

**AMERICAN SQUARE
TRACT D
(03-25-88, C36-33)**

DRB. 97.590 (S/VA/V) DRB. 97.590
N.E. (R/W VARIES) N.E. (R/W VARIES)
BRYN MAWR DRIVE BRYN MAWR DRIVE

LEGAL DESCRIPTION:

TRACT C OF AMERICAN SQUARE WITHIN SECTION 10 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, MENAUL BOULEVARD NE, AND RICHMOND DRIVE NE, ALBUQUERQUE, NEW MEXICO

CURRENT ZONING:	TRACT C (TOTAL) - C2
TOTAL ACREAGE:	5.9220 AC.
ZONE ATLAS:	H-16-Z
E.P.C. CASE NUMBER	

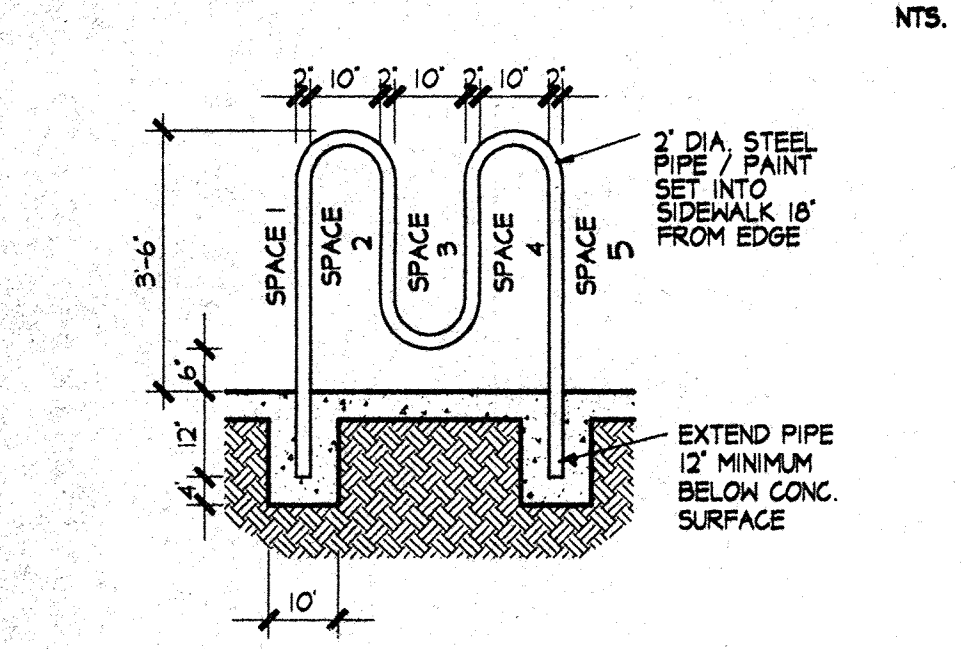
BUILDING AREA & PARKING CALCULATIONS:

PARKING REQUIREMENTS	
MAJOR 1 50,000 SF / 200 =	250 REQUIRED SPACES
MAJOR 2 20,000 SF / 200 =	100 REQUIRED SPACES
PAD 6,000 SF / 200 =	30 REQUIRED SPACES
TOTAL REQUIRED SPACES	380 SPACES
LESS 15% BUS PROXIMITY AND SHELTER	
380 LESS 15% CREDIT =	323 REQUIRED SPACES
TOTAL PROVIDED SPACES INCLUDING:	349 SPACES
+06 SMALL CAR PARKING AND +10 HC SPACES + 2 HC VAN SPACES	

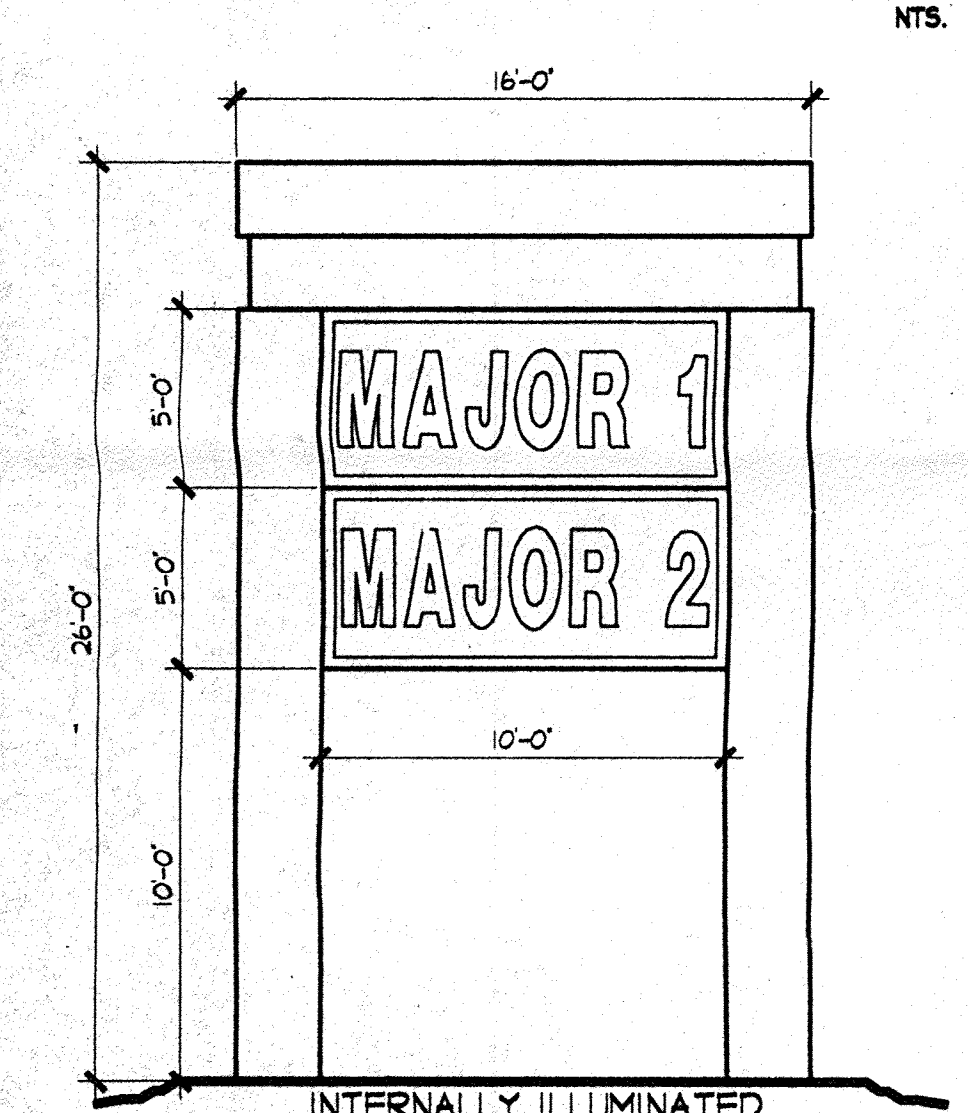
NOTE:
SITE LIGHTING SHOULD BE COMPATIBLE WITH LIGHTING ON THE ADJACENT RETAIL CENTER. FREESTANDING LIGHTS SHOULD BE THE SAME HEIGHT AND TYPE AS THOSE AT THE ADJACENT SITE.

NOTE:
SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS. LIGHTING LOCATIONS, PHOTOMETRIC SITE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.

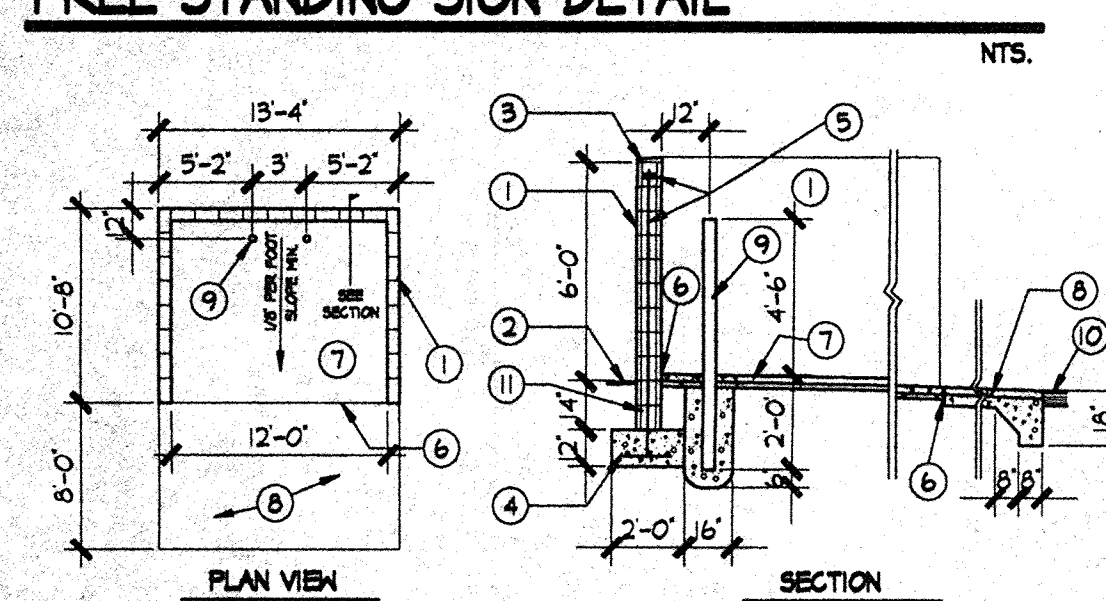
SITE LIGHTING DETAIL



BIKE RACK DETAIL



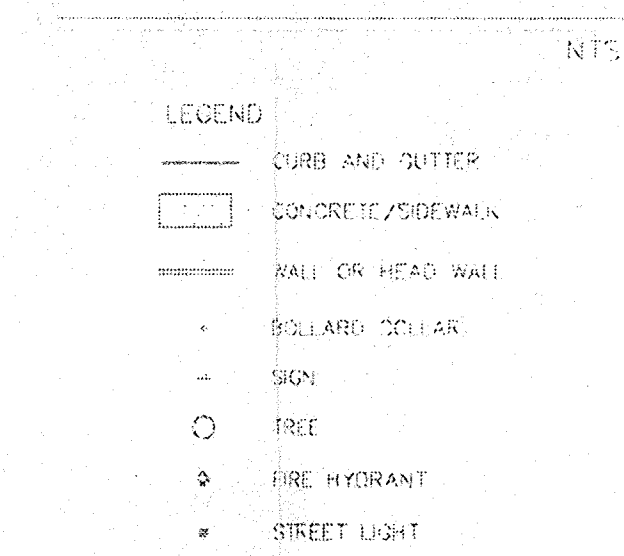
FREE STANDING SIGN DETAIL



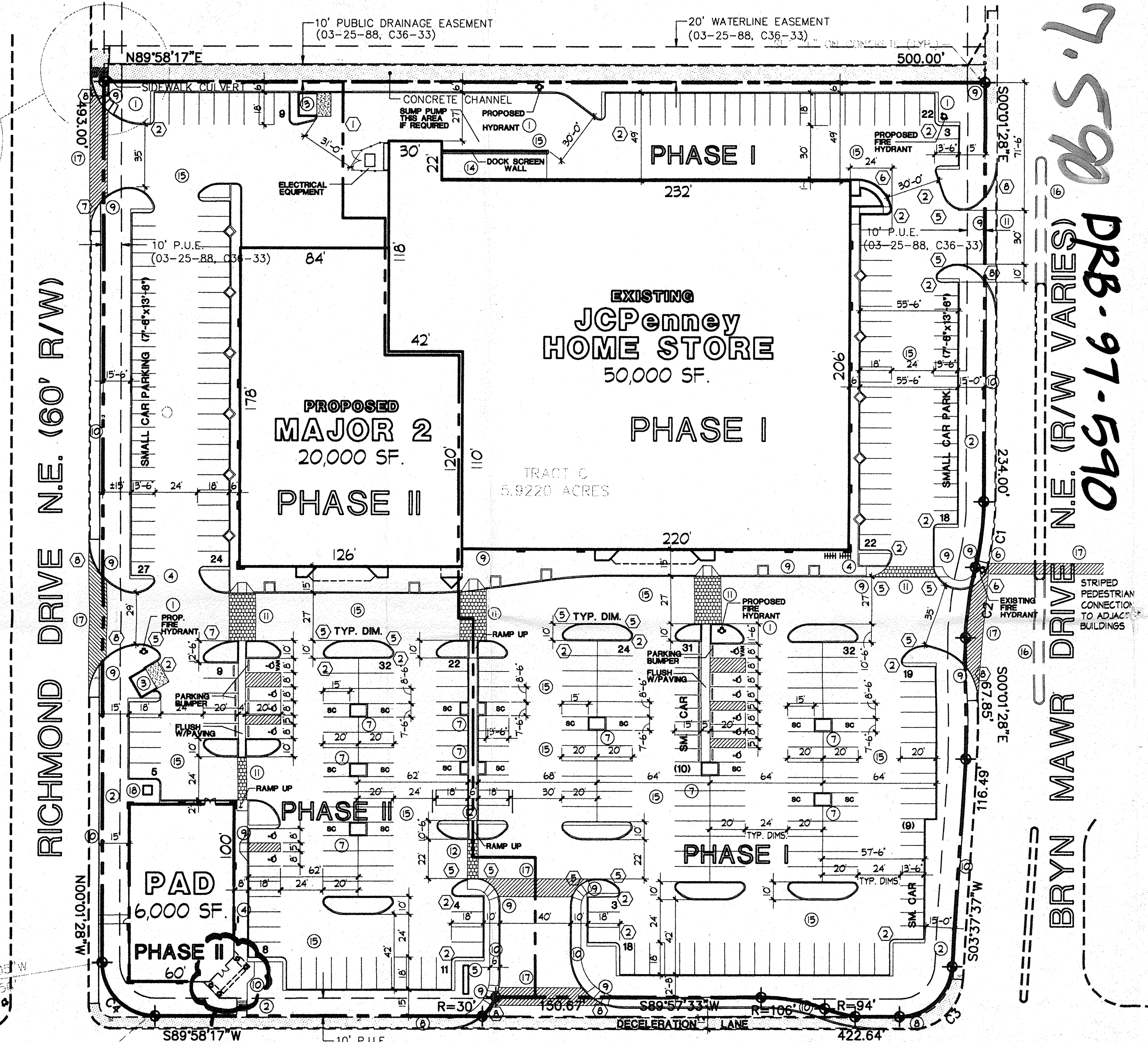
- KEYED NOTES:**
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL.
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6x6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.

REFUSE ENCLOSURE

"ENCROACHMENT DETAIL"



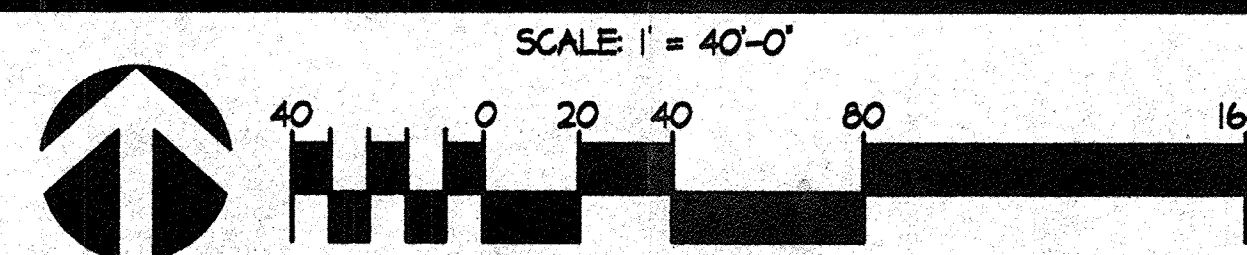
- LEGEND:**
- CURB AND GUTTER
 - CONCRETE SIDEWALK
 - WALL OR HEAD WALL
 - BILLIARD CULAR
 - SIGN
 - TREE
 - FIRE HYDRANT
 - STREET LIGHT



AREA OF AMENDMENT

MENAU BOULEVARD N.E. (100')

SITE DEVELOPMENT PLAN



THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 11-21-96 FOR THIS AMENDMENT ONLY

E.P.C. CASE NUMBER Z-96-129 DRB CASE NUMBER DRB 96-590

John L. Dine 8-12-97
PLANNING DIRECTOR Date

Paul R. ... 8-12-97
TRAFFIC ENGINEER Date

... 8-12-97
PARKS AND GENERAL SERVICES Date

... 8-12-97
CITY ENGINEER Date

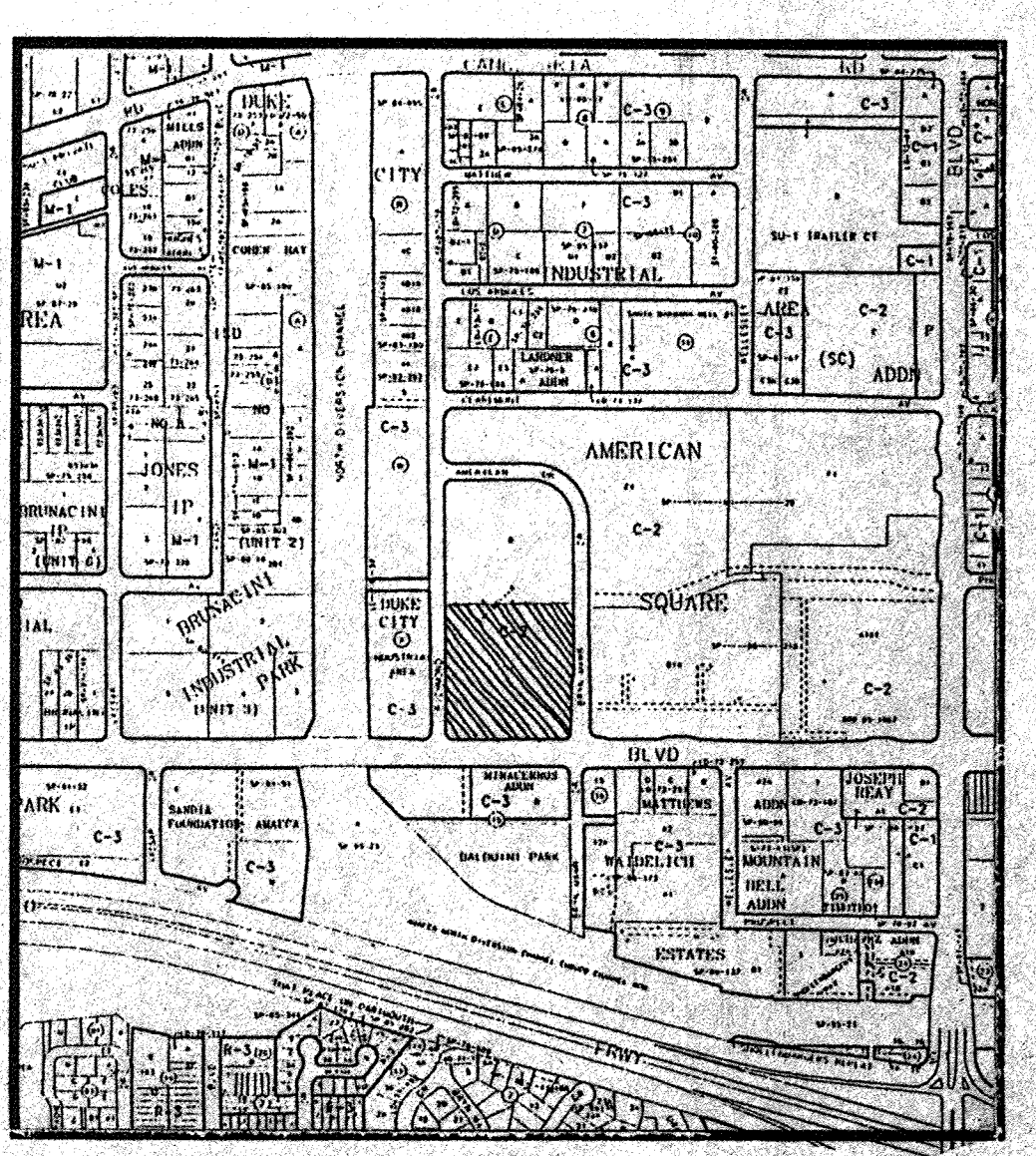
... 8-12-97
WATER RESOURCES, UTILITY DIVISION Date

- KEYED NOTES:**
- PROPOSED FIRE HYDRANT LOCATIONS
 - LANDSCAPING BUFFER
 - REFUSE LOCATION TO CITY OF ALBUQUERQUE STANDARDS - SEE DETAIL
 - BIKE RACK LOCATION - TO CITY OF ALBUQUERQUE STANDARDS
 - FREE STANDING SIGN - SEE DETAIL THIS SHEET
 - EXISTING FIRE HYDRANT LOCATION
 - LANDSCAPING PLANTER
 - EXISTING CONCRETE SIDEWALK
 - CONCRETE H.C. RAMP
 - NEW 6" CONCRETE SIDEWALK TO CONNECT TO EXISTING SIDEWALK
 - TEXTURED CONCRETE CROSSWALK
 - TEXTURED CONCRETE PEDESTRAIN ACCESS FROM STREET TO BLDGS
 - ALL WALKS AT HC PARKING FLUSH WITH HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED SIGN. VAN SPACES TO BE IDENTIFIED 1:12 MAX SLOPE ON RAMPS.
 - LOADING DOCK AREA - WITH SCREEN WALLS
 - ASPHALT PAVING
 - CUT EXISTING MEDIANS BACK FOR ACCESS INTO SITE.
 - STRIPED PEDESTRAIN CROSSWALK
 - TRANSFORMER LOCATION.

- GENERAL NOTES:**
- SEE SHEET A2 FOR ADDITIONAL SITE DETAILS.

- RADIUS:**
- (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 = 30'-0"
 - (9) RADIUS = 50'-0"
 - (10) RADIUS = 65'-0"
 - (11) RADIUS = 100'-0"

- (C1) RADIUS = 143', L=37.03', CH=36.92', T=18.62', D=14°50'06"
- (C2) RADIUS = 157', L=40.65', CH=40.54', T=20.44', D=14°50'06"
- (C3) RADIUS = 30', L=45.21', CH=41.05', T=28.14', D=88°20'41"
- (C4) RADIUS = 30', L=47.13', CH=42.43', T=30.00', D=90°01'14"



REVISION

REV	DATE	BY

26 JUN 1997

PROJECT TITLE
CARPET MAX
AMERICAN CROSSING SHOPPING CENTER
ALBUQUERQUE, NM

DRAWN BY
JDH

JOB NO.
96046

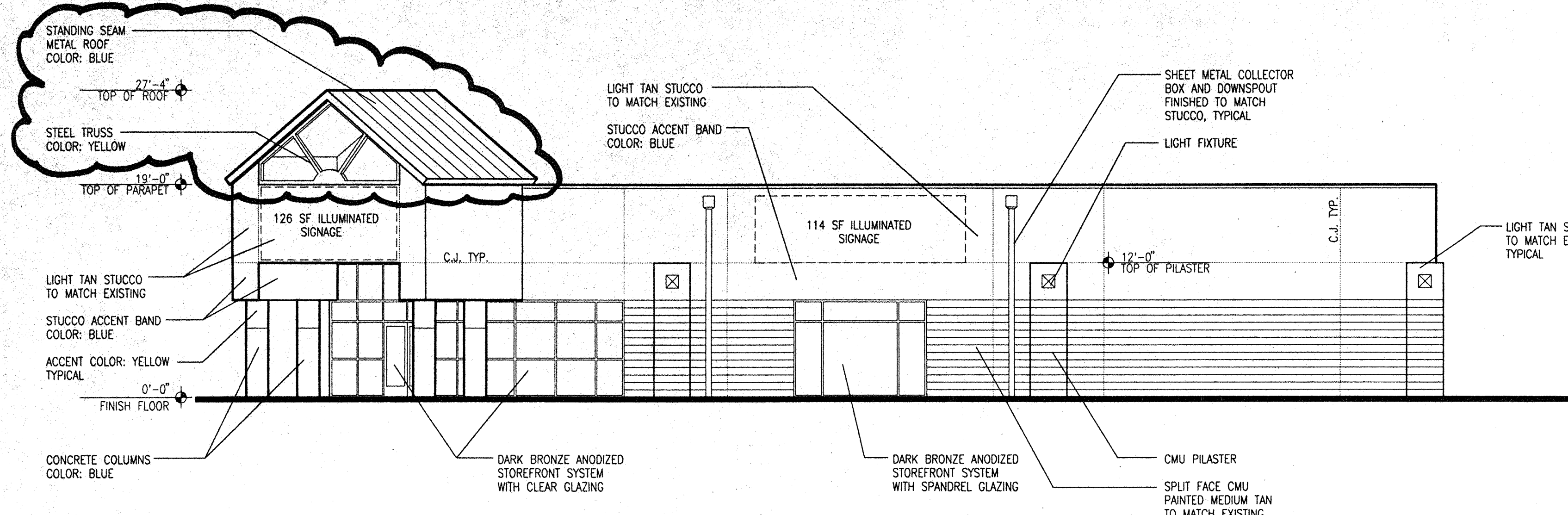
PROJECT MANAGER
96046

SHEET TITLE
SITE PLAN

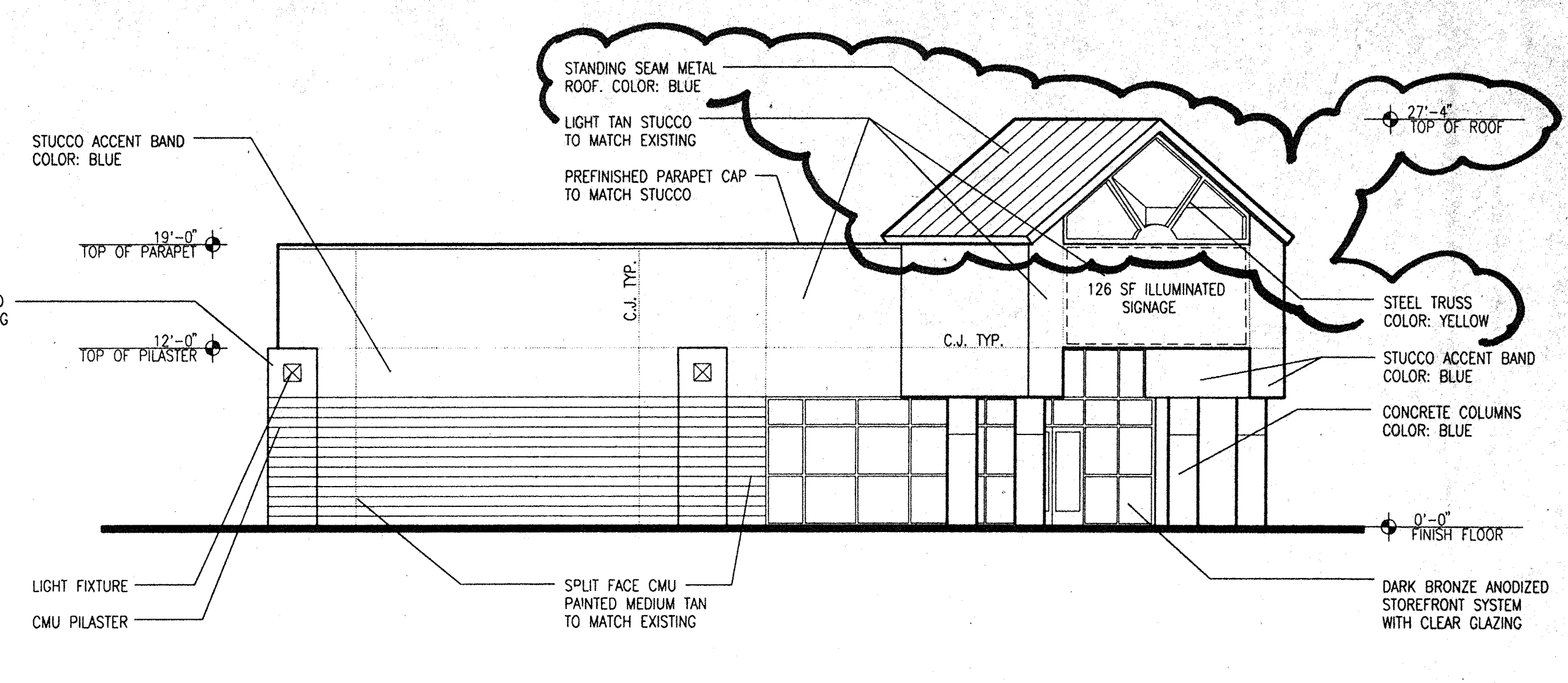
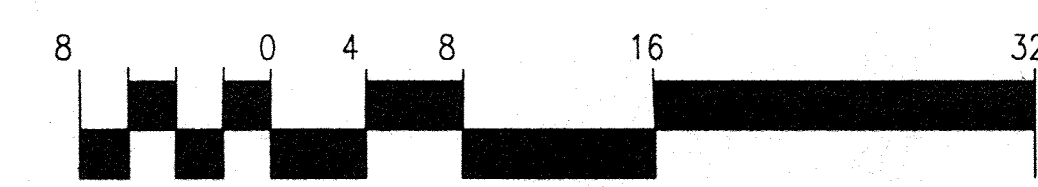
START DATE
sheet

SCALE
1"=40'-0"

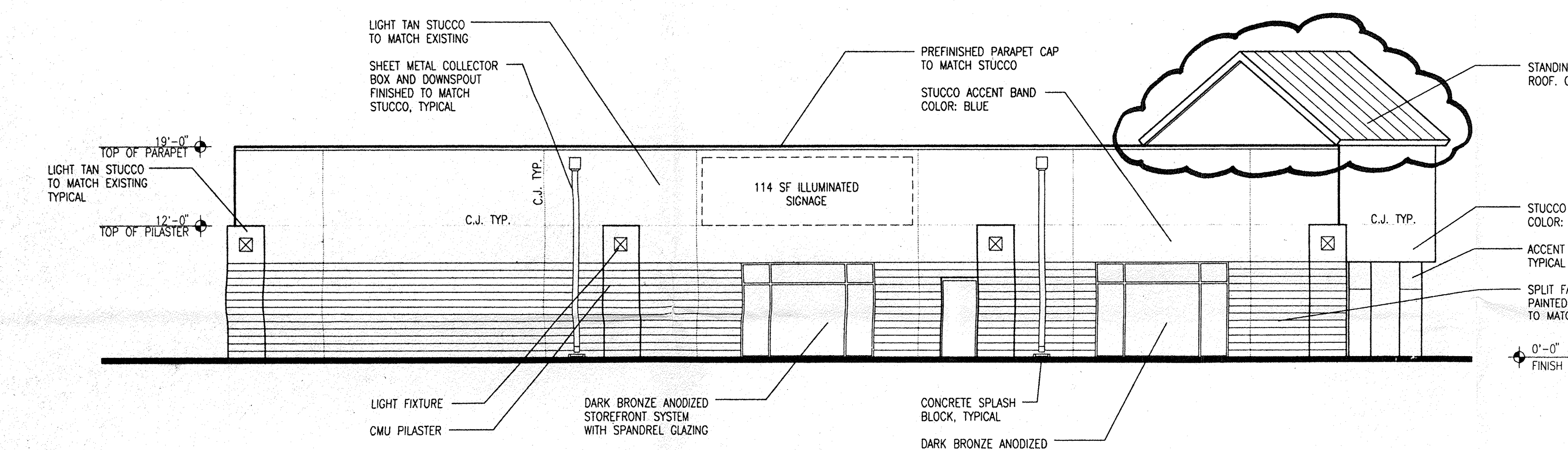
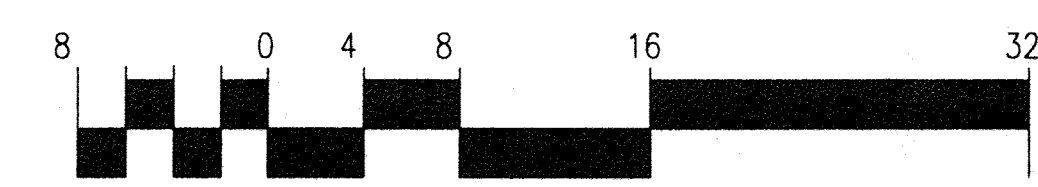
PROJECT TITLE
GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



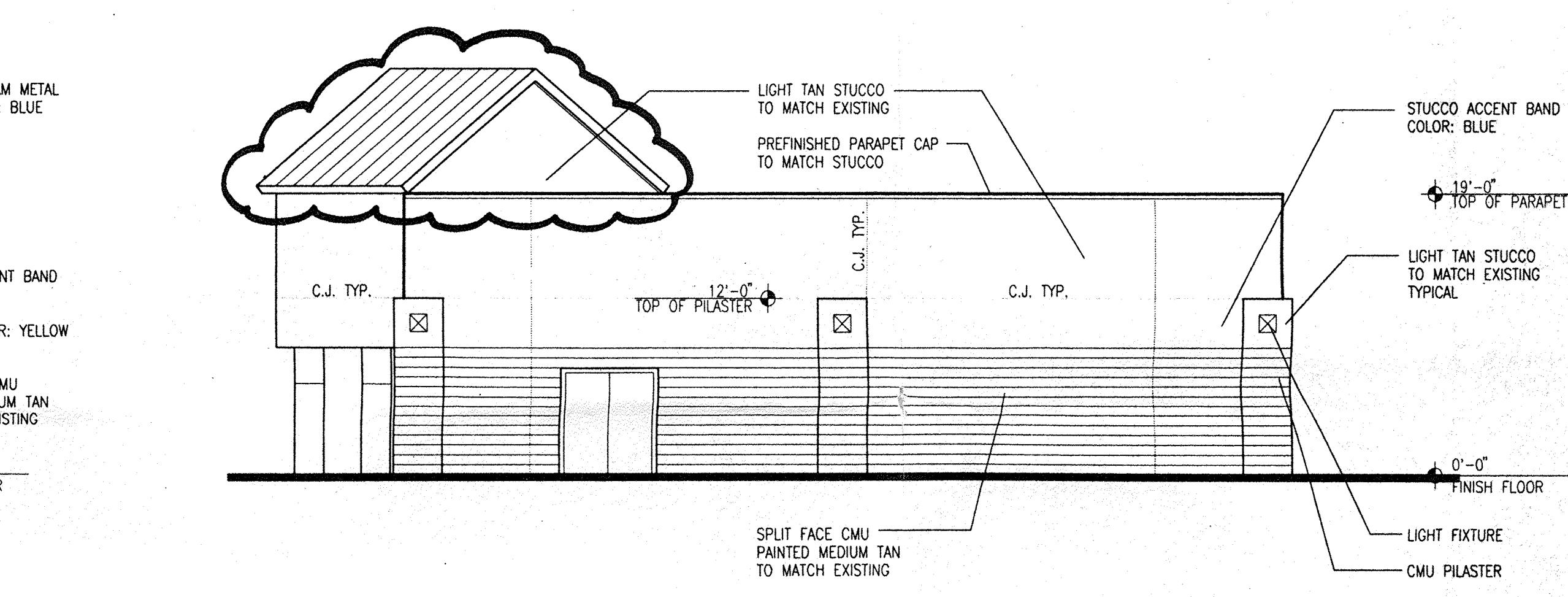
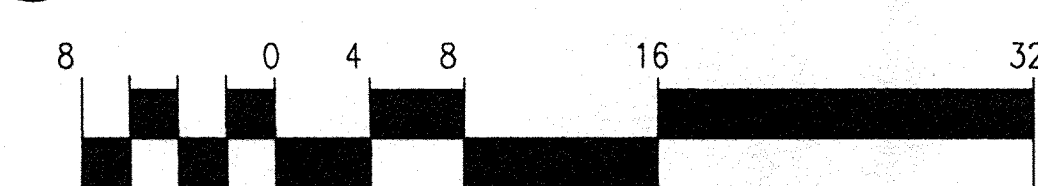
1 East Elevation
Scale: 1/8" = 1'-0"



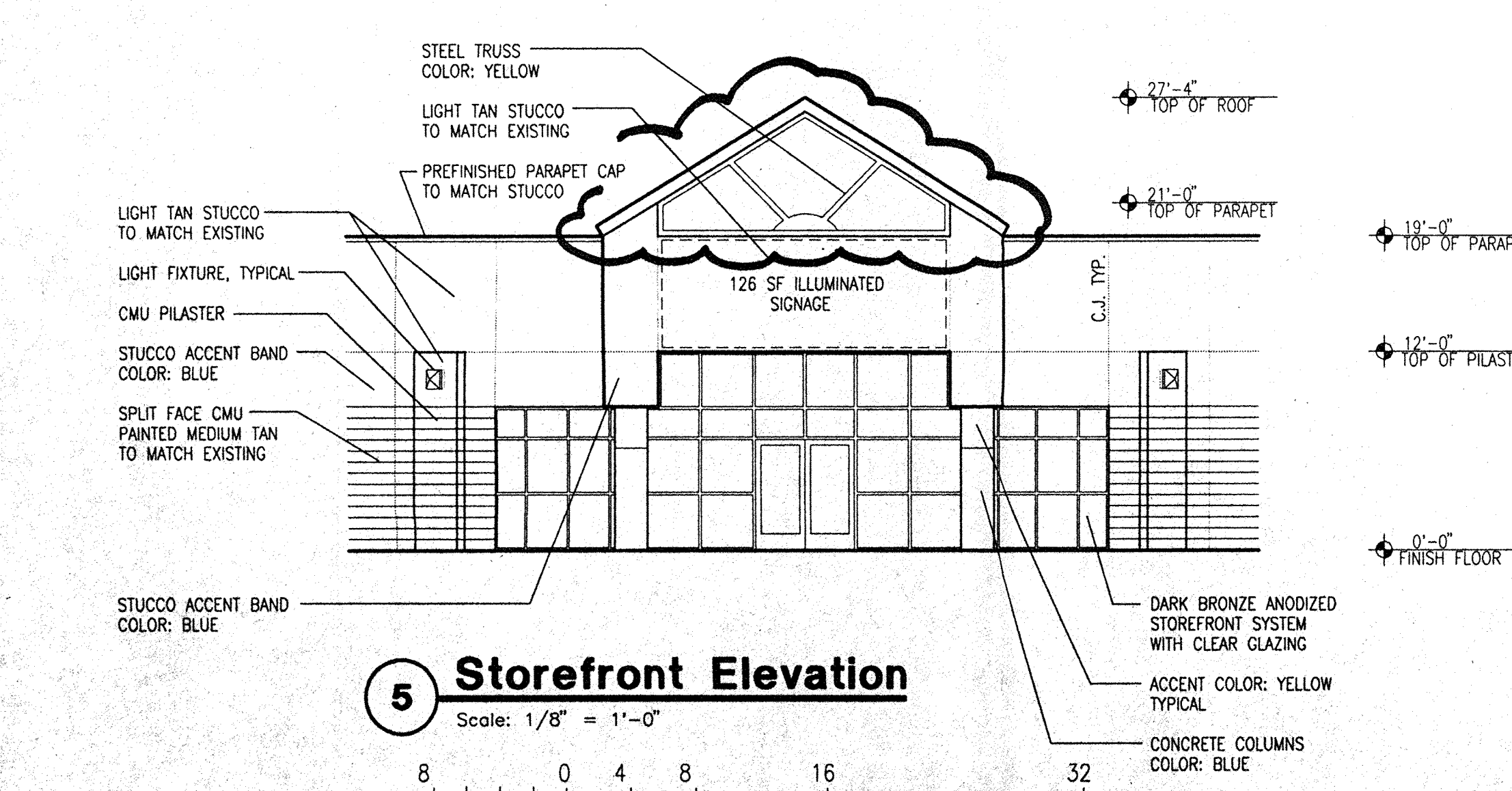
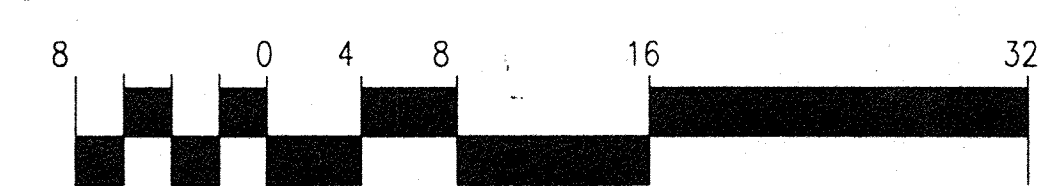
2 South Elevation
Scale: 1/8" = 1'-0"



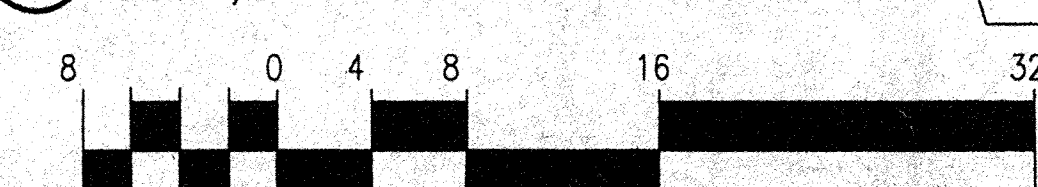
3 West Elevation
Scale: 1/8" = 1'-0"



4 North Elevation
Scale: 1/8" = 1'-0"



5 Storefront Elevation
Scale: 1/8" = 1'-0"



NOTES

- BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUALLY ILLUMINATED CHANNEL LETTERS AND COMPERABLE IN SIZE WITH BUILDING MOUNTED SIGNS ON THE ADJACENT RETAIL CENTER TO THE EAST.
- CLOUDED AREAS INDICATE AREA OF AMENDMENT**

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 11-21-96

CASE NUMBER Z-96-129 DRB CASE NUMBER DRB 96-590

PLANNING DIRECTOR AS TO THE REQUIREMENTS	Date
TRAFFIC ENGINEER	Date
AMAFCA	Date
PARKS AND GENERAL SERVICES	Date
CITY ENGINEER	Date
WATER RESOURCES, UTILITY DIVISION	Date

REV	DATE	BY	REVISION

26 JUNE 1997

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
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ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
CARPET MAX
AMERICAN CROSSING SHOPPING CENTER
ALBUQUERQUE, NY

DRAWN BY: J.D.H.

JOB NO. 96-044

PROJECT MANAGER

SHEET TITLE
EXTERIOR ELEVATIONS

START DATE sheet

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

A4