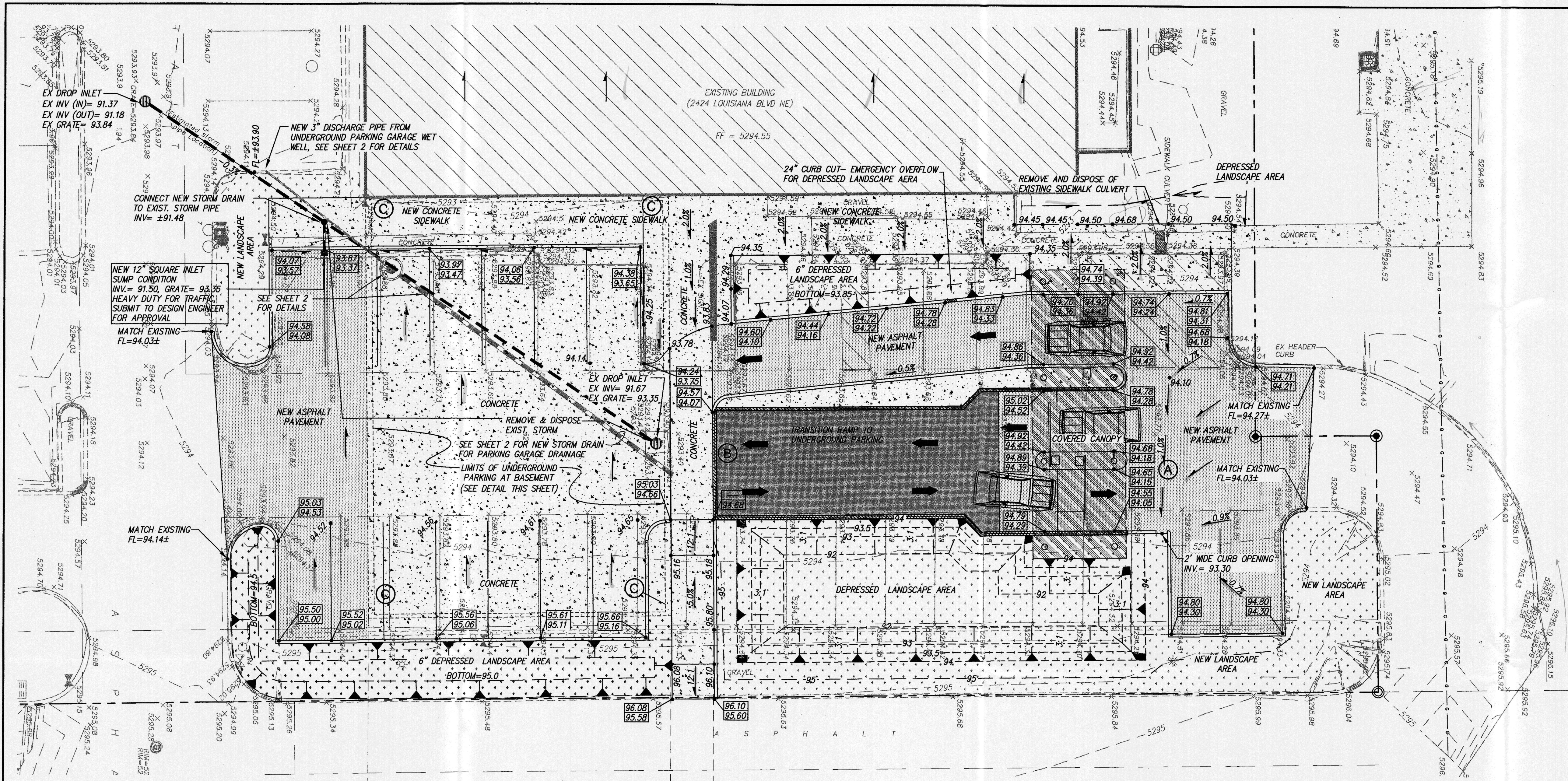
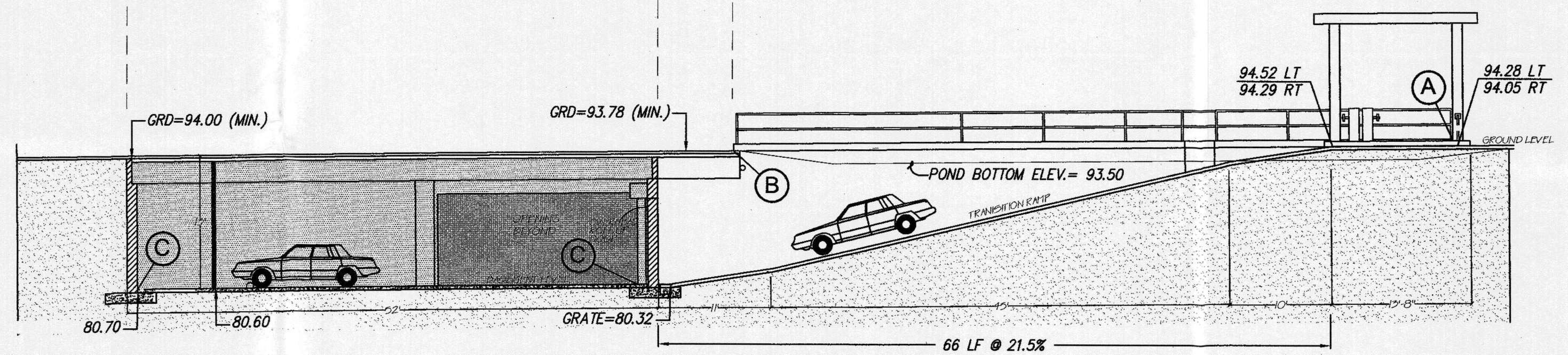


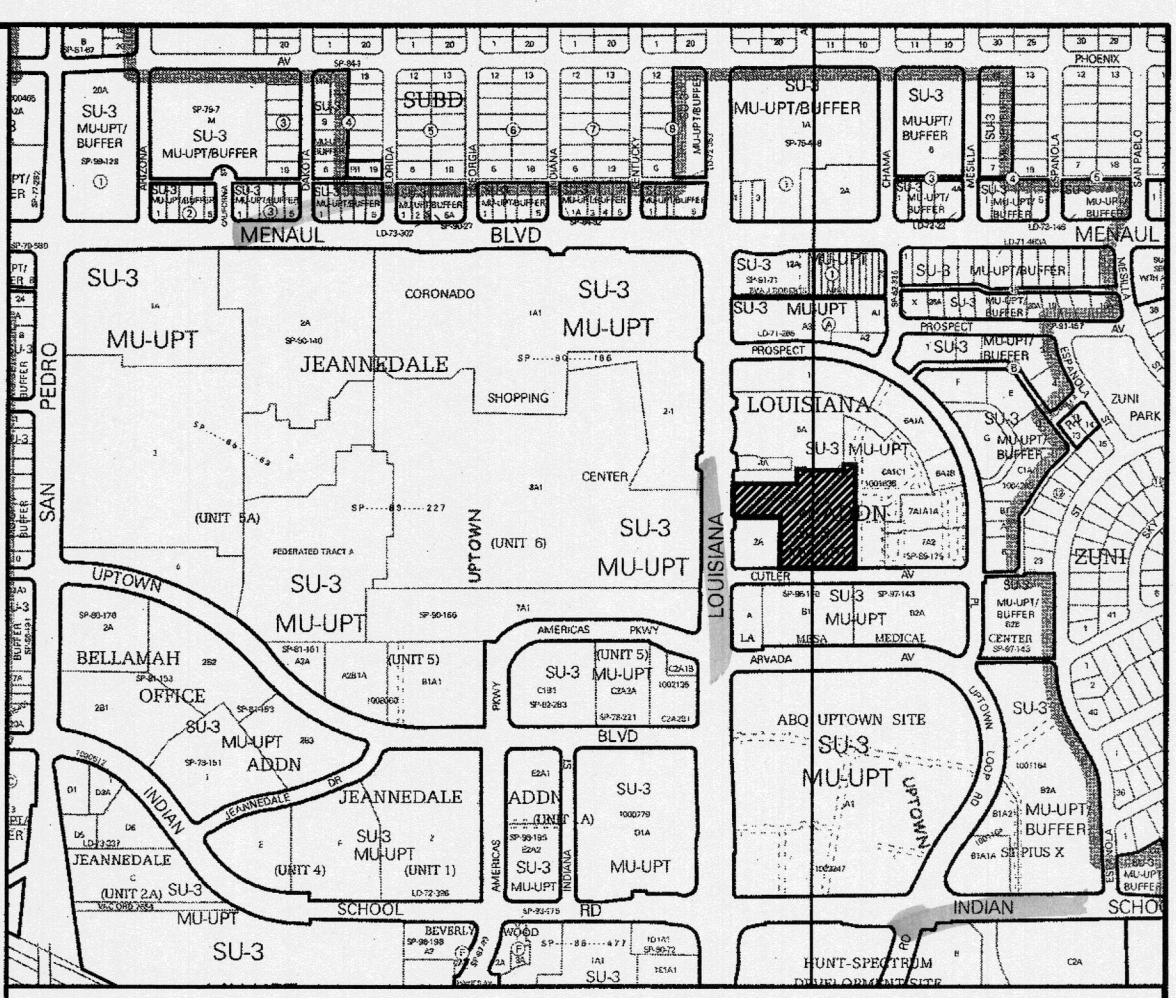
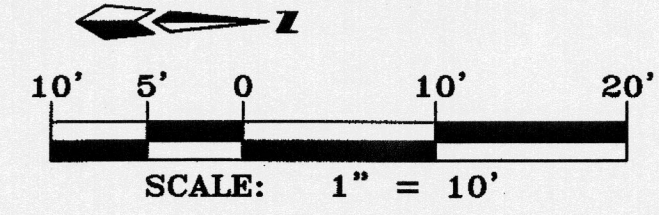


FIRST FLOOR PARKING AT GROUND
SCALE: 1" = 10'



SECTION DETAIL
SCALE: 1" = 10'

- LOCATION KEY NOTES
- (A) TOP OF GROUND AT COVERED CANOPY
 - (B) LINE OF ROOF ABOVE AT TRANSITION RAMP TO BASEMENT PARKING
 - (C) FINISHED FLOOR AT BASEMENT PARKING



VICINITY MAP ZONE MAP: H-18-Z/H-19-Z

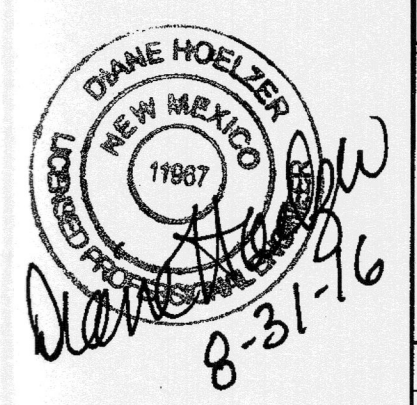
ACS BENCHMARK
A.G.R.S. MONUMENT "15-H18"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983) N=1495111.771
E=1545019.848
PUBLISHED EL=5303.391 (NAVD 1988) GROUND
TO GRID FACTOR= 0.999660624
DELTA ALPHA ANGLE=-071°00.43"

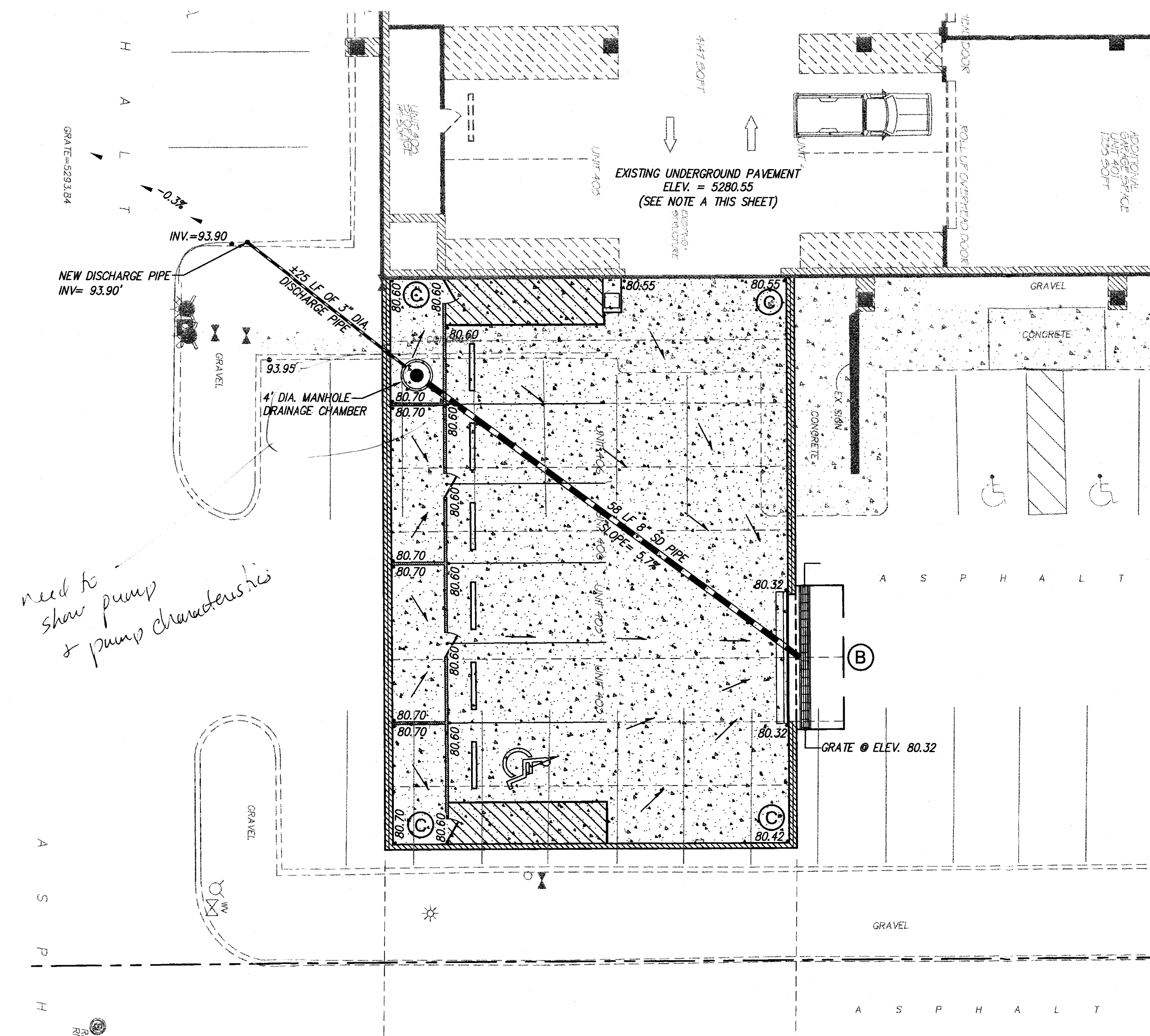
LEGAL DESCRIPTION
LOT NUMBERED THREE-A-ONE (3-A-1) IN BLOCK LETTERED "C", OF LOUISIANA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SECOND CORRECTION PLAT OF LOT 3-A-1, BLOCK "C" OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 1, 1996, IN PLAT BOOK 96C, PAGE 290

- LEGEND
- EXISTING UTILITY POLE
 - EXISTING ELECTRIC BOX
 - EXISTING LIGHT POLE
 - EXISTING TRANSFORMER
 - EXISTING PULLBOX
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING PIV
 - EXISTING SPIGOT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEANOUT
 - EXISTING UNKNOWN MANOLE
 - EXISTING GAS VALVE
 - EXISTING SIGN
 - EXISTING UNKNOWN METAL LID
 - EXISTING GAS METER
 - EXISTING PVC PIPE
 - EXISTING POND INLET
 - EXISTING MEDIAN INLET
 - EXISTING CURB INLET
 - EXISTING GUARD POST
 - EXISTING CURB AND GUTTER
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED SPOT ELEVATION
 - PROPOSED FINISHED FLOOR ELEVATION
 - PROPOSED FLOW DIRECTION ARROW
 - PROPOSED SLOPE
 - PROPOSED CONTOUR LINE
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED FLOWLINE ELEVATION
 - PROPOSED CONCRETE
 - PROPOSED SURFACE GROUND PAVEMENT
 - PROPOSED TRANSITIONAL RAMP PAVEMENT
 - PROPOSED LANDSCAPE AREA

THE 24's @ UPTOWN
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: DLH	Drawn: DER	Checked: DMG	Sheet 1 of 2
Scale: 1" = 10'	Date: 07-05-16	Job: A16046	





LOT 1
BLOCK C, LOUISIANA SUB.
FILED: 4/14/87
VOL. C6, FOLIO 166

LOT 4-A
BLOCK G, LOUISIANA SUB.
FILED: 5/05/87
VOL. C33, FOLIO 122

LOT 2-A
BLOCK C, LOUISIANA SUB.
FILED: 5/05/87
VOL. C33, FOLIO 122

CUTLER AVENUE N.E. 60' R/W

LOUISIANA BOULEVARD N.E.

EXISTING 60" SD

BASIN 1

BASIN 2

BASIN 3

BASIN 4

AFC-5
SEVEN STORY
OFFICE BLDG.
FF ELEV 5293.50

AFC-1
FOUR-STORY
OFFICE BLDG.
FF ELEV 5291.52

AFC-2
FOUR-STORY
OFFICE BLDG.
FF ELEV 5289.37

AFC-6
SINGLE STORY
OFFICE BLDG.
FF ELEV 5299.51

AFC-7
SINGLE STORY W/ BSMT
OFFICE BLDG.
FF ELEV 5301.94

AFC-4
TWO STORY
OFFICE BLDG.
FF ELEV 5292.68

AFC-3
TWO STORY
OFFICE BLDG.
FF ELEV 5292.68

GRAPHIC SCALE (1 INCH = 40 FEET)

DRAINAGE BASIN MAP

AMERICAN FINANCIAL
CENTER (AFC-5)

ALBUQUERQUE, NEW MEXICO



LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800 C. Juan Tabo, NE
Albuquerque, New Mexico 87111
(505) 237-8421

FILE NAME: PARK_6.DWG 10/02/01

SHEET C1

LOUISIANA BOULEVARD N.E.

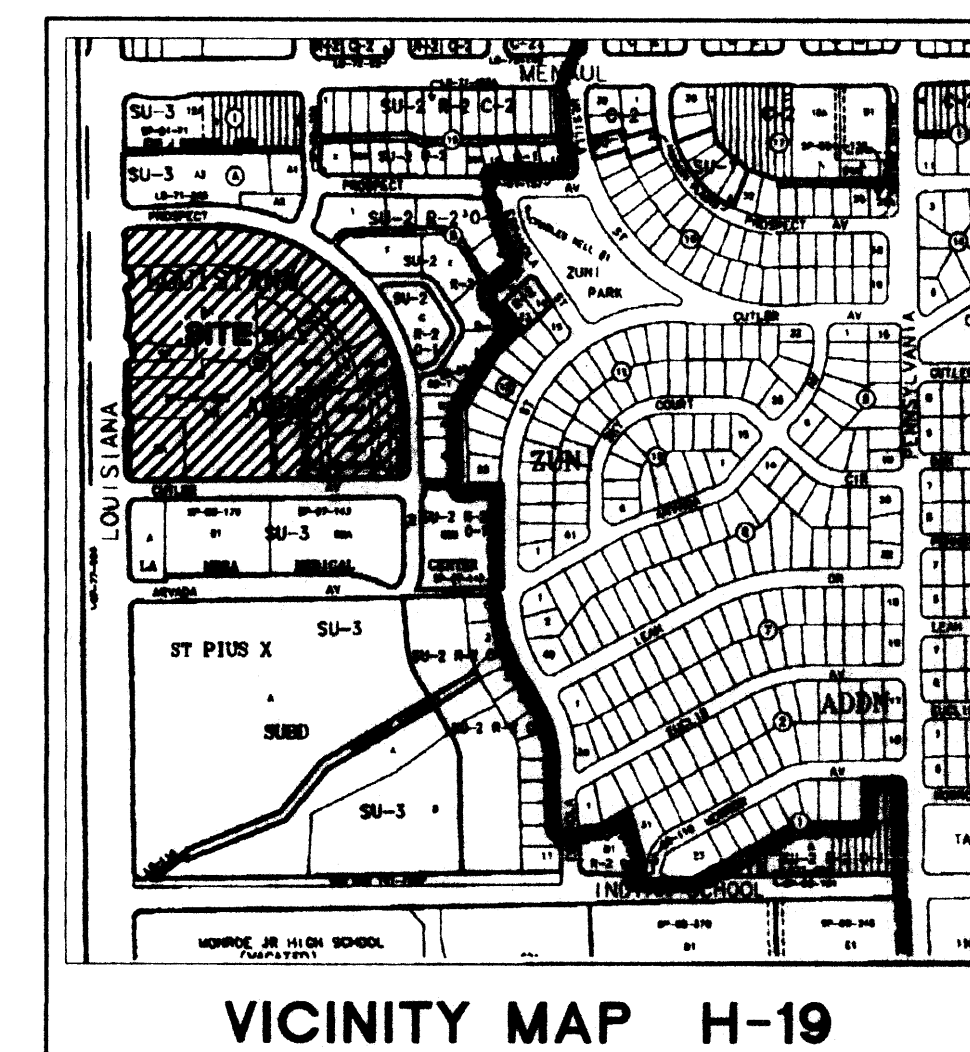
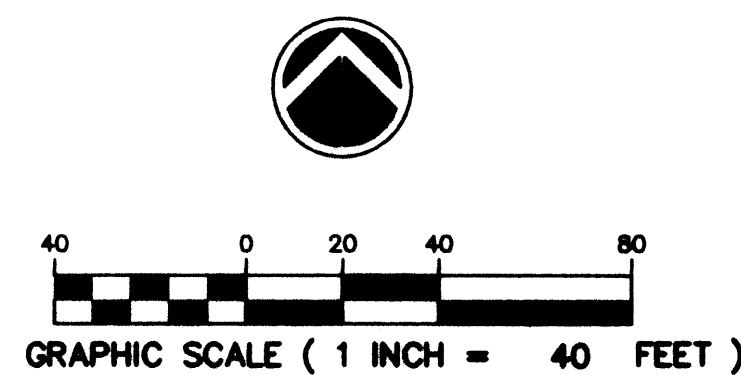
-EXISTING 60" SD

LOT 1
BLOCK C, LOUISIANA SUB.
FILED: 4/14/67
VOL. C6, FOLIO 166

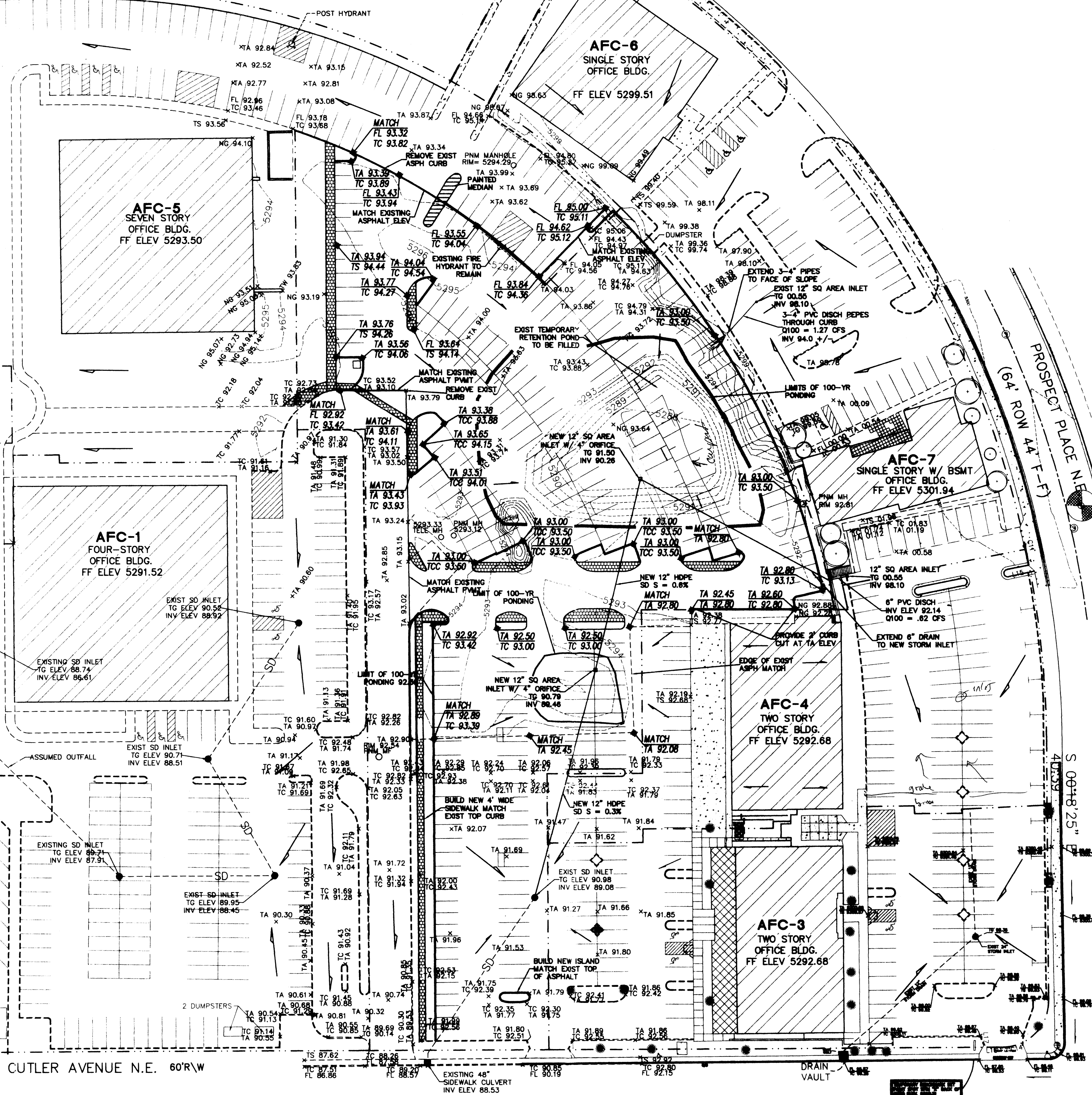
LOT 4-A
BLOCK C, LOUISIANA SUB.
FILED: 5/05/87
VOL. C33, FOLIO 122

LOT 2-A
BLOCK C, LOUISIANA SUB.
FILED: 5/05/87
VOL. C33, FOLIO 122

CUTLER AVENUE N.E. 60' R/W



VICINITY MAP H-19



GRADING AND DRAINAGE PLAN

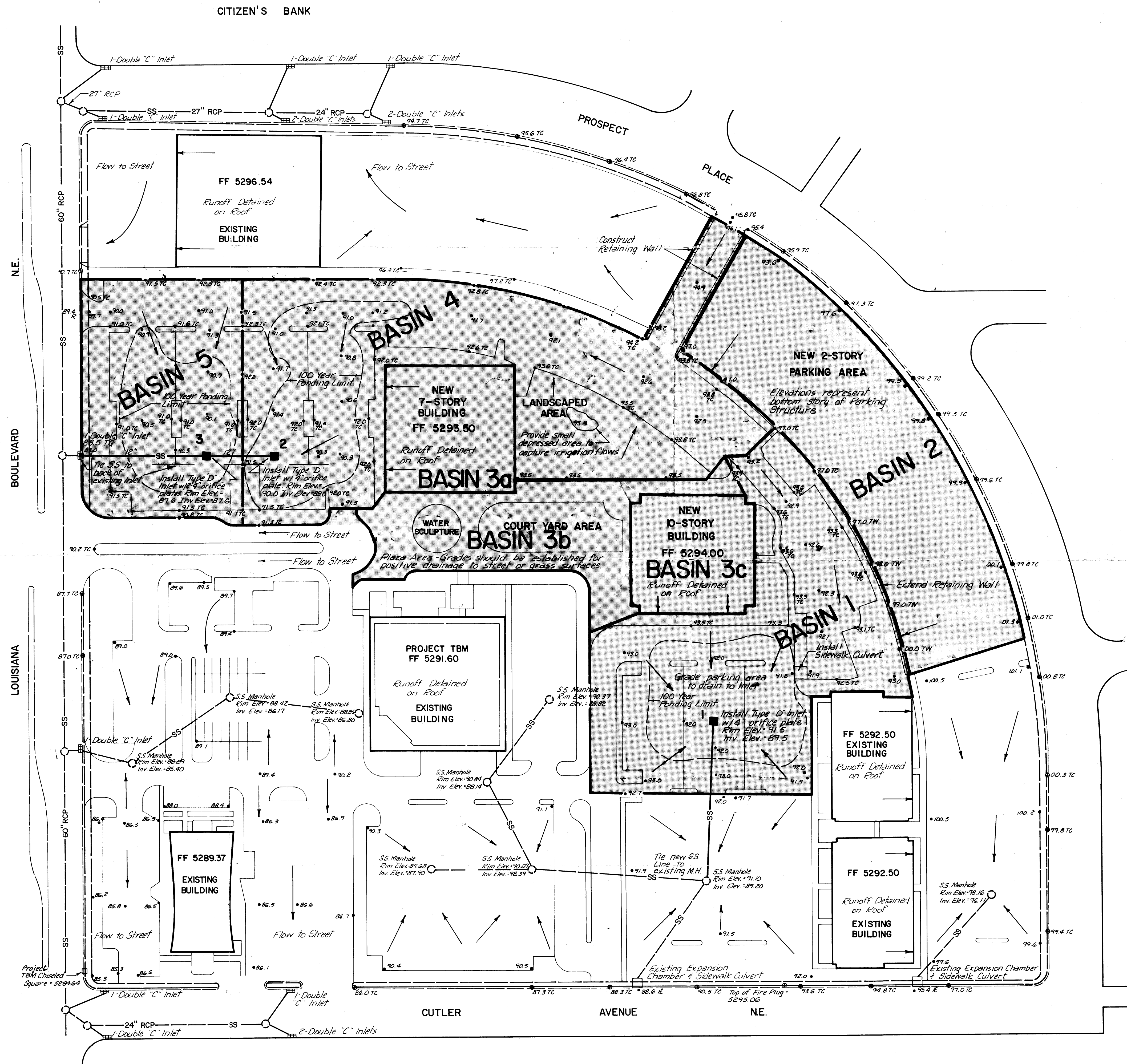
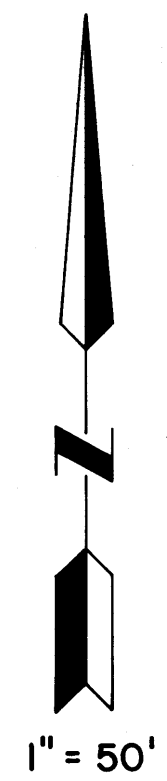
AMERICAN FINANCIAL
CENTER (AFC-5)

ALBUQUERQUE, NEW MEXICO

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo, NE
Albuquerque, New Mexico 87111
(505) 237-8421

FILE NAME: PARK_6.DWG 10/02/01

SHEET C2



- LEGEND**
- 92.5 SPOT ELEVATION
 - SS — STORM DRAIN LINE
 - STORM INLET
 - RETAINING WALL
 - NEW DEVELOPMENT
 - BASIN BOUNDARY

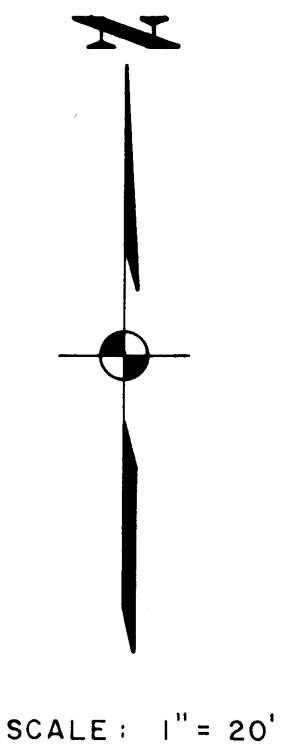
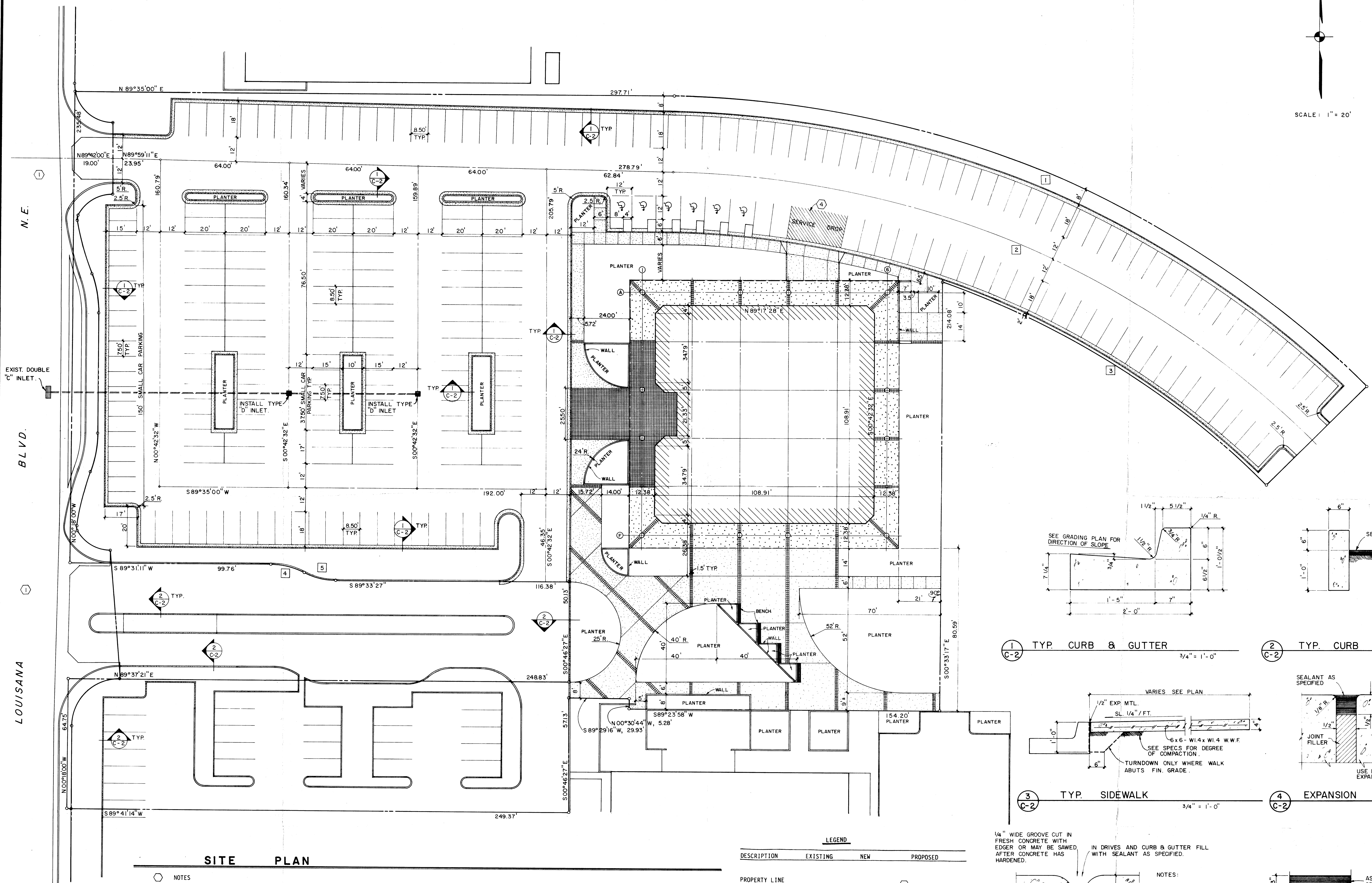
PLATE 4	
PROPOSED CONDITIONS	
Project No.	AMERICAN FINANCIAL CENTER
Sheet	DRAINAGE PLAN
Job No. 32140	Sheet 1 of 2
Drawn By P.E.	Date JAN. 84
Checked By B.G.B.	Scale 1" = 50'

1-17-84

A with double gate

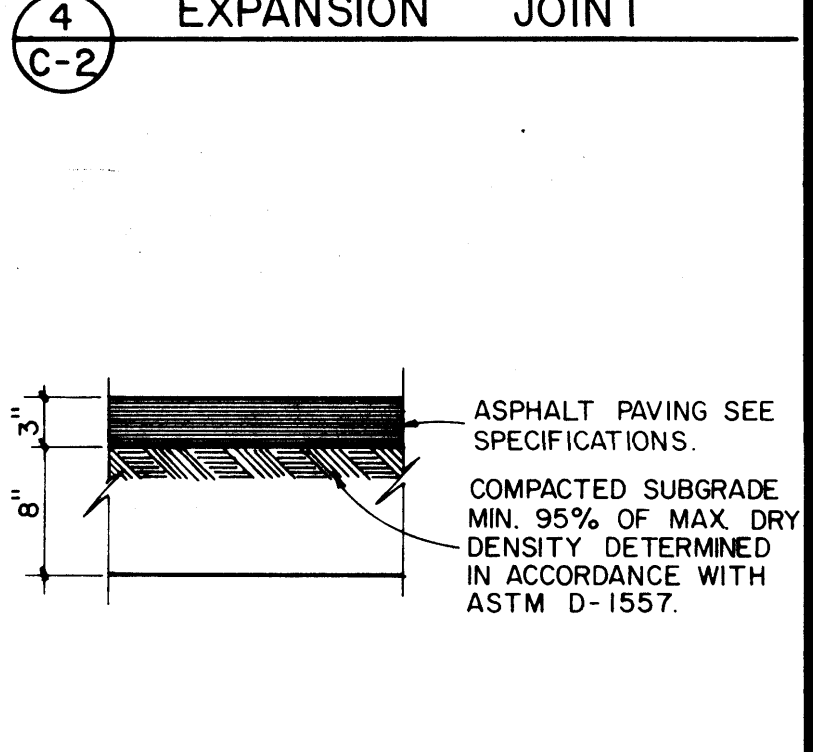
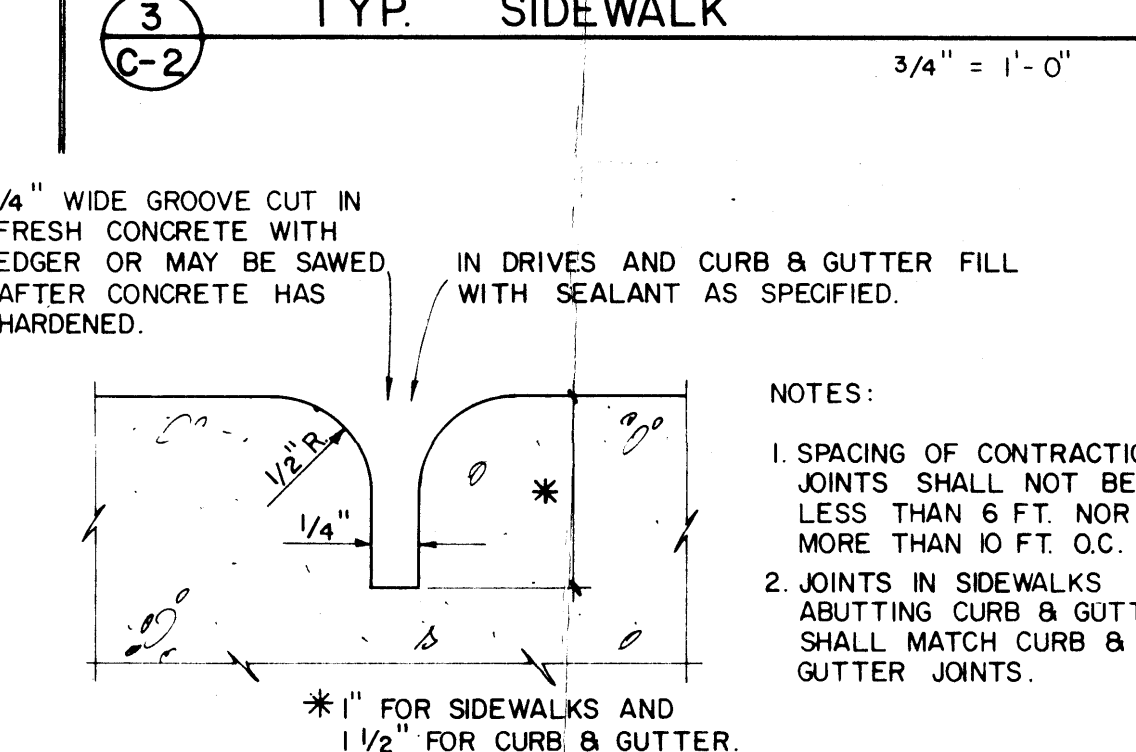
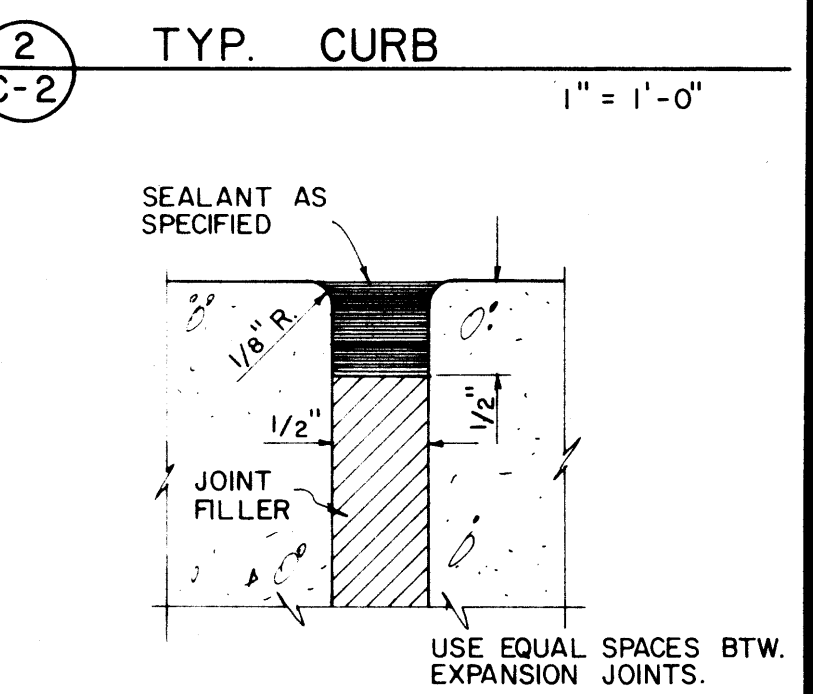
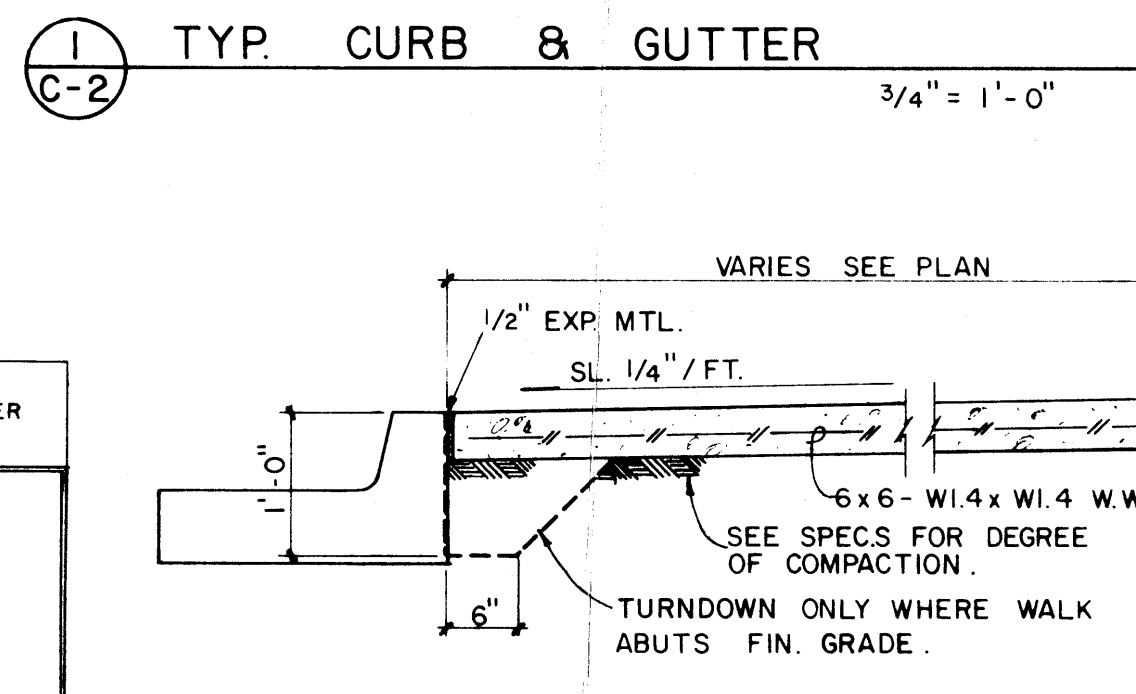
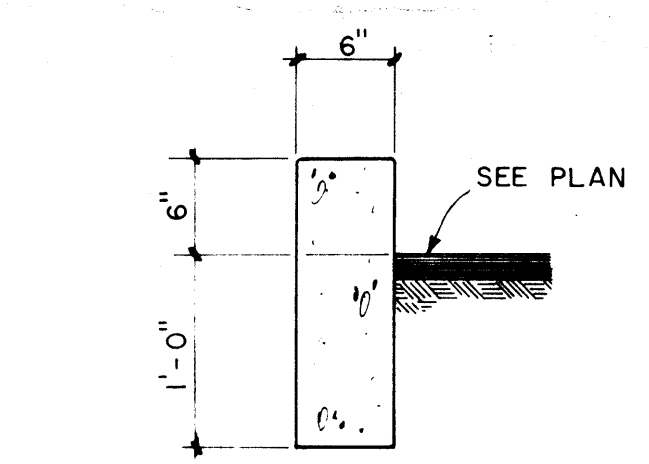
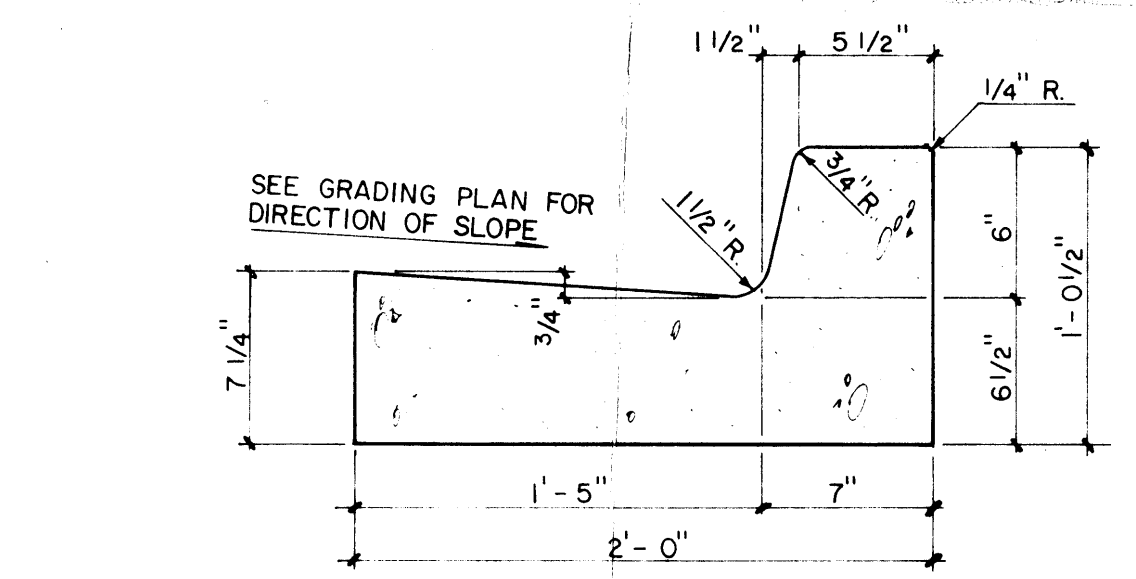
15761H

1	2	3	4	5
R = 489.89'	R = 451.89'	R = 419.89'	R = 35.78'	R = 32.85'
Δ = 44°45'46"	Δ = 44°45'46"	Δ = 26°07'29"	Δ = 28°02'48"	Δ = 28°00'32"
L = 382.73'	L = 353.04'	L = 191.45'	L = 17.51'	L = 16.06'
T = 201.73'	T = 186.08'	T = 97.42'	T = 8.94'	T = 8.19'



- NOTES
- SEE UPTOWN STREET IMPROVEMENTS, PROJECT NUMBER 1844, FOR THE PROPOSED WIDENING OF LOUISIANA BLVD.
 - DIMENSIONS AT PARKING AREAS & ROADS ARE TO THE FACE OF CURB.
 - PAINT 4" WIDE WHITE LINES FOR PARKING SPACES.
 - PAINT 4" WIDE DIAGONAL YELLOW LINES AS SHOWN.
 - PAINT STANDARD HANDICAPPED SYMBOL IN THE PARKING SPACES SHOWN ON THE PLAN.

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE (R/W)	---	---
CENTERLINE	---	---
BUILDING	[Hatched Box]	[Hatched Box]
CURB & GUTTER	[Double Line]	[Double Line]
CURB	[Single Line]	[Single Line]
CONC SIDEWALK	[Dashed Line]	[Dashed Line]
EXPOSED AGGREGATE	[Stippled Box]	[Stippled Box]
PAVERS	[Patterned Box]	[Patterned Box]



- NOTES:
- SPACING OF CONTRACTION JOINTS SHALL NOT BE LESS THAN 6 FT. NOR MORE THAN 10 FT. O.C.
 - JOINTS IN SIDEWALKS ABUTTING CURB & GUTTER SHALL MATCH CURB & GUTTER JOINTS.

W.C. KRUGER & ASSOCIATES
ARCHITECTS-PLANNERS, INC.

SUITE 1100 BANK OF
NEW MEXICO BUILDING
ALBUQUERQUE, NEW MEXICO
87101
TELEPHONE: (505) 842-8863

STATE OF NEW MEXICO
W.C. KRUGER
NO. 47
REGISTERED ARCHITECT

STATE OF NEW MEXICO
W.C. KRUGER & ASSOCIATES
INC.
NO. 909
ALBUQUERQUE, N.M.
REGISTERED ARCHITECT

AMERICAN FINANCIAL CENTER

BUILDING NO. 5

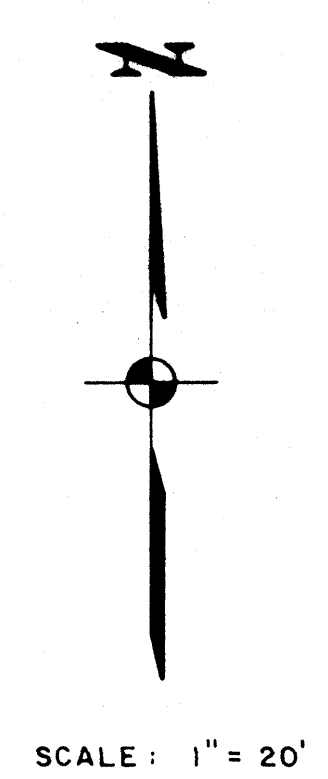
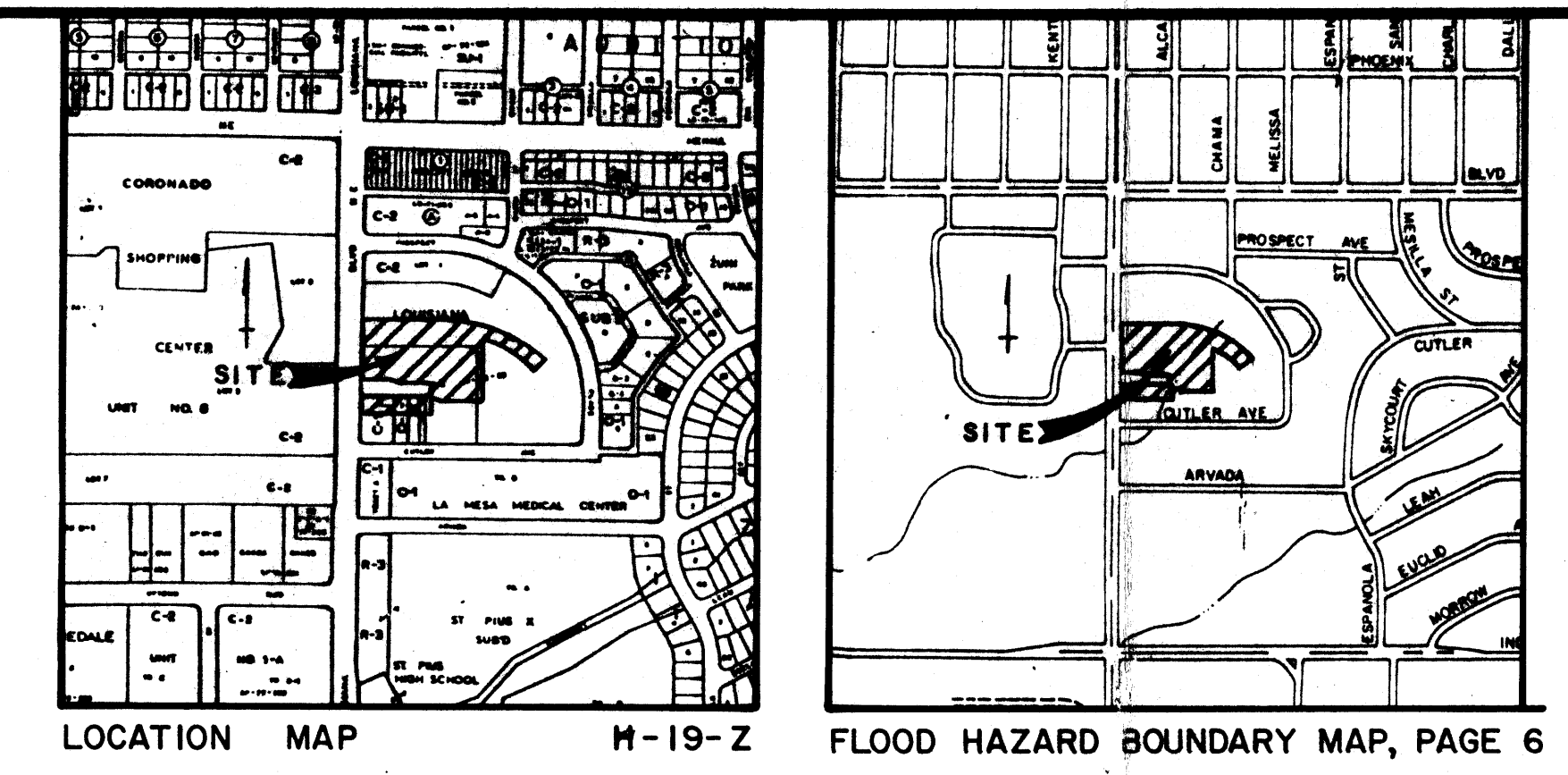
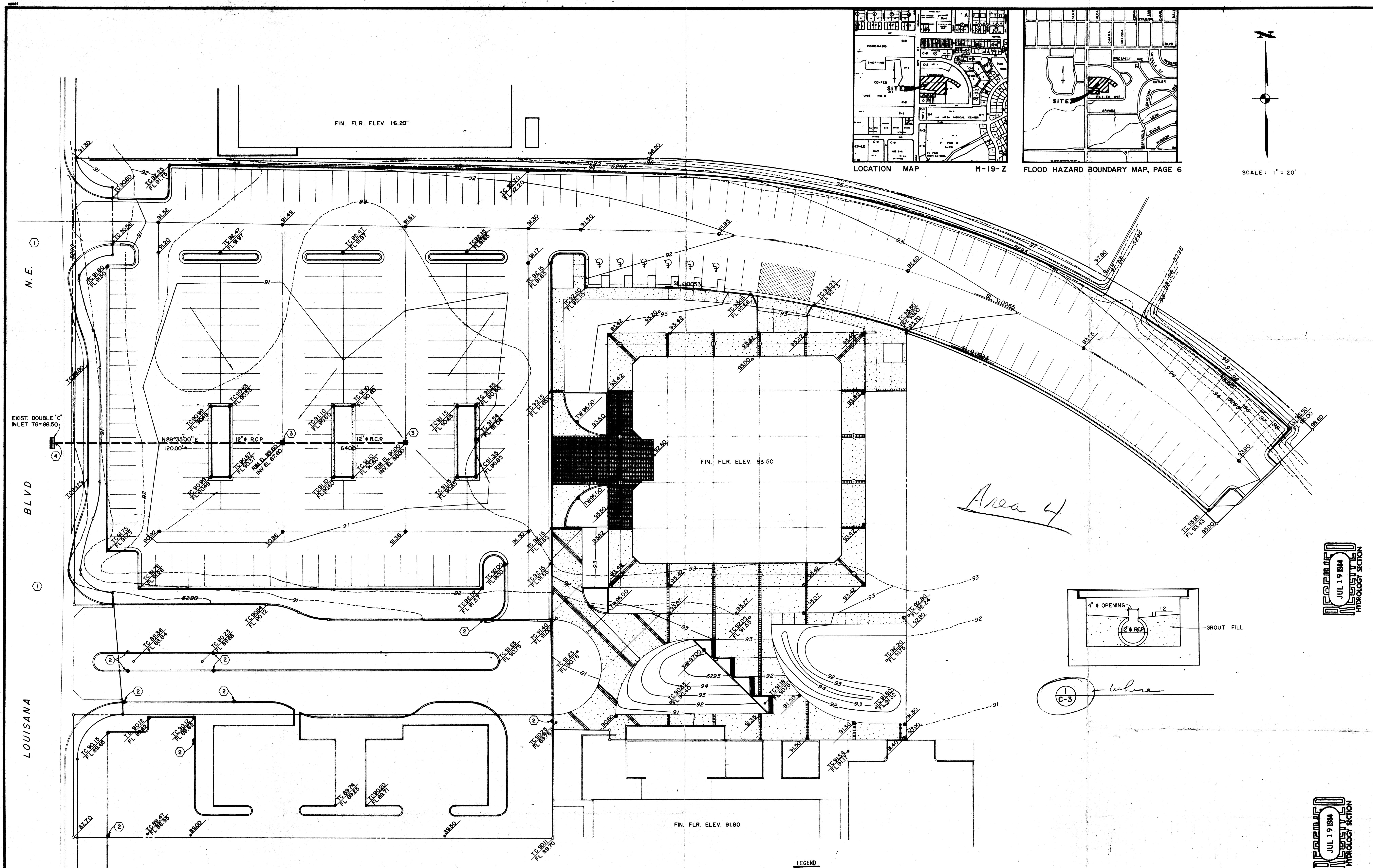
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE	
DRAWN	KJD
CHECKED	VJC
JOB NUMBER	

SITE PLAN
AND
DETAILS

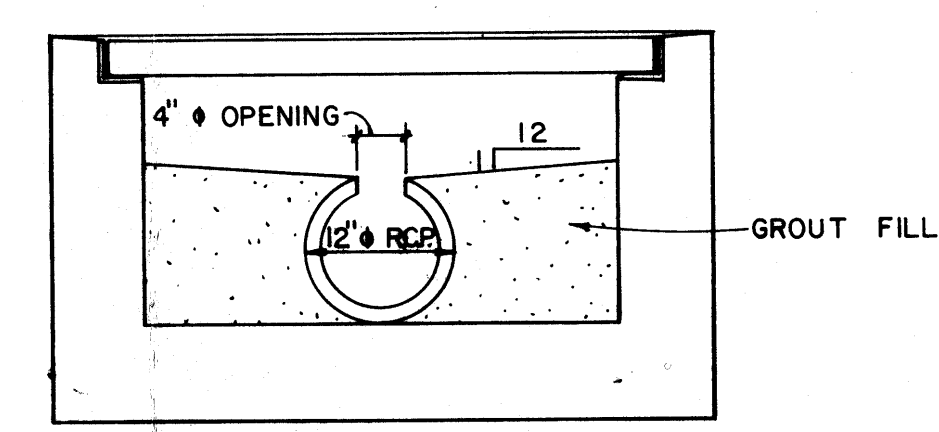
SHEET NUMBER
C-2



- GRADING PLAN**
- NOTES
1. SEE UPTOWN STREET IMPROVEMENTS, PROJECT NUMBER 1844, FOR THE PROPOSED WIDENING OF LOUISIANA BLVD.
 2. MATCH EXISTING GRADES.
 3. INSTALL TYPE "D" INLET W/1-4" ORIFICE, SEE 1/C-3.
 4. TIE STORM SEWER TO BACK OF EXISTING INLET.

LEGEND

DESCRIPTION	EXISTING	NEW	PROPOSED
SPOT ELEVATION	○	●	●
CONTOUR	—	—	—



NOTE:
THIS DRAINAGE PLAN IS SUBMITTED AS A FINAL PLAN IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN DATED JANUARY, 1984. AREAS COVERED INCLUDE BASINS 3a, 3b, 4 AND 5 ON PLATE 4, AMERICAN FINANCIAL CENTER, DRAINAGE PLAN, SUBMITTED BY BOHANNON HUSTON INC.

W.C. KRUGER & ASSOCIATES, INC.
ARCHITECTS-PLANNERS, INC.
SUITE 1100, BANK OF NEW MEXICO BUILDING
ALBUQUERQUE, NEW MEXICO
ZIP CODE 87101
TELEPHONE (505) 842-8663

STATE OF NEW MEXICO
W.C. KRUGER
NO. 47
ALBUQUERQUE
NEW MEX
REGISTERED ARCHITECT

STATE OF NEW MEXICO
W.C. KRUGER & ASSOCIATES, INC.
NO. 909
ALBUQUERQUE
NEW MEX
REGISTERED ARCHITECT

STATE OF NEW MEXICO
BOHANNON HUSTON, INC.
NO. 100
ALBUQUERQUE
NEW MEX
REGISTERED ARCHITECT

AMERICAN FINANCIAL CENTER
BUILDING NO. 5
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE	DRAWN	CHECKED	JOB NUMBER
	KJD	VJC	

GRADING PLAN

SHEET NUMBER
C-3