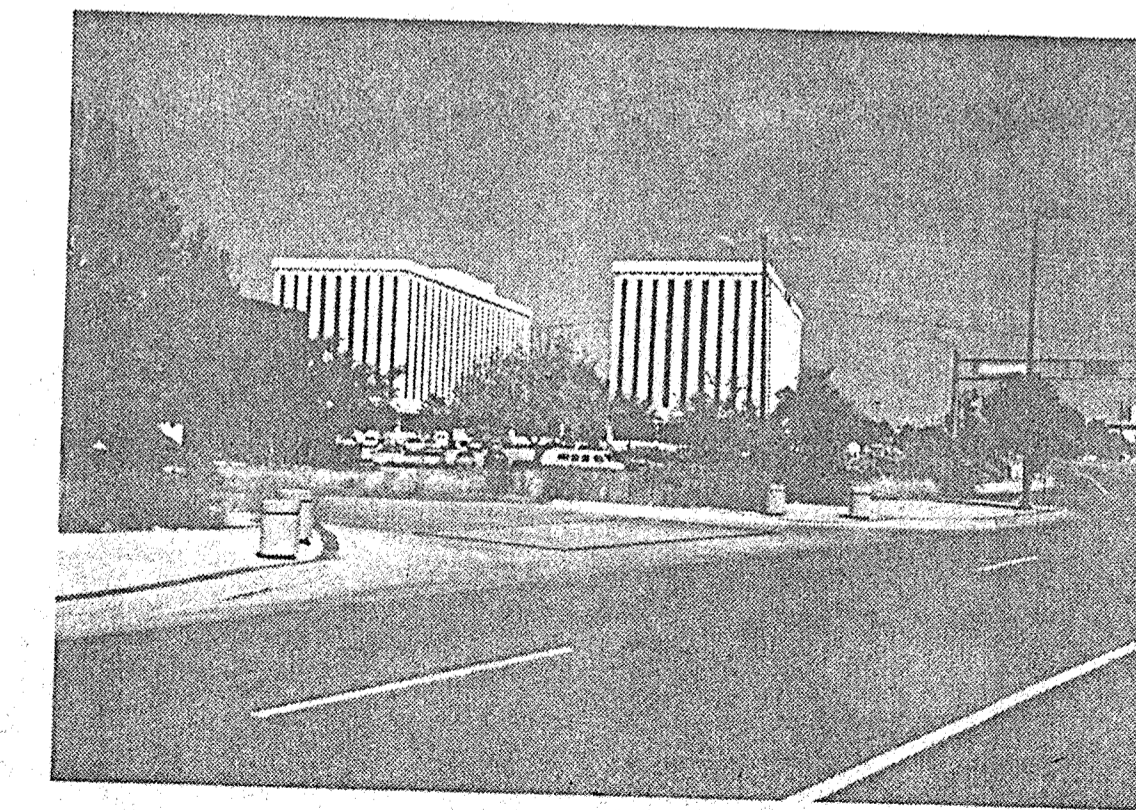
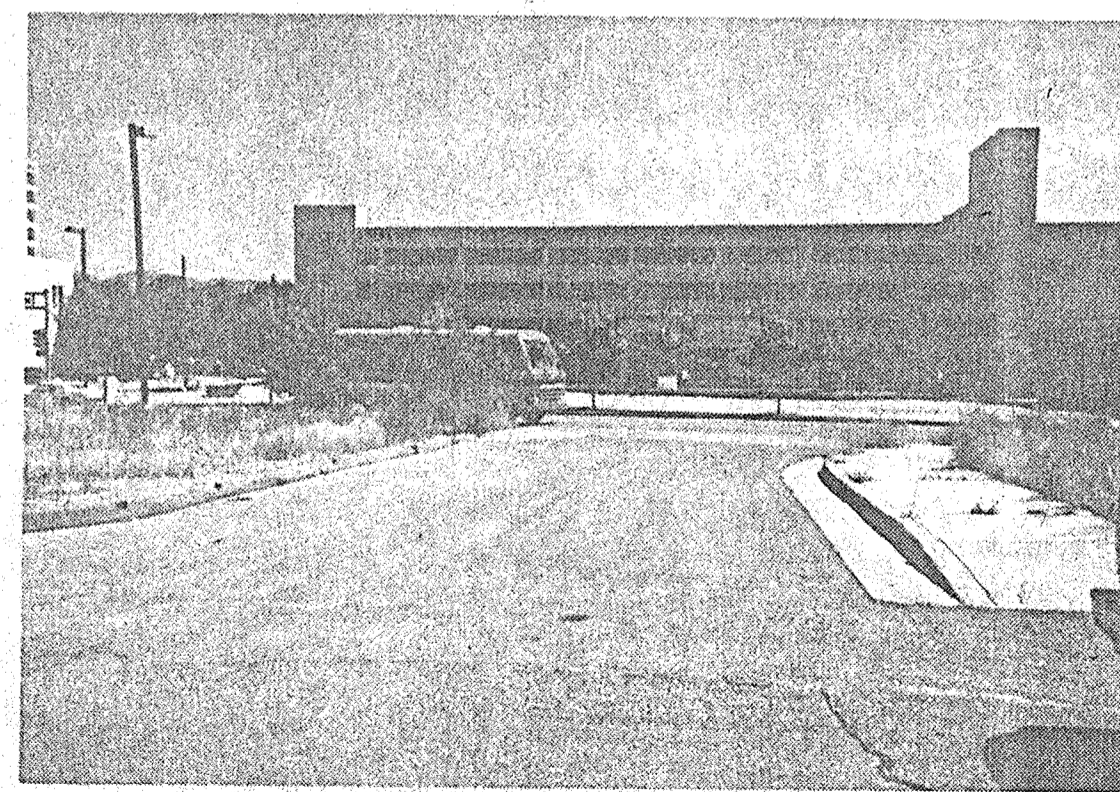
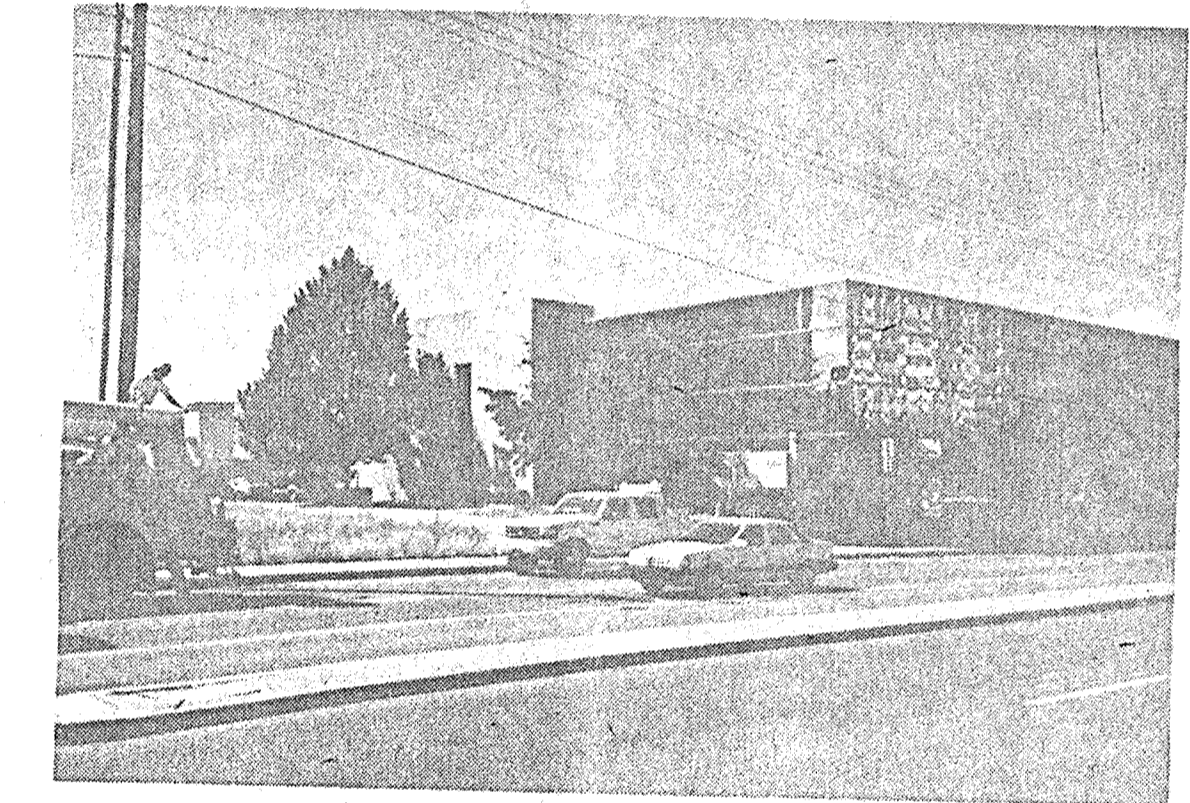
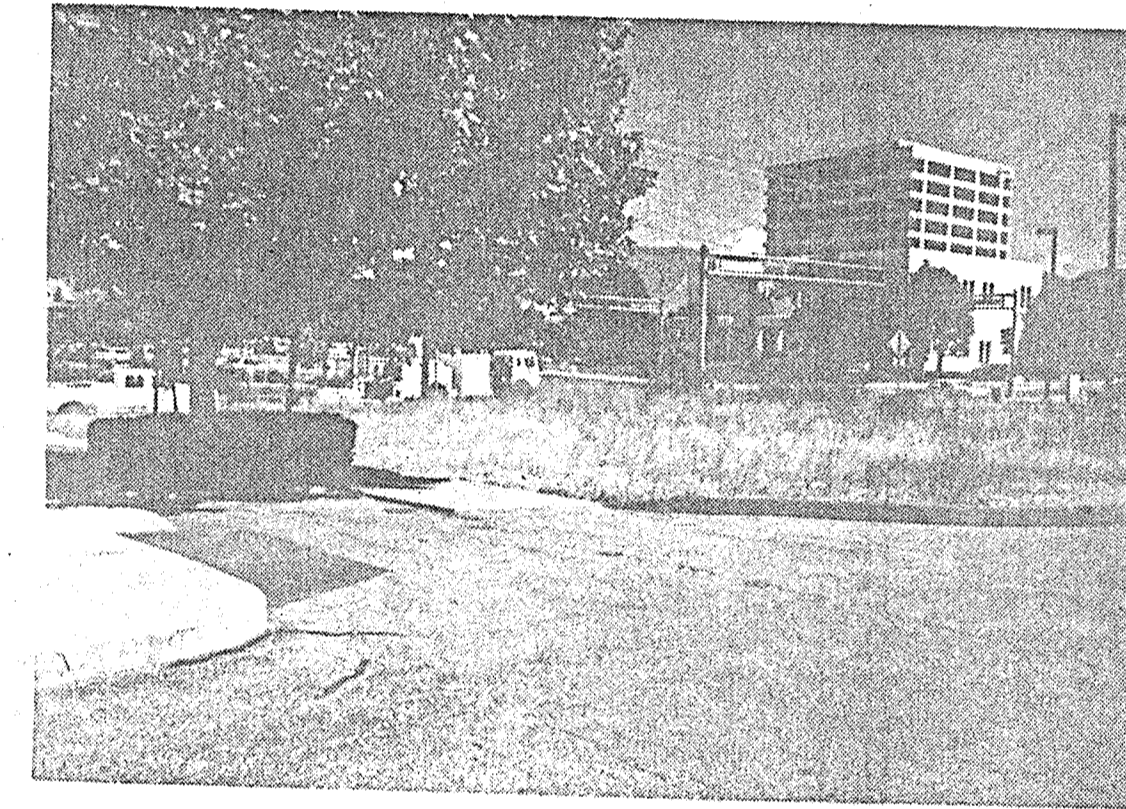
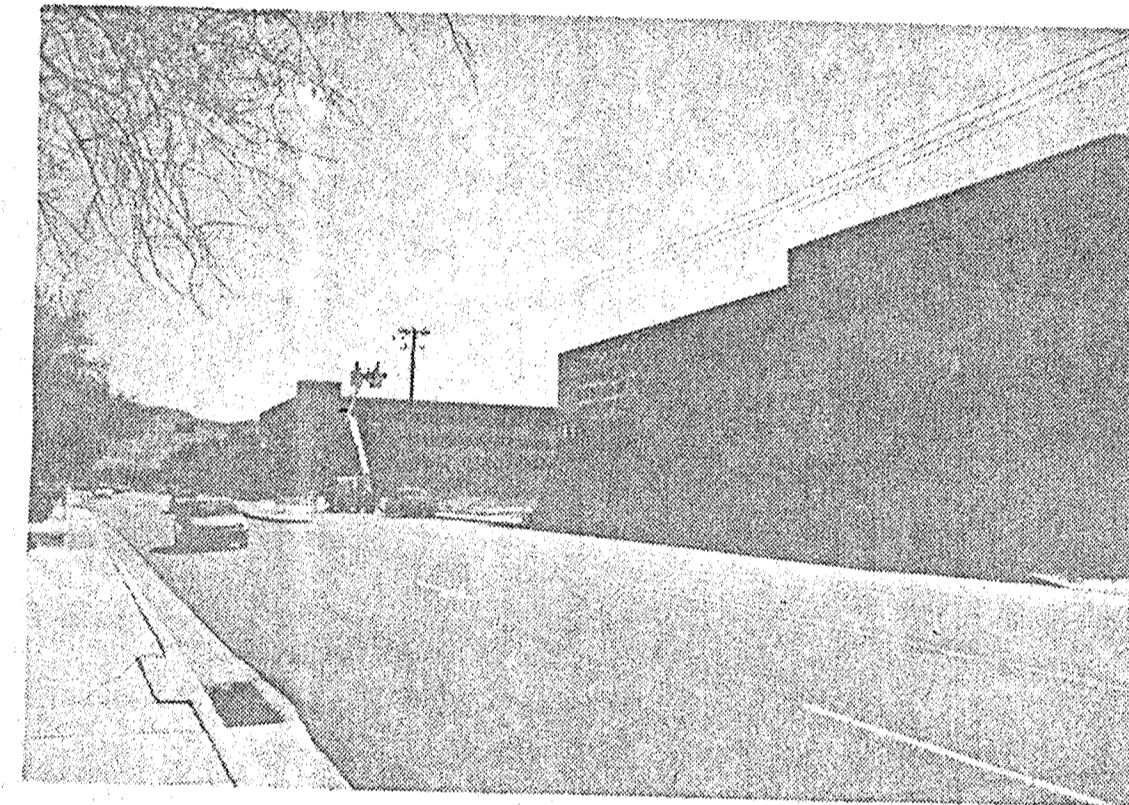
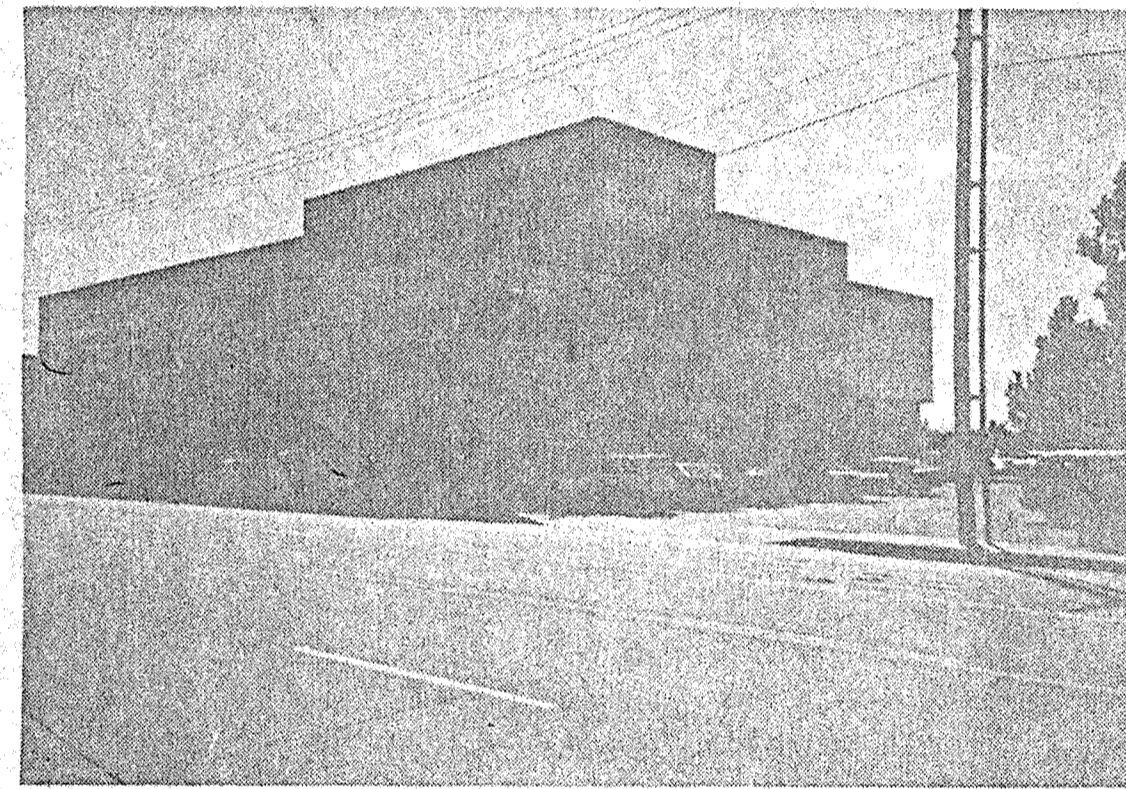
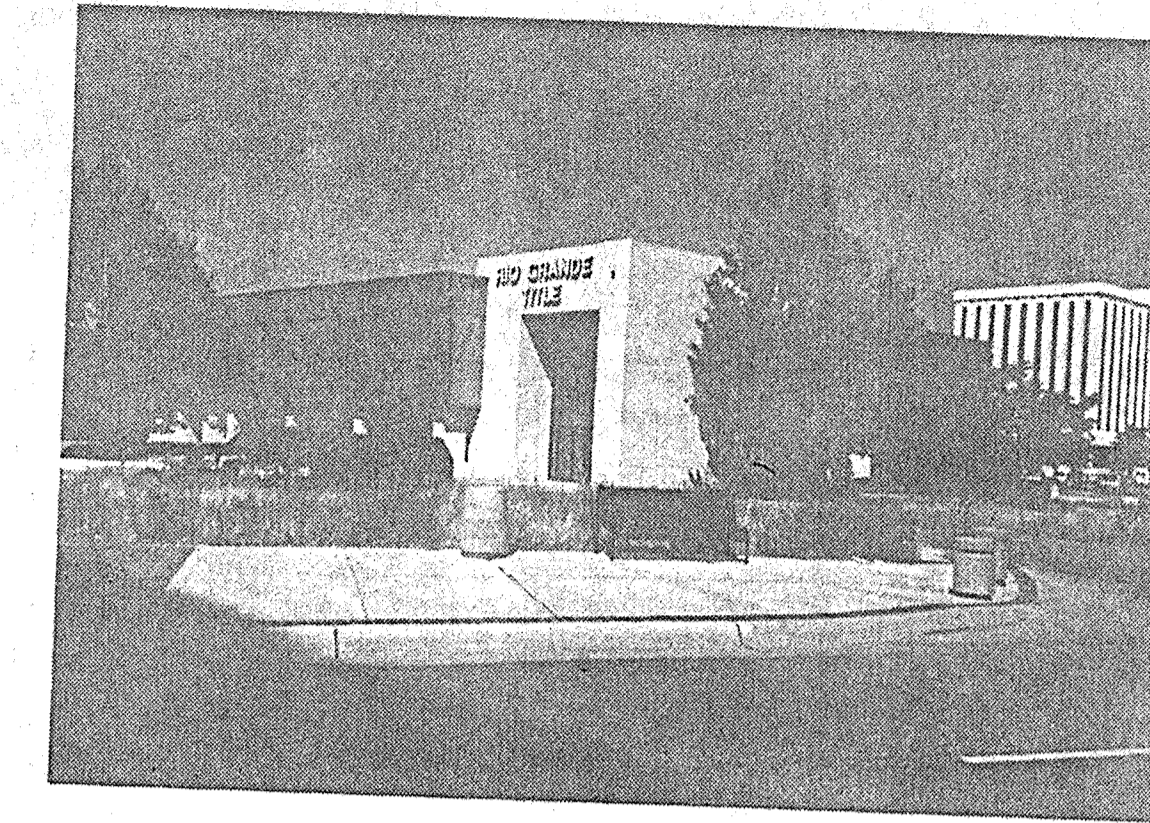
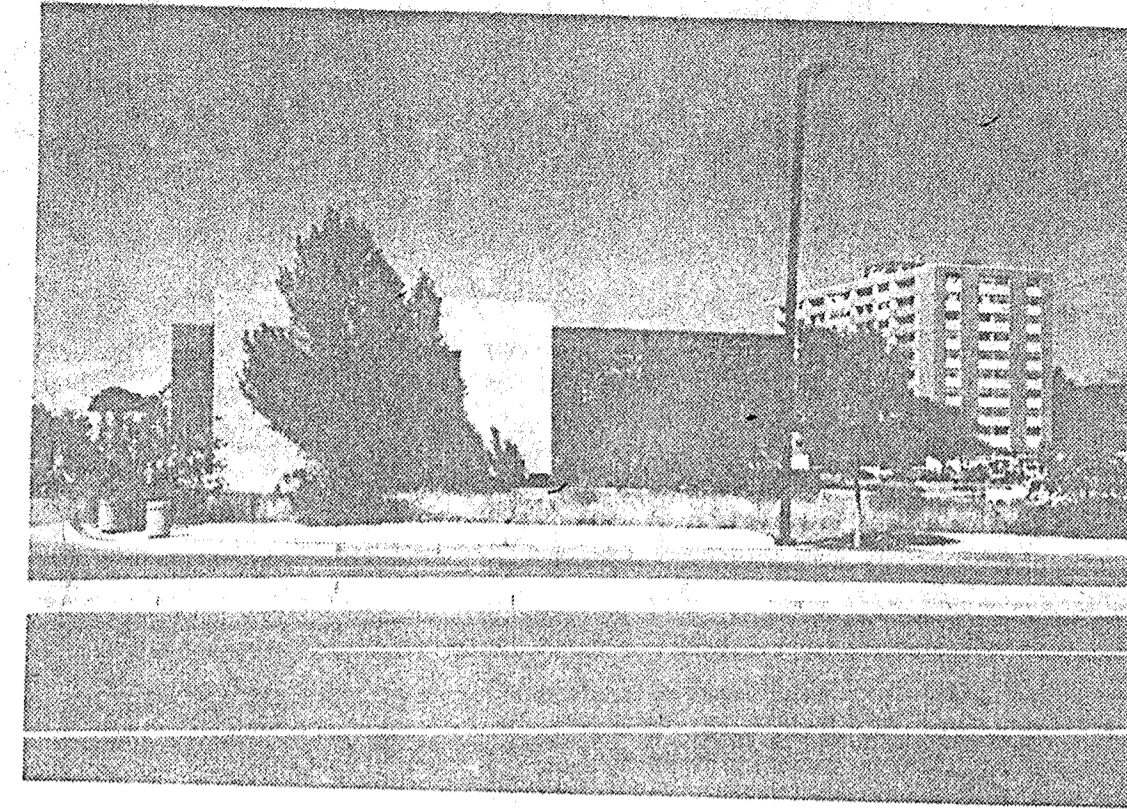
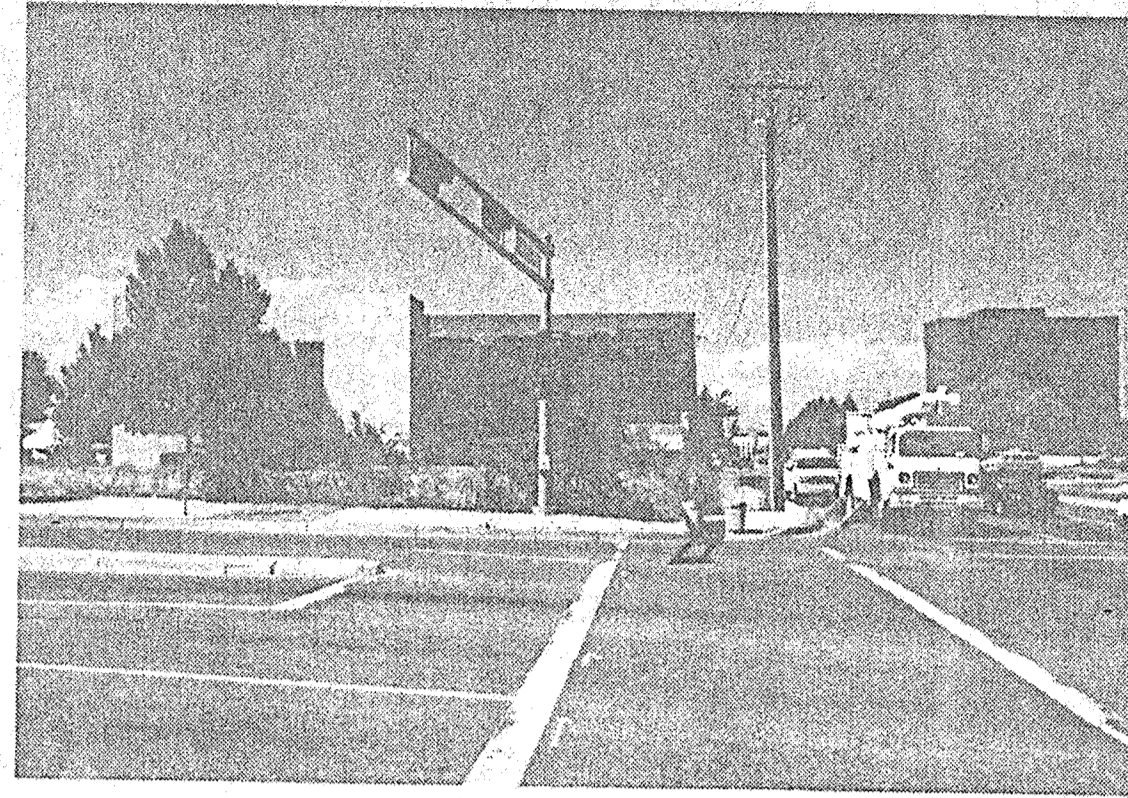
JOB NO.: 99047

DRAWN BY: **DAC**

SHEET TITLE: **LANDSCAPING PLAN**

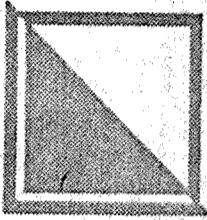
START DATE: sheet-

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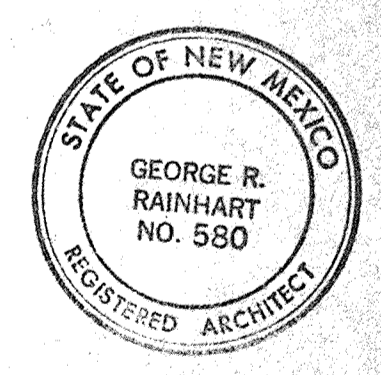


**EXTERIOR ELEVATIONS**  
NOT TO SCALE

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100/A			



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PROJECT TITLE  
**RIO GRANDE TITLE**  
 6400 INDIAN SCHOOL ROAD N.E.  
 ALBUQUERQUE, NM  
 PROJECT MANAGER  
 GEORGE RAINHART, AA  
 JOB NO.  
 98047  
 DRAWN BY:  
 MAS  
 SHEET TITLE  
**EXTERIOR ELEVATIONS**

START DATE  
 SCALE  
 N.T.S.  
 sheet-5  
 of-5

FILE NAME CAD/XXX  
 PLOT DATE XX/XX/XX