

- 1 ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED
IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD
SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
- 2 CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR
PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING
FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE
CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST
OF THE CONTRACTOR.
- 3 PAVING/ROADWAY GRADES SHALL BE (±)0.05 FT. FROM SHOWN PLAN
ELEVATIONS.
- 4 PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN
(±)0.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM
THE SHOWN PAD ELEVATION BY +0.02 FOOT.
- 5 CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL
REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE
IMPROVEMENTS AND GRADING OPERATIONS.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR
THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- 7 THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL
MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 8 UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM
0.5% SLOPE IN THE DIRECTION OF FLOW.
- 9 ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLANTED SOILS WORK
SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- 10 SLOPE ALL PAVING & SIDEWALKS MINIMUM 2% AWAY FROM BUILDING.

EXISTING CONDITIONS:

THE PROJECT SITE CONSISTS OF APPROXIMATELY 0.3155 ACRES WHICH IS PARTIALLY DEVELOPED. EXISTING STRUCTURES INCLUDE; A CONCRETE SLAB ON THE WEST END OF THE TRACT; AN EXISTING DUPLEX IN THE CENTER PORTION; AND A RECENTLY REMOVED ABANDONED APARTMENT (SINGLE BEDROOM). THE SITE IS WITHIN THE LARGE SOUTHERN RIO GRANDE BASIN AND FLOWS ARE CONVEYED THROUGH A STORM DRAIN SYSTEM IN THE RIO GRANDE. DRAINAGE DUE TO THE DUPLEX AND THE TRUNKLINE, 10 FEET SOUTH OF THE PROPERTY LINE AND IS CONVEYED TO THE TRUNKLINE. THE DRIVE IS BROKEN UP, AGED ASPHALT WITH GRAVEL AND DIRT TOWARDS THE WEST. SURROUNDING AREA IS FLAT AND THERE ARE NO OFFSITE FLOWS. TWO-THIRDS OF EXISTING DRAINAGE FLOWS DRAIN WESTERLY INTO EDNA AVENUE. WHILE THE REMAINDER OF THE DRAIN FLOWS INTO RIO GRANDE BOULEVARD. THE EDNA AVENUE STORM DRAIN SYSTEM TIES EAST INTO THE RIO GRANDE BOULEVARD SYSTEM.

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HYDROLOGY NOTES:

PRECIPITATION ZONE = 1

BASIN 1 = 0.3155 ACRES

EXISTING CONDITIONS
LAND TREATMENT AREAS WITHIN TRACT
70% LAND TREATMENT B = 0.2209 AC
30% LAND TREATMENT D = 0.0947 AC

$$\text{PEAK DISCHARGE [Qp=100-6 Hr]} = (\text{AREA}_B)(Q_B) + (\text{AREA}_D)(Q_D) =$$

$$(0.2209 \text{ Ac})(2.03 \text{ cfs/acre}) + (0.0947 \text{ Ac})(4.37 \text{ cfs/acre}) = 0.86 \text{ cfs}$$

LAND TREATMENT AREAS WITHIN TRACT
CONTRIBUTING RETENTION POND
19.02% LAND TREATMENT B = 0.0600 AC
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BENCHMARK:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 14-J13, THE PUBLISHED ELEVATION OF WHICH IS 4954.71, AND IS LOCATED IN THE INTERSECTION OF CENTRAL AVENUE AND RIO GRANDE BOULEVARD
REF: SURVEYS SOUTHWEST, LTD., JANUARY 2004

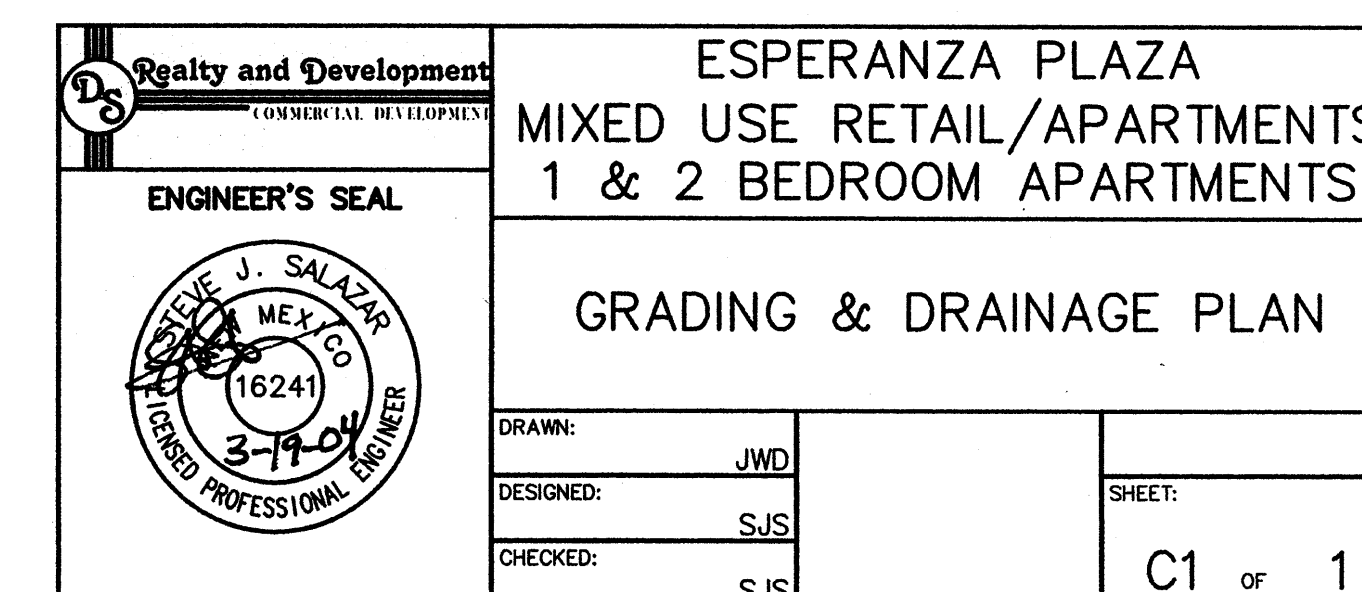
SCS BERNALILLO COUNTY SOIL SURVEY No. 30

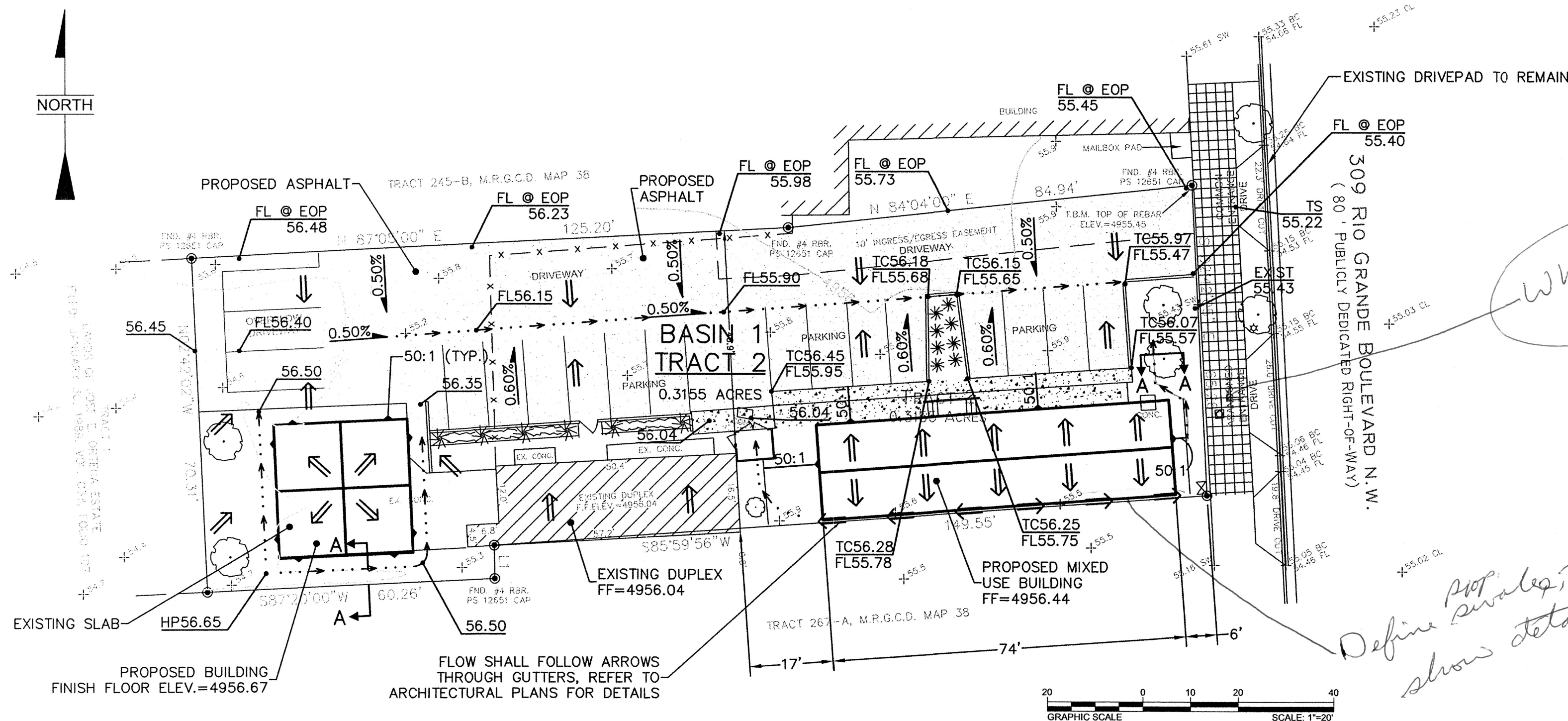
F.I.S. PANEL **051**

R **E** **C** **E** **I** **V** **E**

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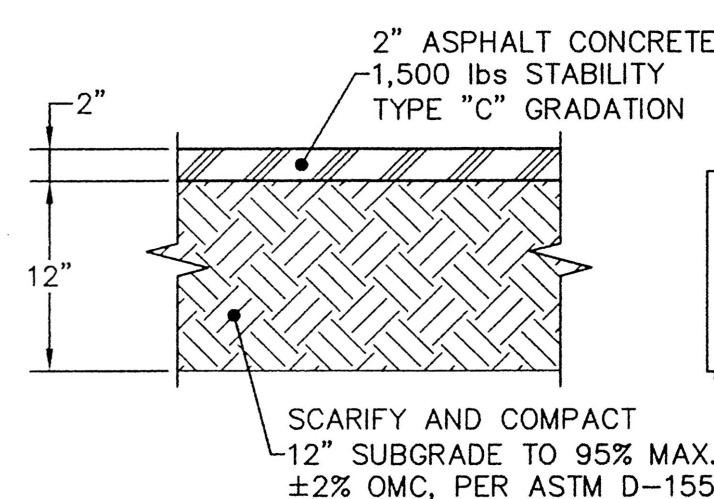
HYDROLOGY SECTION





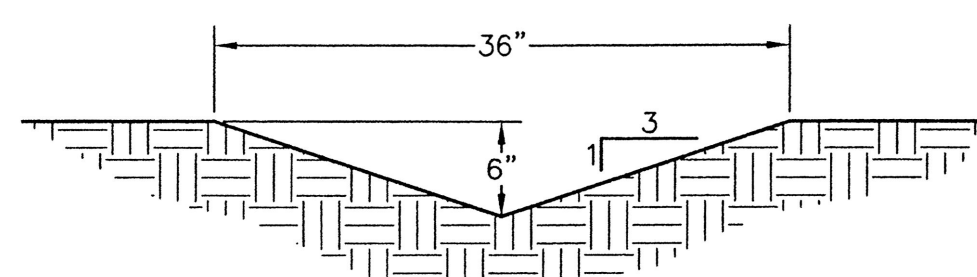
GRADING & DRAINAGE PLAN

SCALE: 1"=20'



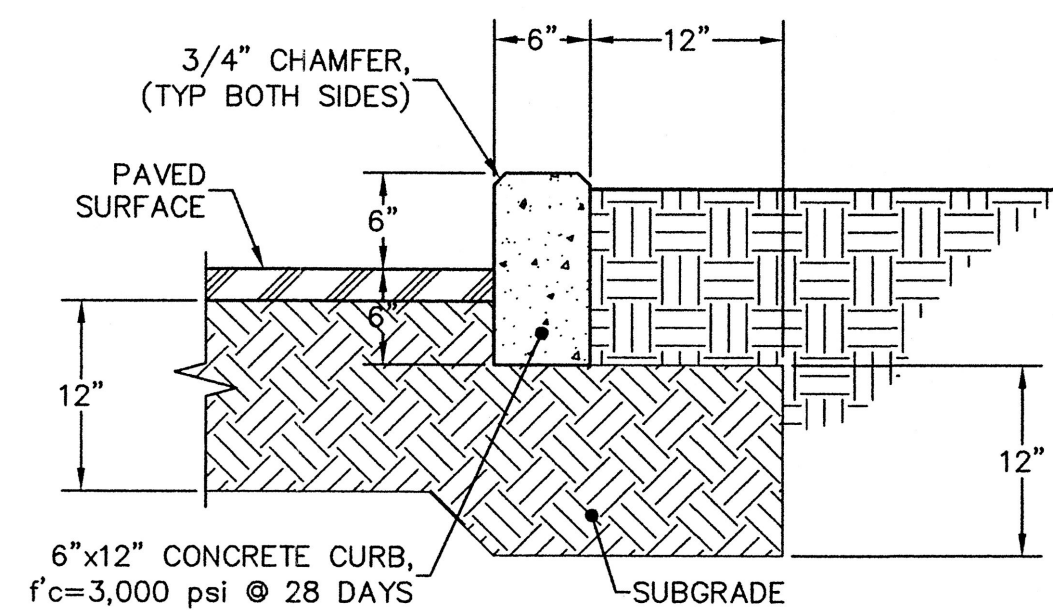
ASPHALT TYPICAL SECTION

SCALE: 1"=1'



GRADED SWALE - SECTION A-A

SCALE: 1"=1'



CONCRETE CURB DETAIL

SCALE: 1"=1'

LEGEND

	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SWALE
	FLOW DIRECTION ARROW
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION FLOWLINE ELEVATION TOP OF SIDEWALK ELEVATION HIGH POINT
	PROPOSED CONCRETE
	PROPOSED PAVED AREA
	SLOPE LINE
	SLOPE ARROW
	EXISTING TREE

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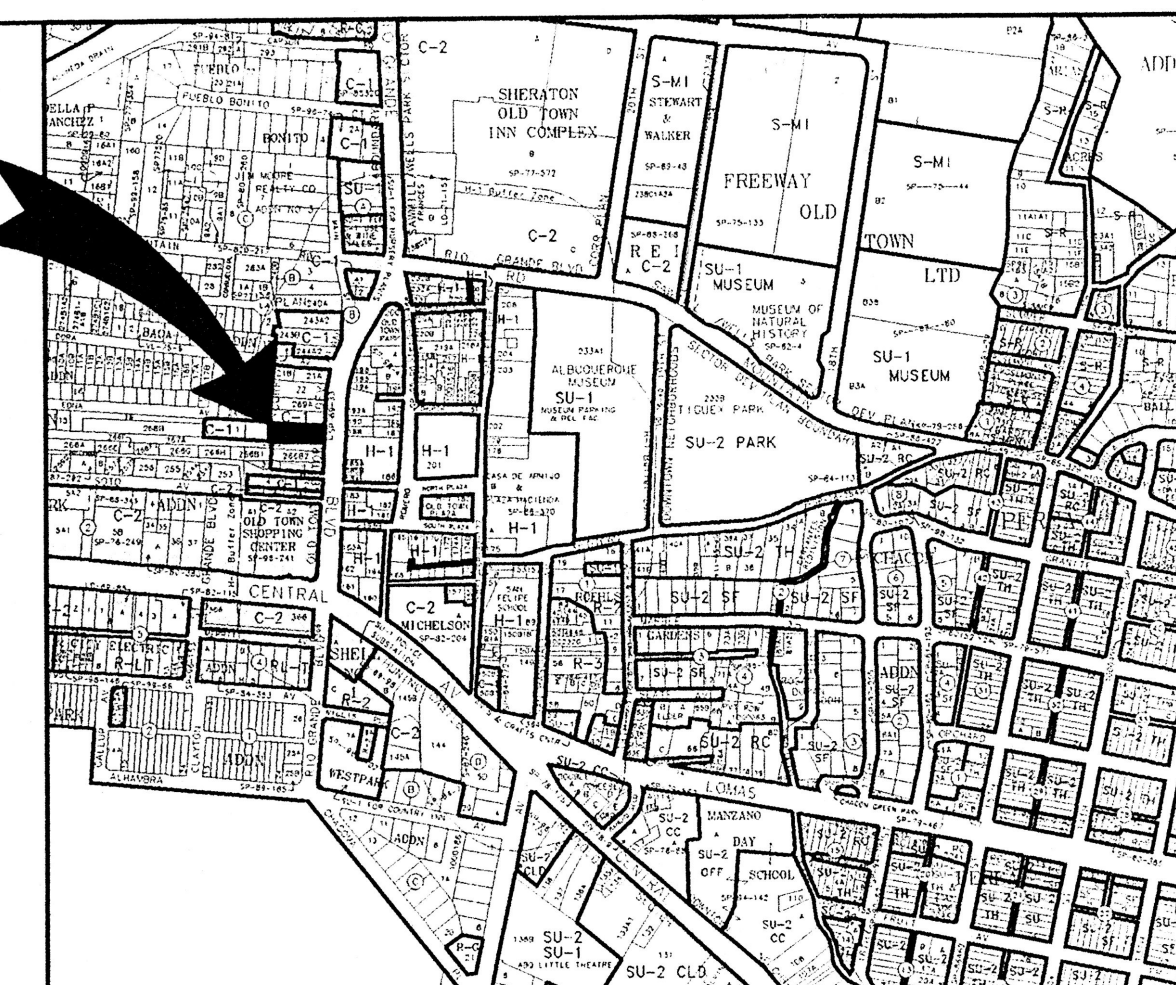
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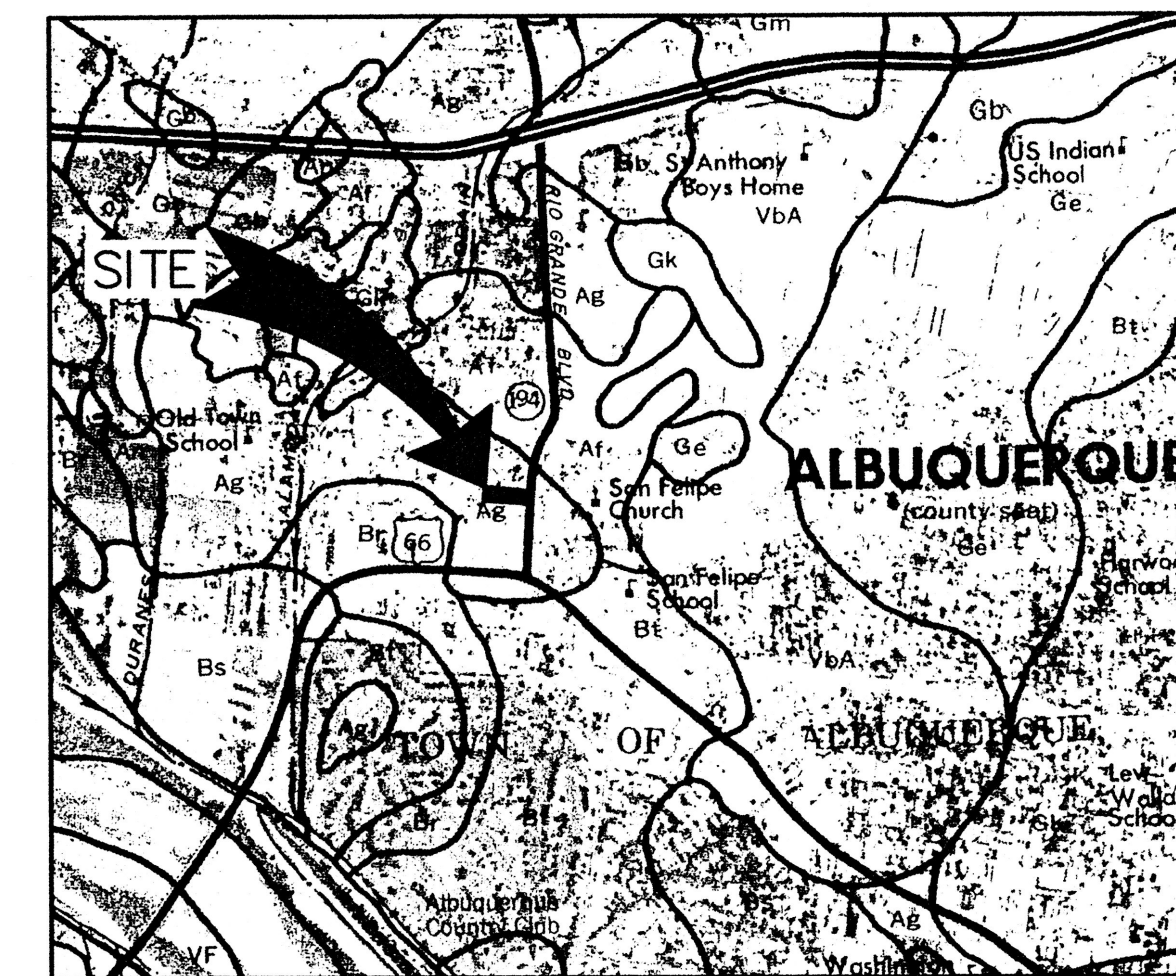
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SITE



LOCATION MAP

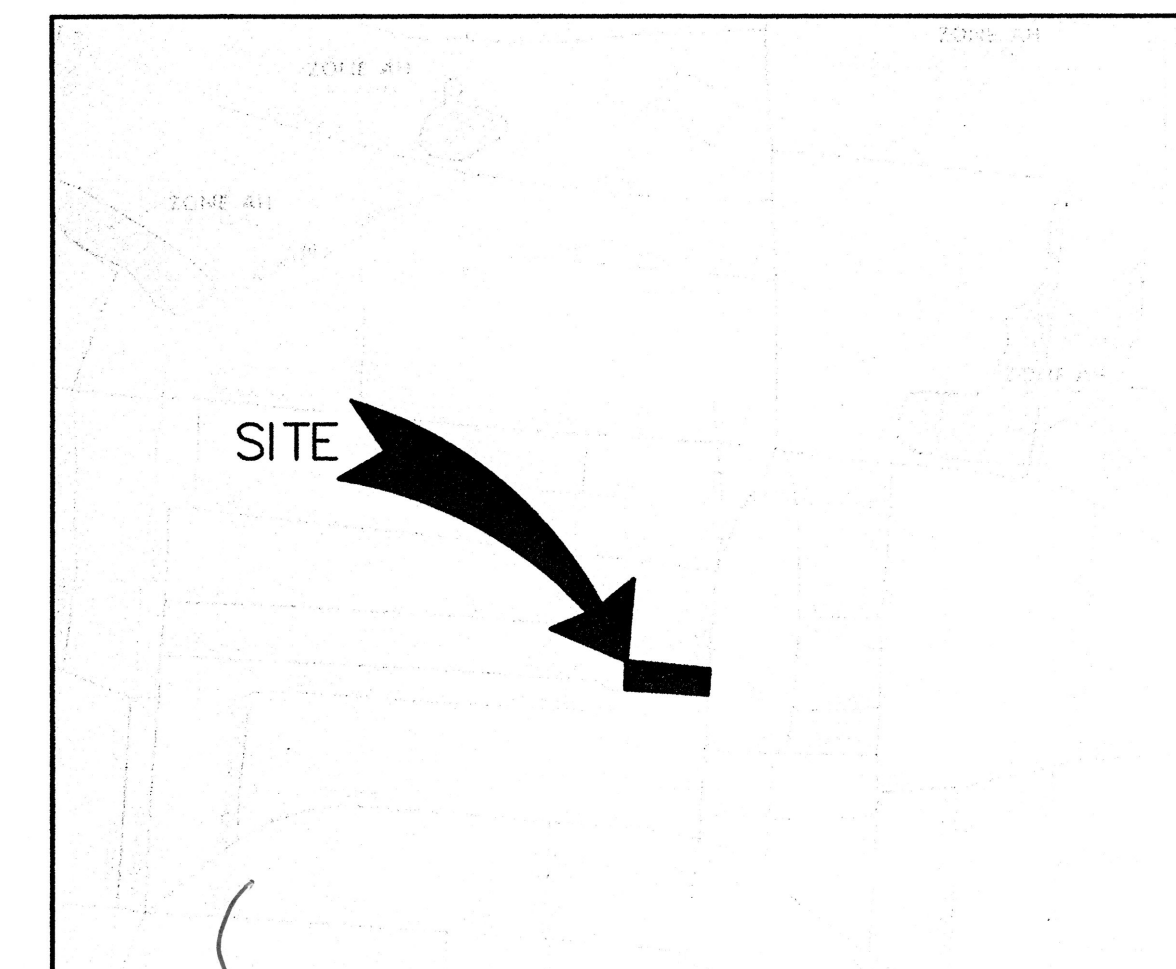
ZONE ATLAS MAP No. J-13-Z



SOILS MAP

SCS BERNALILLO COUNTY SOIL SURVEY No. 30

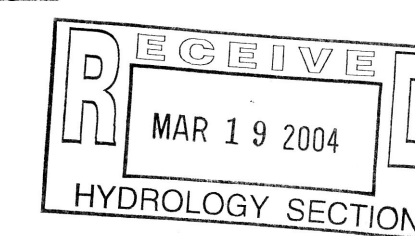
SITE



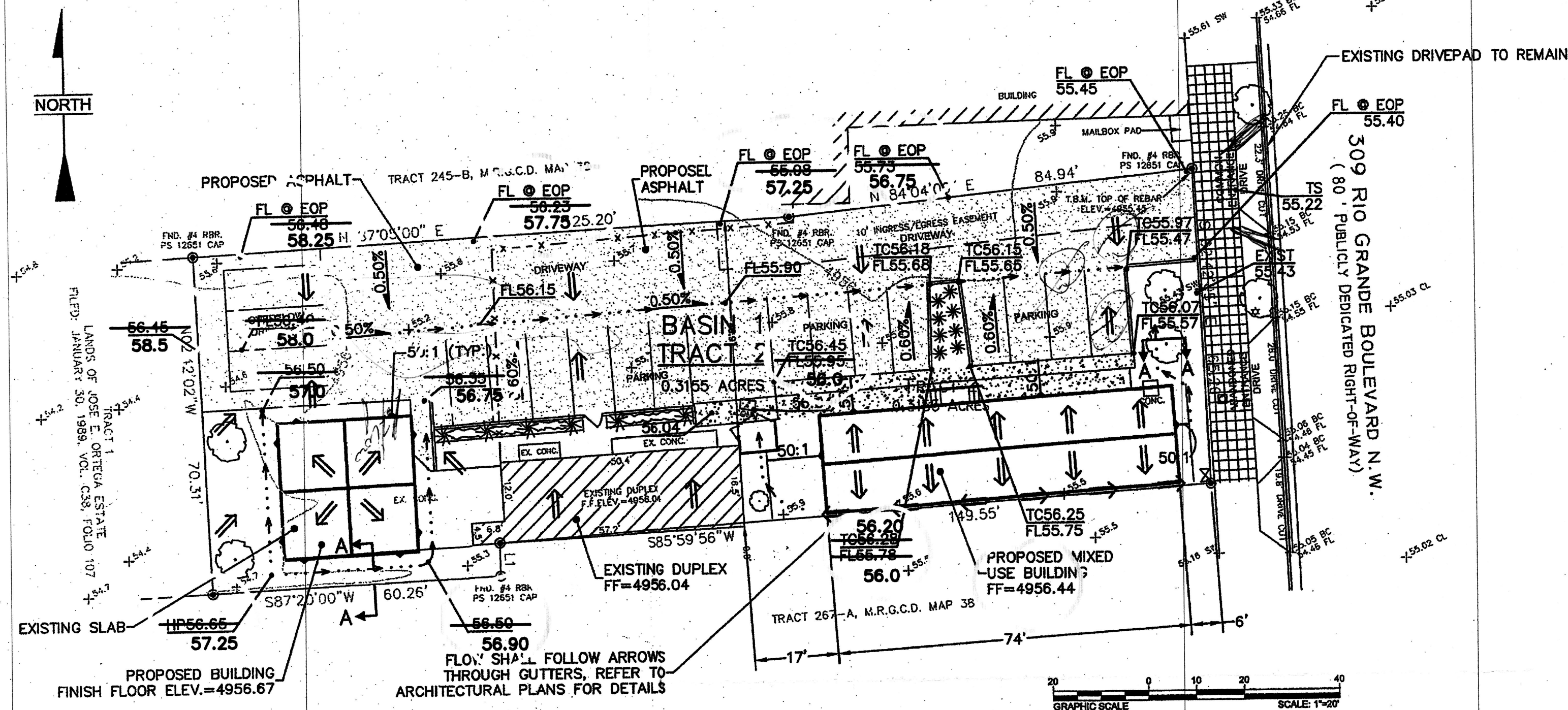
FLOOD INSURANCE MAP

F.I.S. PANEL 03

Too light



Realty and Development COMMERCIAL DEVELOPMENT ENGINEER'S SEAL 		ESPERANZA PLAZA MIXED USE RETAIL/APARTMENTS 1 & 2 BEDROOM APARTMENTS GRADING & DRAINAGE PLAN	
DRAWN:	JWD	DESIGNED:	SJS
CHECKED:	SJS	SHEET:	C1 OF 1

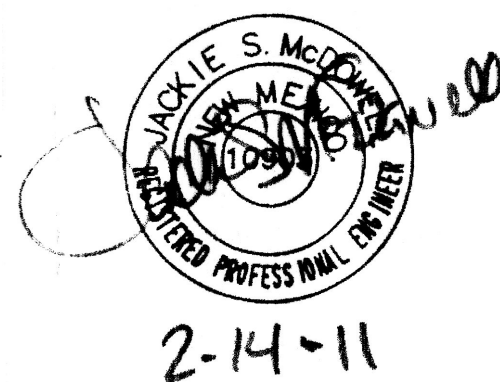


GRADING & DRAINAGE PLAN

SCALE: 1"=20'

DRAINAGE CERTIFICATION:

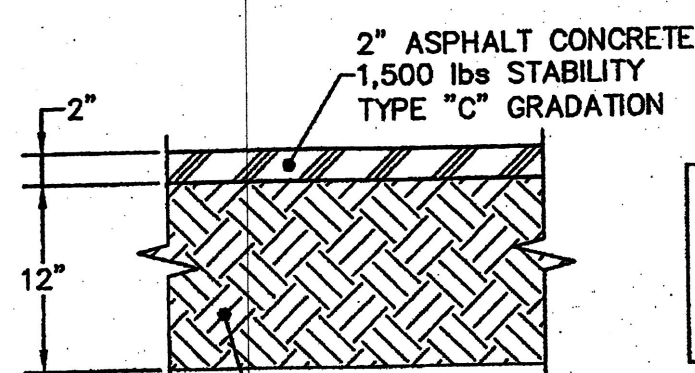
I, JACKIE S. MCDOWELL, P.E., OF MCDOWELL ENGINEERING, INC. NMPE #10903 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED.



LEGEND

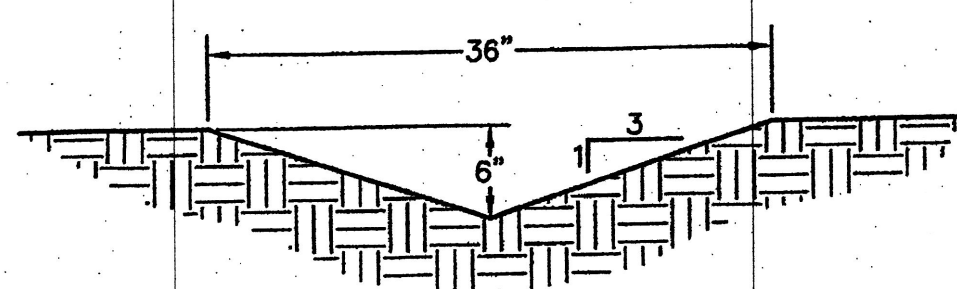
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	AS BUILT SPOT ELEVATION

FF=5114.02
FF=5114.06



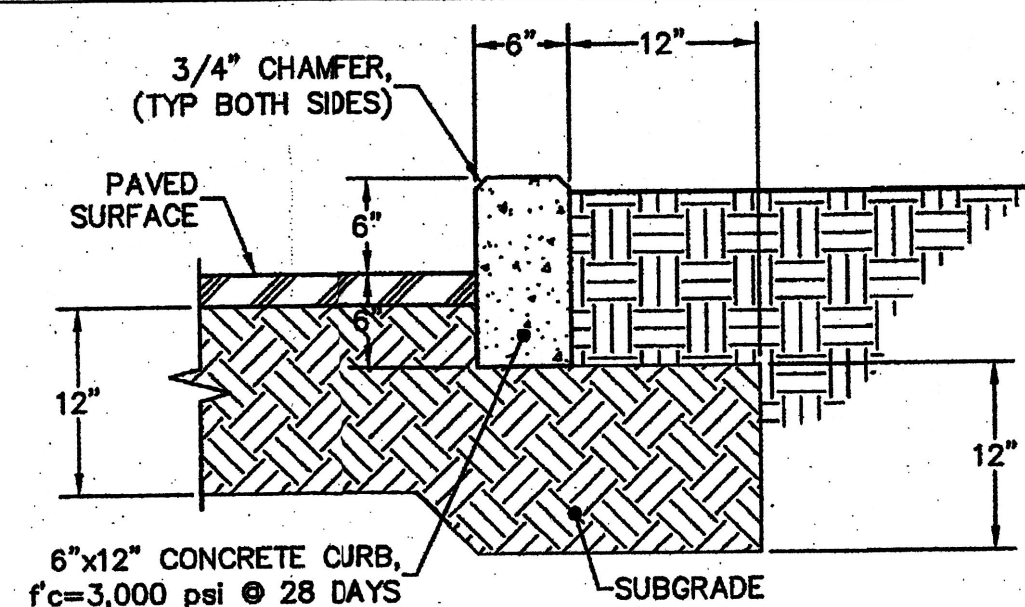
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GRADED SWALE - SECTION A-A

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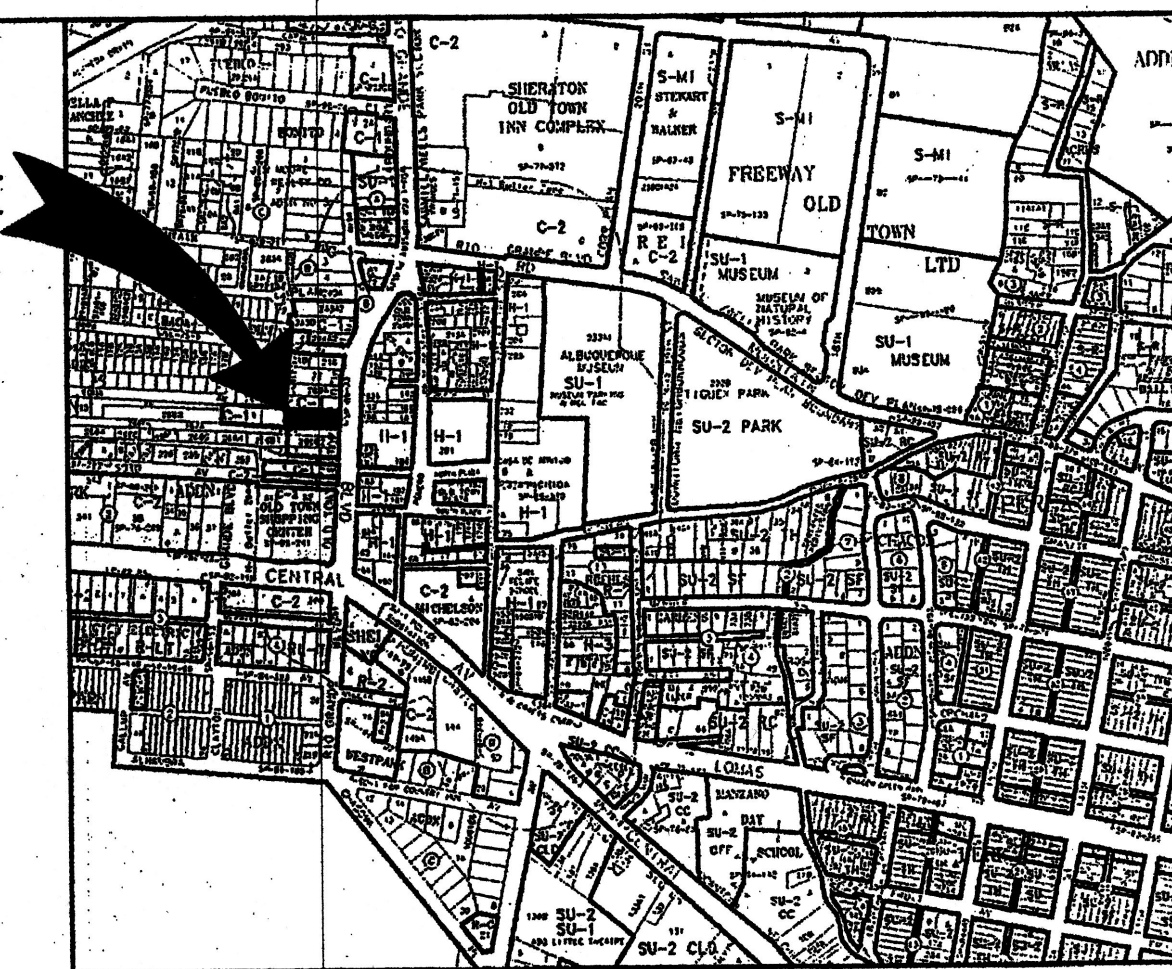
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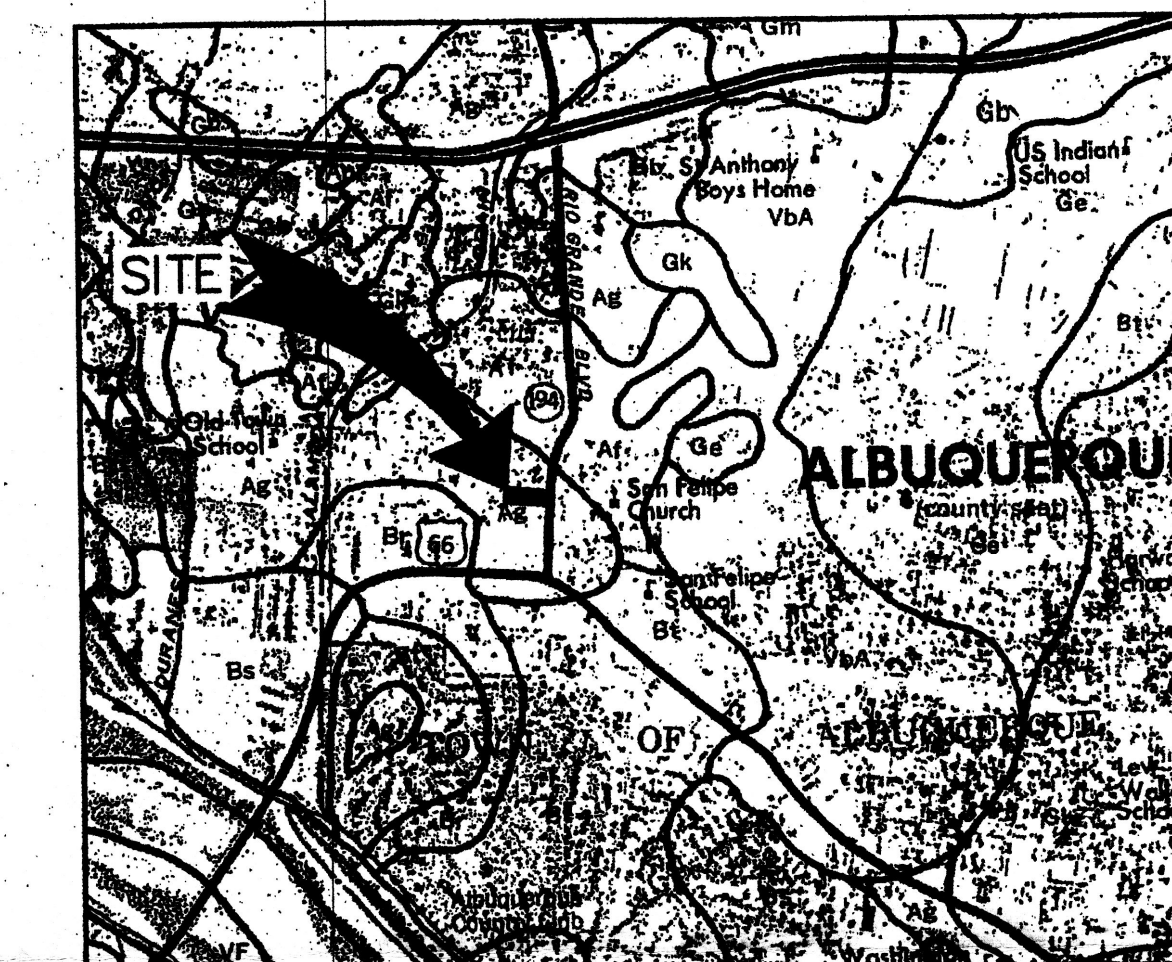
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SITE



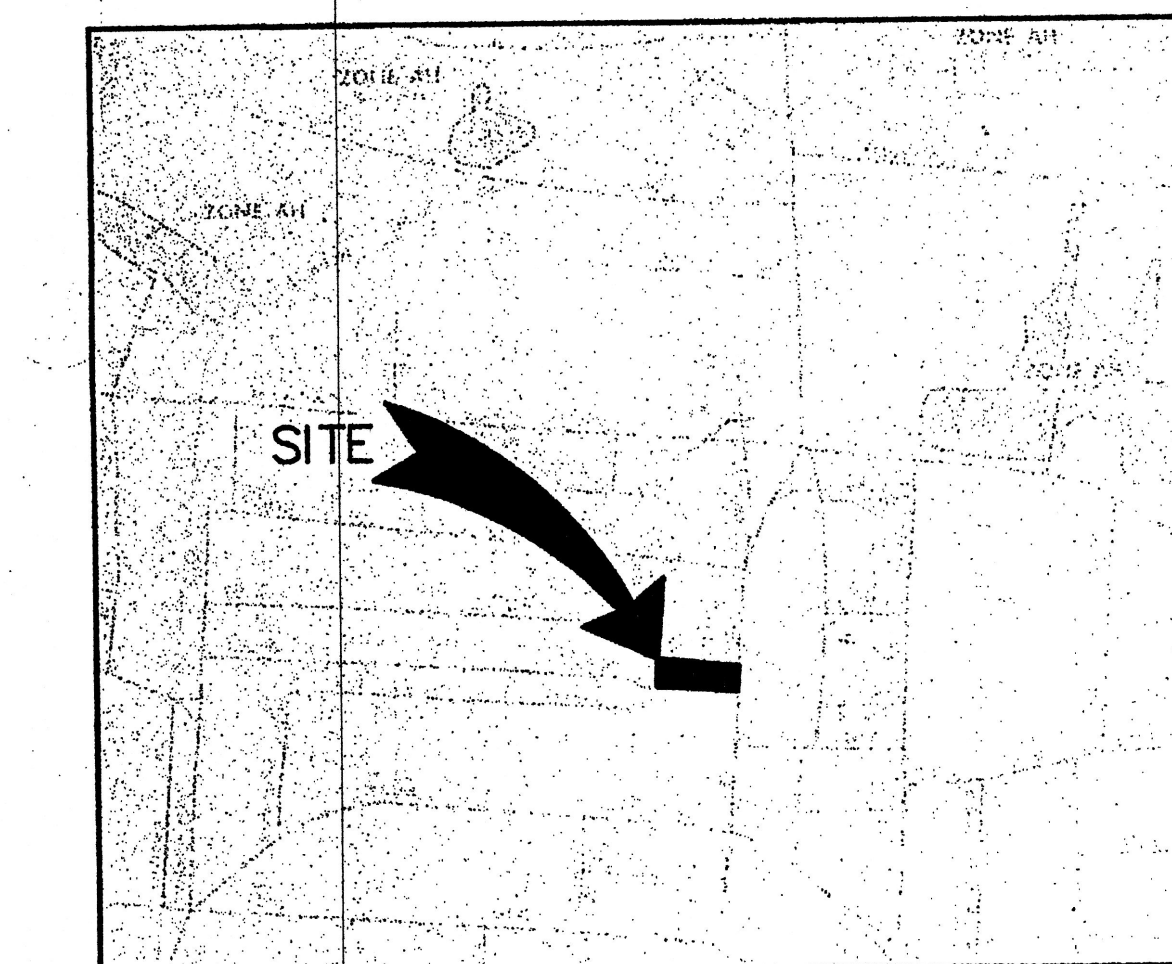
LOCATION MAP

ZONE ATLAS MAP No. J-13-Z



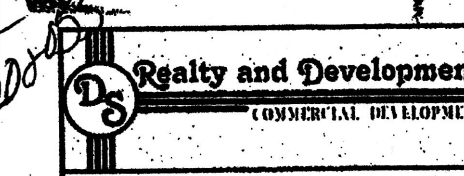
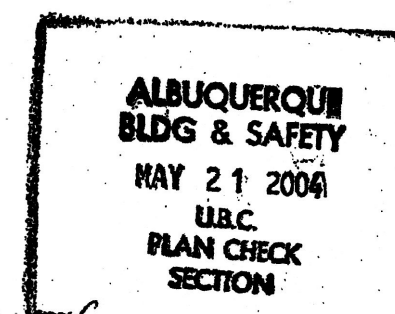
SOILS MAP

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FLOOD INSURANCE MAP

F.I.S. PANEL 051 FEB 14 2011



ESPERANZA PLAZA
MIXED USE RETAIL/APARTMENTS
1 & 2 BEDROOM APARTMENTS

GRADING & DRAINAGE PLAN

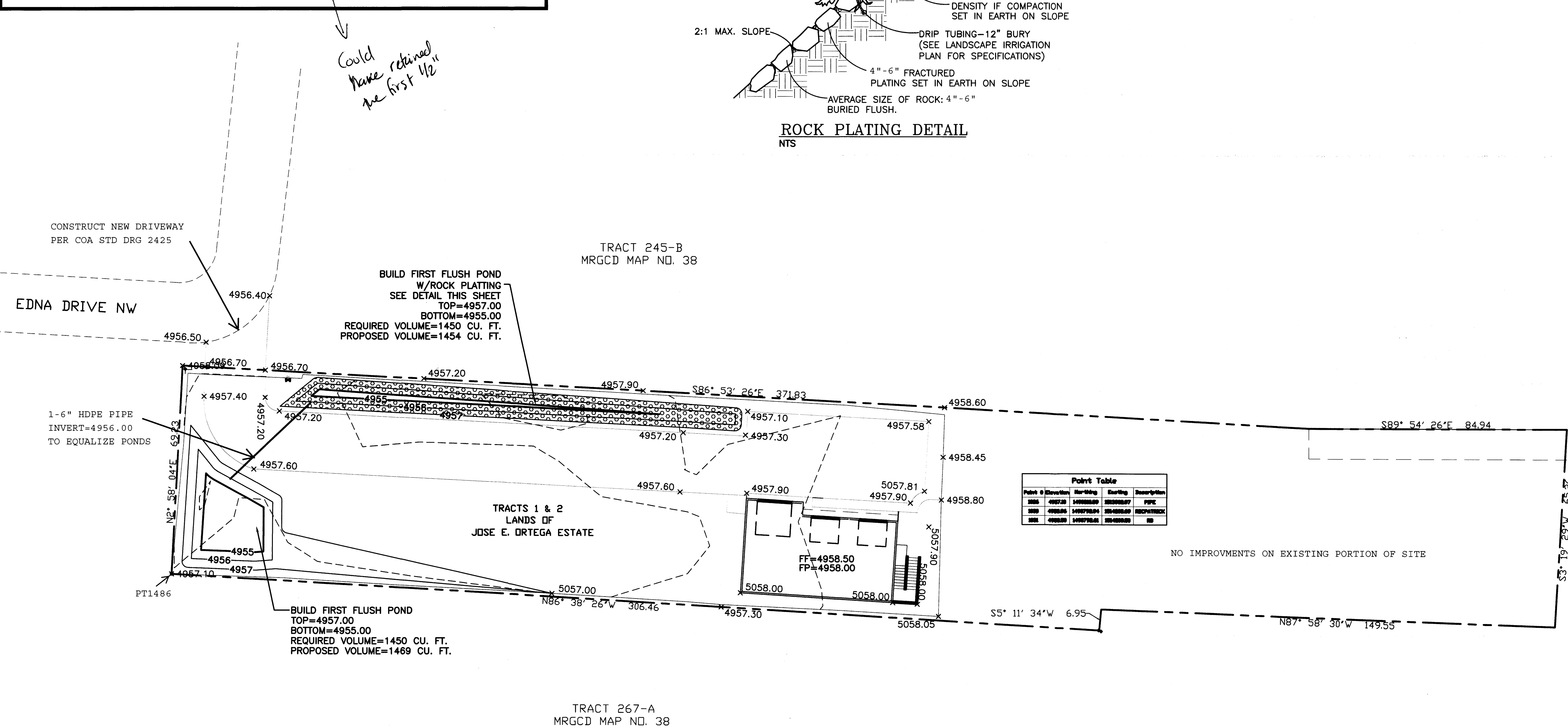
DRAWN:	JWD	SHEET:	C1 OF 1
DESIGNED:	SJS		
CHECKED:	SJS		

Weighted E Method											
Basin	Area (sq ft)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	Flow cfs
Existing basin 1	17553.00	0.405	0%	0.42%	0.170	20%	0.081	38%	0.154	1.359	0.048
PROPOSED	29257.00	0.672	0%	0.42%	0.282	20%	0.134	38%	0.255	1.399	0.076

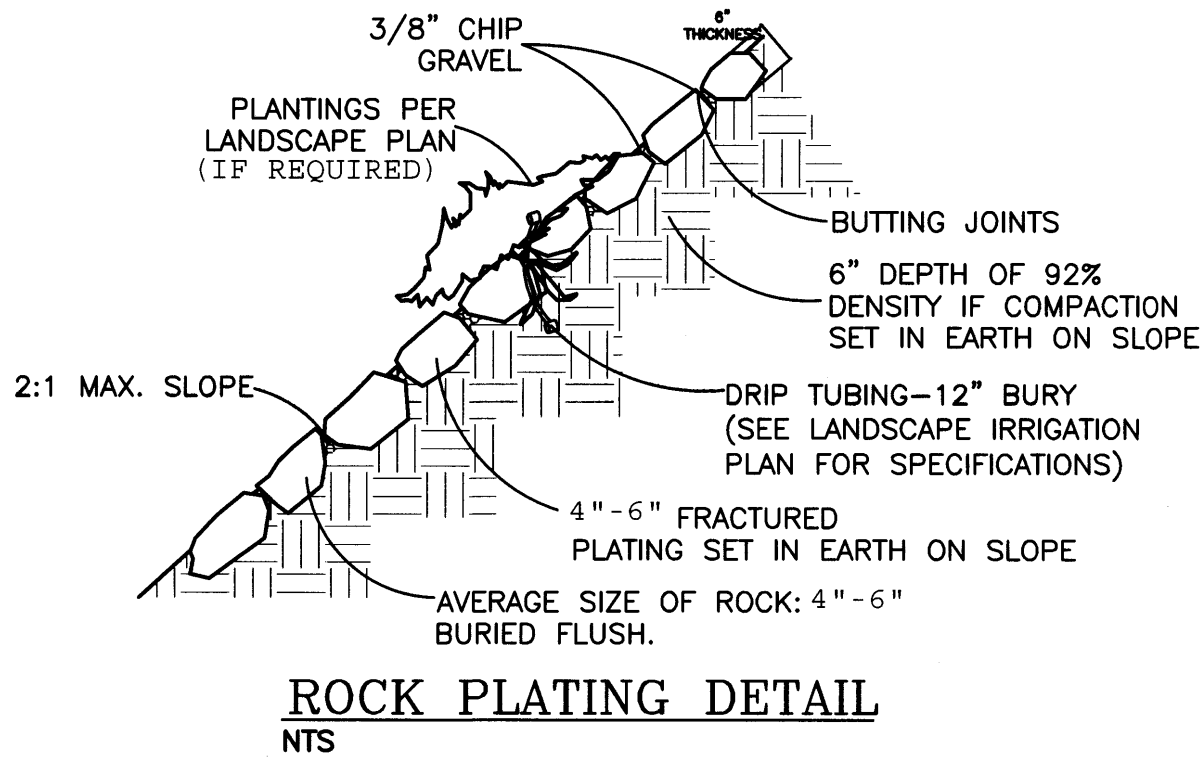
Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
 Volume = Weighted E * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
 Where for 100-year, 6-hour storm(zone2)
 Ea= 0.53
 Eb= 0.78
 Ec= 1.13
 Ed= 2.12
 Qa= 1.56
 Qb= 2.28
 Qc= 3.14
 Qd= 4.7
 ALLOWABLE DISCHARGE 2.75 CFS/ACRE
 First flush requirement 315.0004 cubic feet

Developed Conditions				VOLUME GENERATED			
FLAT GRADING SCHEME				10-day			
EXISTING				0.92 CFS	0.026 AC-FT	1147.445 CF	
PROPOSED				1.37 CFS	0.066 AC-FT	2893.91513 CF	
ALLOWED				1.11 CFS			
PONDING PROVIDED							
POND 1	1469						
POND 2	1454						
TOTAL PROVIDED	2923						

THIS SITE IS LOCATED IN A FULLY DEVELOPED AREA OF THE NEAR NORTH VALLEY. AS REQUIRED BY CITY DRAINAGE ORDINANCE THIS SITE IS REQUIRED TO REDUCE DISCHARGE TO 2.75 CFS PER ACRE OR RETAIN THE 100-YEAR, 10-DAY VOLUME DUE TO THE ELEVATION WE WILL RETAIN THE FLOW GET BY THIS SITE.

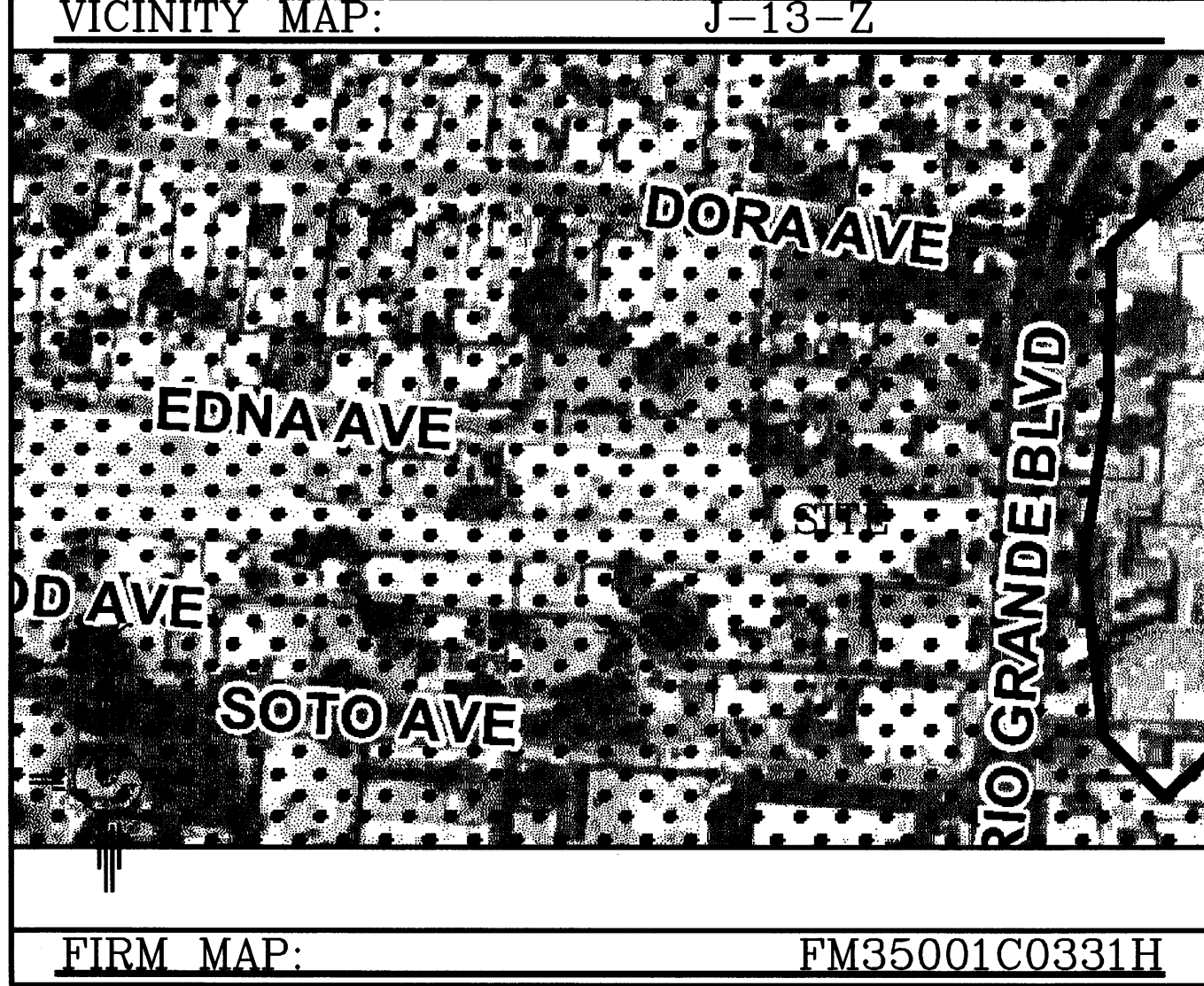
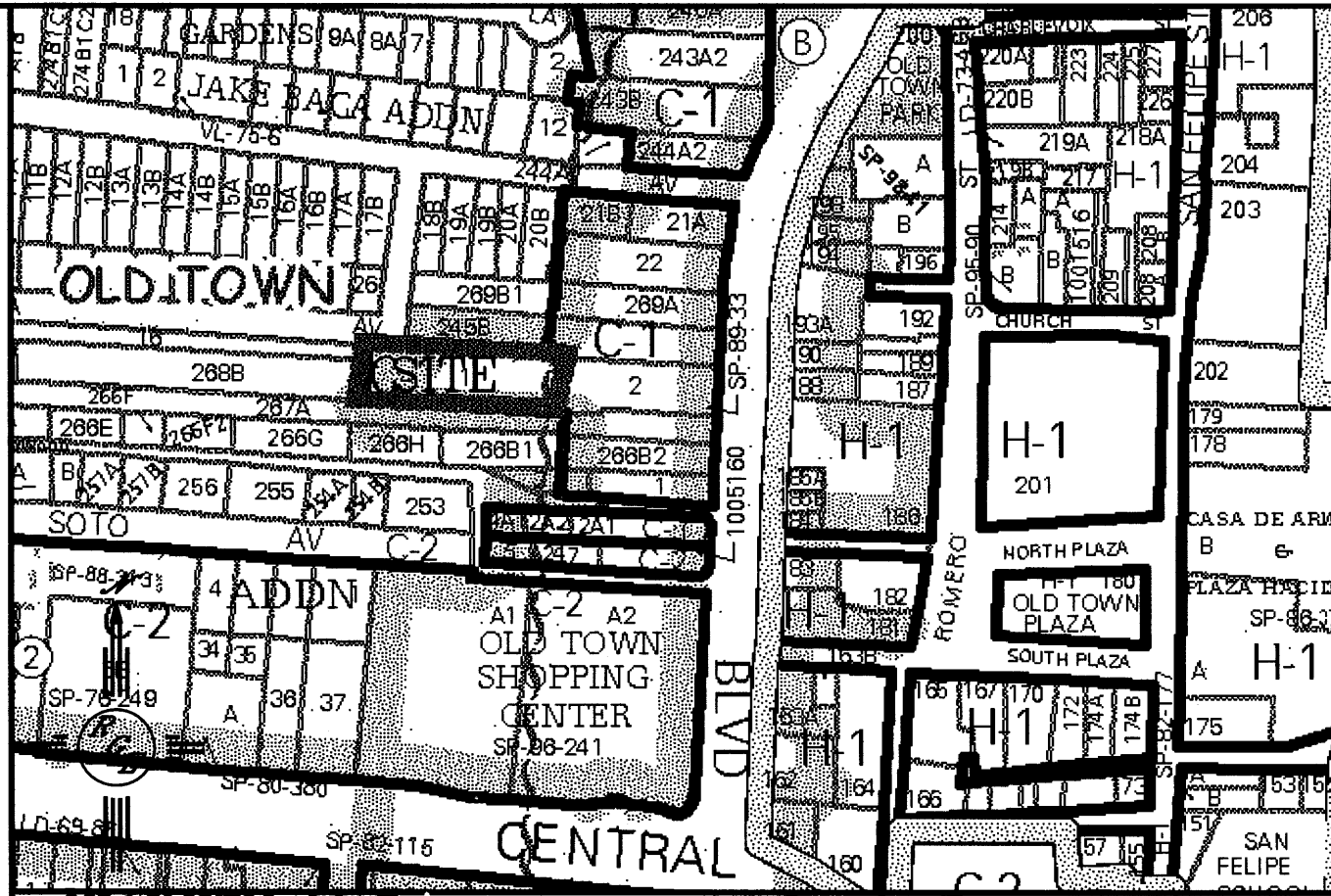


CAUTION:
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 TO ANY EXCAVATION TO DETERMINE THE
 ACTUAL LOCATION OF UTILITIES & OTHER
 IMPROVEMENTS.



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.


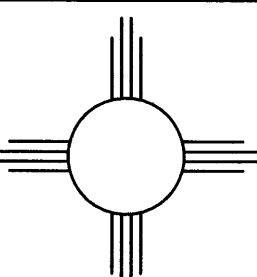


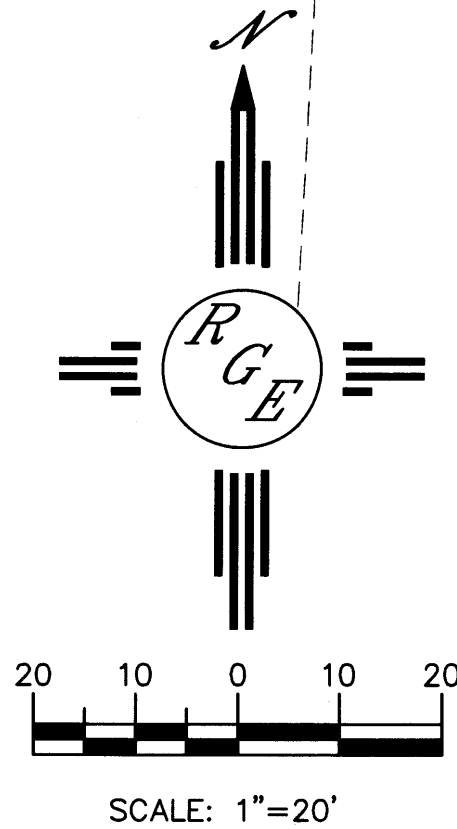
LEGAL DESCRIPTION:
 TRACTS 1 AND 2 LAND OF JOSE C ORTEGA ESTATE

- NOTES:**
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

- 5414--- EXISTING CONTOUR
- 5415--- EXISTING INDEX CONTOUR
- 5414--- PROPOSED CONTOUR
- 5415--- PROPOSED INDEX CONTOUR
- SLOPE TIE
- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- EASEMENT
- RIGHT-OF-WAY
- PROPOSED EDGE OF CONCRETE
- EXISTING EDGE OF ASPHALT
- PROPOSED SCREEN WALL

ENGINEER'S SEAL  6/10/16 DAVID SOULE P.E. #14522	GONZALES RESEDCENCE	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 6-06-16
	 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21626-LAYOUT-6-06-16 SHEET # -- JOB # 21626



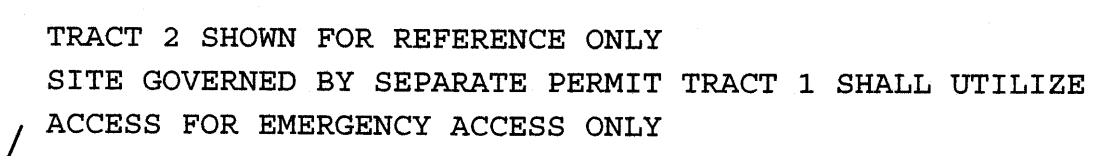
1. ALL DESIGN GRADES MEET COA DPM AND SHALL CONFORM TO APPROVED GRADING AND DRAINAGE PLAN, PRIOR TO CO.

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TRACT 1, LAND OF JOSE C ORTEGA ESTATE

TRACT 1, LAND OF JOSE C ORTEGA ESTATE



TRACT 2 SHOWN FOR REFERENCE ONLY
SITE GOVERNED BY SEPARATE PERMIT TRACT 1 SHALL UTILIZE
ACCESS FOR EMERGENCY ACCESS ONLY

—TIE TO EX.
ACCESS PAVING

EX. 24'
TO BE MAINTAINED
ACCESS EASEMENT TO
BE GRANTED BY OWNER
ACCESS SHALL HAVE 24'
GATE FOR FIRE DEPARTMENT

K. EDGE OF PAVING

EX. 10'
-ACCESS EASEMENT
TO REMAIN

EXISTING ACCESS
TO RIO GRANDE
TO REMAIN

TRACT 2
LANDS OF
JOSE E. ORTEGA ESTATE

TIE TO EX.
ACCESS PAVING

$$ff = 58.85$$

ff=60.00

RIO GRANDE BLVD.

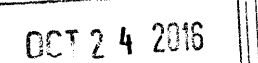
61
ROW

1 RESIDENT UNIT (UPSTAIRS) (1 BATHROOM) = 1 SPACE (2 SPACES MIN)
PARKING PROVIDED = 2 SPACES
NO ADA SPACES REQUIRED OR PROVIDED


1 RESIDENT UNIT (UPSTAIRS) (1 BATHROOM) = 1 SPACE (2 SPACES MIN)
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===== EXISTING CURB & GUTTER
 _____ PROPOSED EDGE OF ASPHALT
 _____ BOUNDARY LINE
 - - - - - EXISTING BOUNDARY LINE
 _____ RIGHT-OF-WAY

===== EXISTING CURB & GUTTER
 _____ PROPOSED EDGE OF ASPHALT
 _____ BOUNDARY LINE
 - - - - - EXISTING BOUNDARY LINE
 _____ RIGHT-OF-WAY

GONZALES RESEDENCE

TRAFFIC CIRCULATION LAYOUT	
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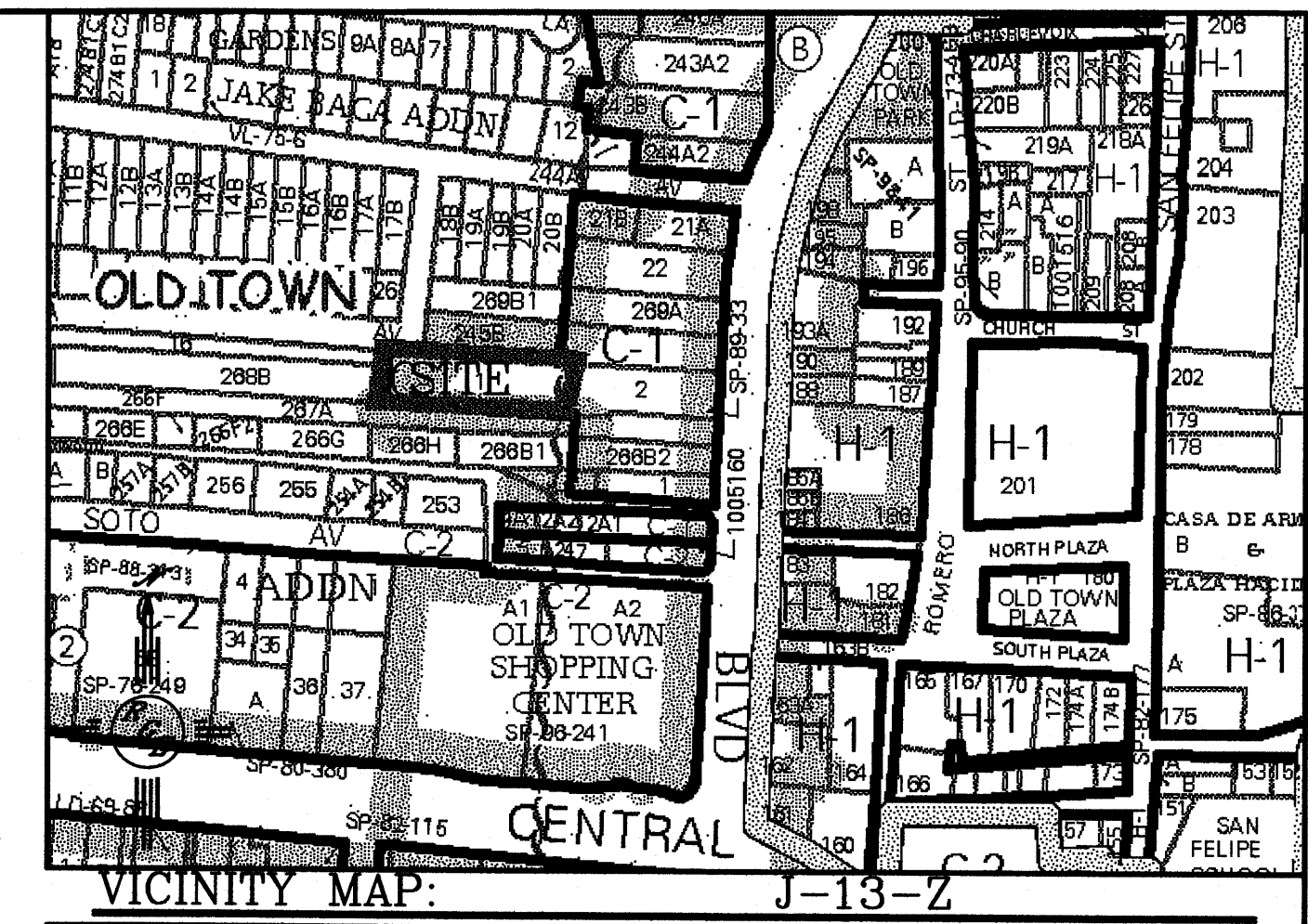


*Rio Grande
Engineering*

SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

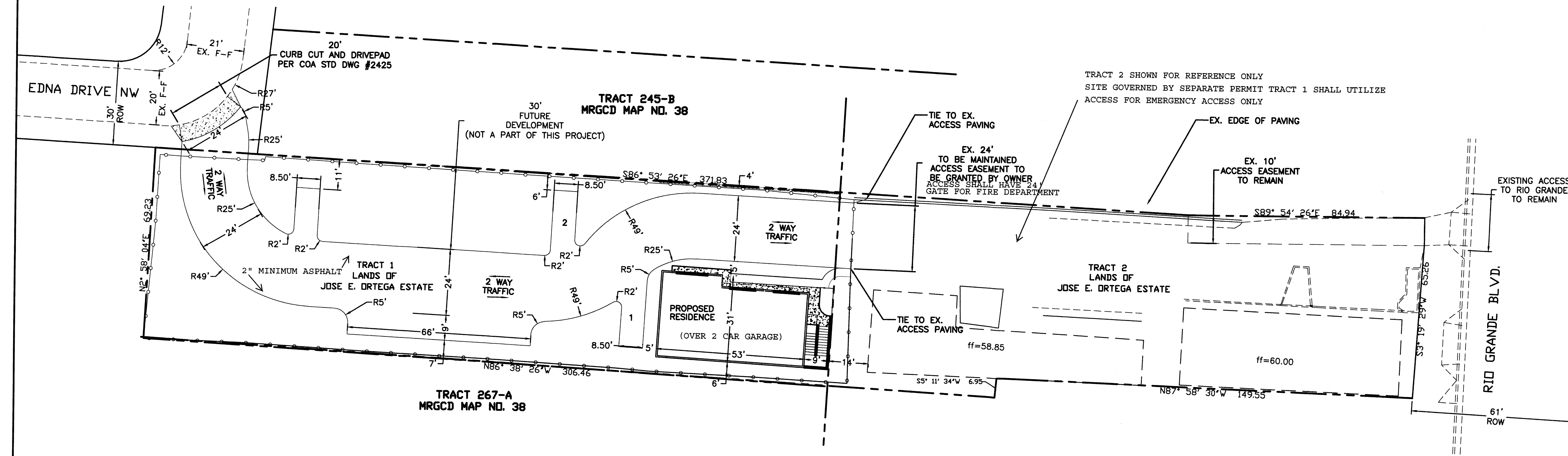
GENERAL NOTES

1. ALL DESIGN GRADES MEET COA DFM AND SHALL CONFORM TO APPROVED GRADING AND DRAINAGE PLAN, PRIOR TO CO.



LEGAL DESCRIPTION:

TRACT 1, LAND OF JOSE C ORTEGA ESTATE

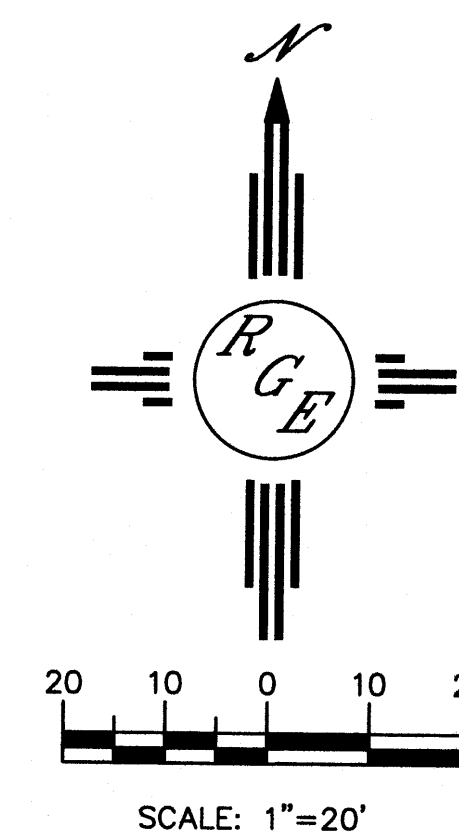



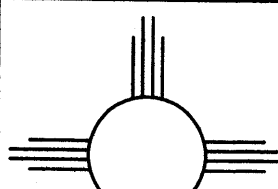
PARKING CALCULATIONS

1 RESIDENT UNIT (UPSTAIRS) (1 BATHROOM) = 1 SPACE (2 SPACES MIN)
PARKING PROVIDED = 2 SPACES
NO ADA SPACES REQUIRED OR PROVIDED

LEGEND

- ===== EXISTING CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- RIGHT-OF-WAY



ENGINEER'S SEAL  10/15/16 DAVID SOULE P.E. #14522	GONZALES RESEDENCE		DRAWN BY WCWJ
	TRAFFIC CIRCULATION LAYOUT		DATE 9-22-16
	 Rio Grande Engineering 1608 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		SHEET # —
			JOB # 21626

IRRIGATION GENERAL NOTES:

1. All valves shall be installed a minimum of 12" from edges of walks or other hard surfaces.
2. All valve boxes shall be supported by solid pieces of CMU (4 minimum per valve box). Install blocks in a manner in which it will prevent contact with piping, wiring, sidewalks, etc....
3. Mark all 24 volt wire ends with 3M STD-09 wire marker tape at the valve box and controller locations.
4. All 24 volt wiring shall be in common trench with the water main and shall have separate sleeve where it crosses all underground hard const. matls. All sleeve piping for 24-volt wiring shall be of 2" Class 200 PVC.
5. 24-volt wire shall be marked with a 3" wide red marker tape and marked "Warning Electrical". Lay marker tape horizontally 6" above wire.
6. Where proposed piping is to cross existing concrete sidewalks, trench below sidewalks and install a PVC sleeve as required, backfill into solidly from both sides of sidewalk width.
7. Contractor shall adjust all valves, bubblers, and sprinklers for optimum coverage, and shall provide and install nozzles other than those specified or instructed by the landscape architect, at no additional cost to the owner.
8. Install all bubblers on the high side of each tree walls, typically.
9. Contractor shall tape closed all sleeve pipe openings use duct tape to prevent debris from entering sleeves.
10. Contractor shall extend 120-volt AC wiring form existing power to proposed controller and backflow preventer locations. All elect. work shall be as per local codes and NEC Standards.
11. Existing water main line locations shall be determined by the landscaping contr. as the responsibility of the installers to pot hole and field check to determine exact locations prior to tie-in of new main line extensions or laterals lines.
12. The proposed controller location indicated on the drawings is approximate; the actual location shall be determined after consultation with the owner's requirements.
13. If needed, install sleeves prior to field work.

PLANT MATERIAL SCHEDULE

(Suggested List for Final Selection)

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	REMARKS
SHRUBS:				
(A) Desert Willow	Chippolepis linearis	15 gal.	Container	
(B) Russian Sage	Perovskia atriplicifolia	5 gal.	Container	
(C) Cherry Sage	Salvia Greggii	5 gal.	Container	
(D) Apache Plume	Fallugia paradoxa	5 gal.	Container	
(E) Pineleaf Penstemon	Penstemon pinifolius	5 gal.	Container	
(F) India Hawthorn	Raphiolepis indica	5 gal.	Container	
MISC.: Ground Covers or mulched surfaces				
(G) Gravel/Mulch	River bank run	3/4" +, 2" thick layer over a 4 mil plastic.		
(H) Shredded tree bark mulch		2" thick layer over a 4 mil plastic.		
Symbol identifies all shrubs small or large, and misc. ground cover items as listed in the 'PLANT SCHEDULE' and as per the LANDSCAPE DEVELOPMENT PLAN.				
Identifies all underground sprinkler lines; main and/or laterals, all new lines as extending from the main valve boxes as noted in plan.				
● Adjustable bubbler at all large and small shrubs per plan.				
✱ Adjustable 3-5 stream shrub sprays as shown on th plan.				
VE VALVE BOX LOCATIONS, # VALVES BY LANDSCAPE CONTR.				

14. This underground irrigation system was designed for a 50 PSI static water pressure at the head and 45 GPM. The installers must verify the actual static water pressure prior to construction and and it shall be discussed with the Arch. if there are any design modifications required.
15. The contractor shall install manual drains on lateral and main line piping to ensure proper and complete drainage of piping (see manual drain assembly). Install one manual drain per zone, minimum. Locations shall be field determined; the installers should show them on the "As-Built's".

Project Code Data

Applicable Code: 1997 Edition, 1991 UMC, UPC and NEC
Accessibility Code: 1997 State of New Mexico Building Code Chapter 31, ANSI-A-117.1 1998 Edition

Zoning: C-1, City of Albuquerque, Commercial

Building Area gsf:
First Floor Retail Area: 1480 gsf
2nd Floor Apts, residential: 1850 gsf
2-bedroom apt. unit: 778 gsf
Total Building Area: 4108 gsf

Construction Type: Type V-1 hr. Table 5A

Occupancy Groups: M, R-3, Table 3-A,

Legal Description:

Tract 2, Lands of:
Jose E. Ortega Estate
Section 18 City of Albuquerque,
Bernalillo County, NM

Dead Loads 25 psf
Live Loads 20 psf

Wind Loading:

80 MPH Exposure "C"

Off-Street Parking Requirements:

Per City of Albuquerque Ordinance for
Retail type of use: at the rate of (1)
space for every 200 sf; 1480 sf -- by 200
= 7.4 gross spaces; with 10% off for
available public transportation = 6.4 spaces

Apartment Use: 1 space per bathroom but not
less than 2 spaces per unit; 3 units requires
6 spaces less 10% for public transportation = 5.4 spaces

Total spaces required: 11.8 or 12 Available: 14 spaces
with 3 extra overflow spaces (17) spaces

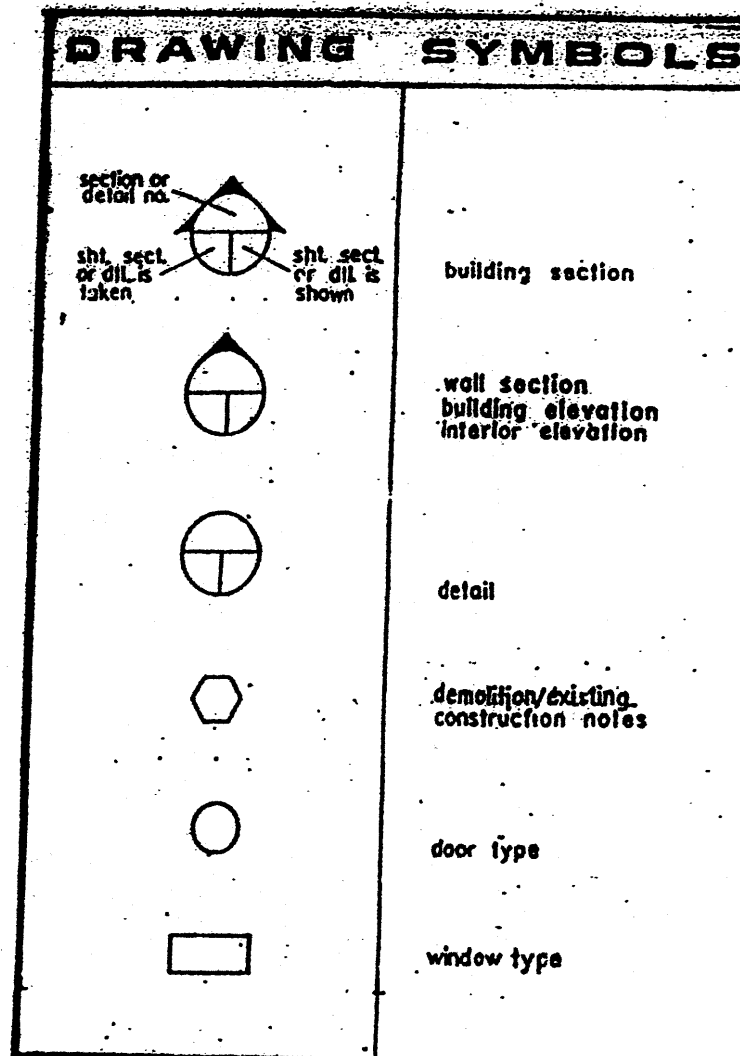
Landscaping Requirements: Calculated at 15% of paved parking & driveway
areas: Paved parking, etc. = 6,270 sf x 15%
equals 940 sf of landscaping required.

Landscaped area available: 1190 sf.

ADA DISCLAIMER

Architects, Contractors, and Building Owners must comply with the Americans with Disabilities Act (ADA) and the Americans with Disabilities Architectural Guidelines (ADAAG). The Code Administration Division of the State of New Mexico does not review whether Plans and Specifications comply with the ADA. The issuance of a building permit and compliance with the codes does not insure compliance with the ADA or ADAAG. The designer, building owners and contractor may want to consult a lawyer concerning the ADA OR ADAAG. I the owner, agent or representative of the owners have read and understand this warning and disclaimer.

Signature: *A. Miguel Trujillo*
Date:



EXISTING SITE CONDITIONS-KEYNOTES:

- Existing patterned colored concrete sidewalk, protect during the construction phase from heavy truck traffic.
- Existing double mailbox unit to remain in-place.
- Existing gas meter to remain other meters will require placement for the new buildings contr. to coordinate wit PNM.
- Existing apartment unit and front yard to remain as is except for new planting areas and privacy fencing per KN# 7.
- Existing concrete slab on-grade to be incorporated with new 2-BR. as a covered porch area as shown.
- Existing 4'-0" chain link fencing to remain in areas not occupied by building. Replacement is not expected by the owners.

SITE DEVELOPMENT KEYNOTES:

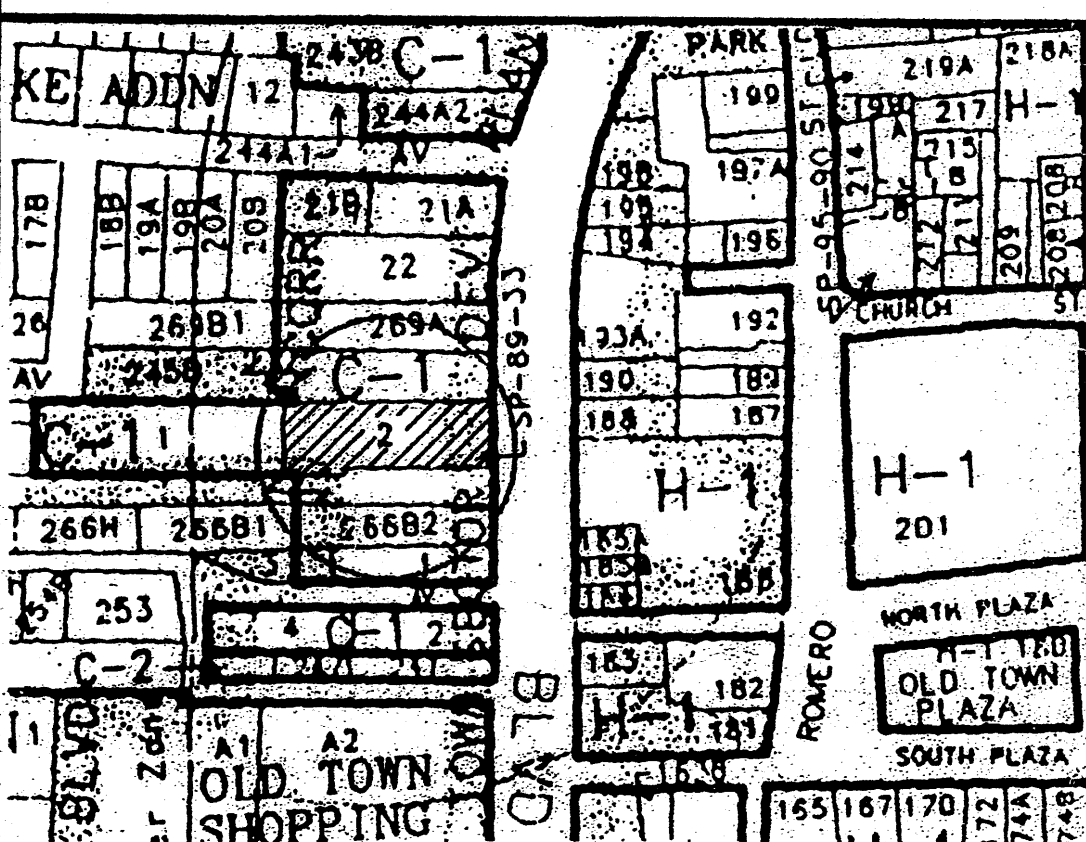
- Contr. shall demolish existing curb, remove existing tree and the water line and bubbler in this location. an extended driveway pad of reinf. conc. shall be poured in-place to create a wide entry driveway; const. shall be as per City of Albuquerque requirements.
- Paint strips over asphaltic concrete surfacing for H.C. access aisle
- New resurfaced driveway over existing compacted gravel surfacing; surface level shall be as required by Grading/Drainage.
- Typical of raised 6" wide curb separating planting strip area from new asphaltic concrete pavement, see detail.
- 4" thick concrete walking slab to trash can enclosure.
- Trash enclosure may be built of cedar type picket fence panels at least 4'-0" high with operable gates for tenant storing of cans.
- 3'-0" wide planting strip behind a 4'-0" high cedar privacy fence with single gate as shown, or as selected by the owners.
- New 4' thick conc. pad on grade, match level at existing slab and then slope to grade at front edge as shown.
- Proposed limit of new asphaltic concrete pavement.
- Proposed area with a compacted 1" thick pea gravel surfacing, graded sloped level shall conform with Grading & Drainage plan.
- Contractor shall remove existing south most driveway pad and subcontract the placement of a new conc. curb to align with the existing street curb as per the City of Albuquerque Public Works Dept. design criteria. Curb shall be built by a contractor that is licensed certified and bonded with the City of Albuquerque for street work.

TRAFFIC CIRCULATION LAYOUT APPROVED

Signature: *[Signature]*
Date: 5/28/04

RECEIVED
MAY 28 2004
HYDROLOGY SECTION

REVISED: MAY 27, 2004



VICINITY MAP

MIGUEL TRUJILLO & ASSOCIATES
Architecture Planning Construction Management
8504 Spain Road NE Office (505) 821-5687
Albuquerque, NM 87111 Cell # (505) 410-4776

Project: Mixed Use Retail/Apartments and 1-2 Bedroom Apartments
309 Rio Grande Blvd. N.W.
Albuquerque, New Mexico 87102

Owners: ESPERANZA PLAZA Contr. Esperanza Construction Co.
908 Fourth Street N.W.
Albuquerque, New Mexico 87102

Job No. _____ Sheet No. _____

Date: 3-19-04

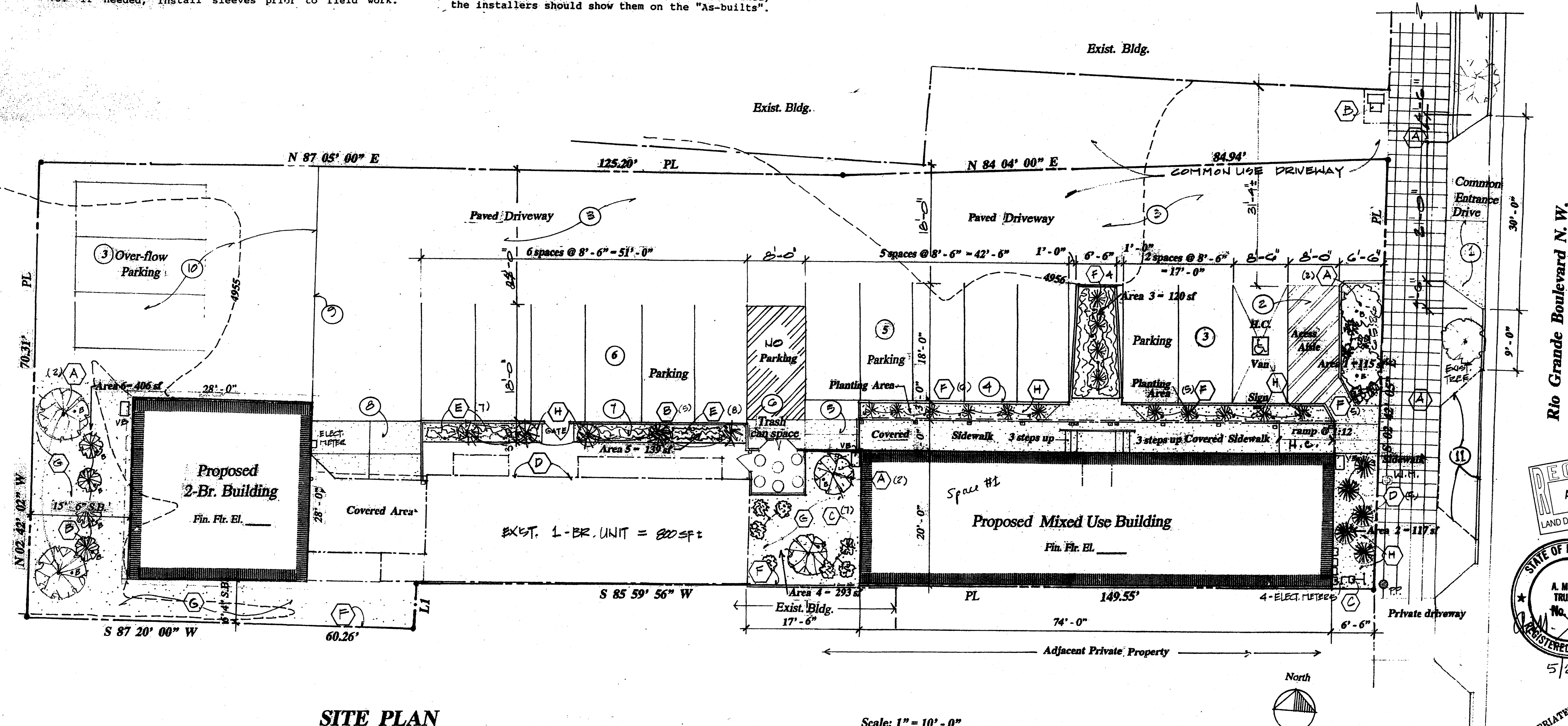
Design By: A. Miguel Trujillo

Checked By: A. Miguel Trujillo

By: _____

C-1

1 of 10



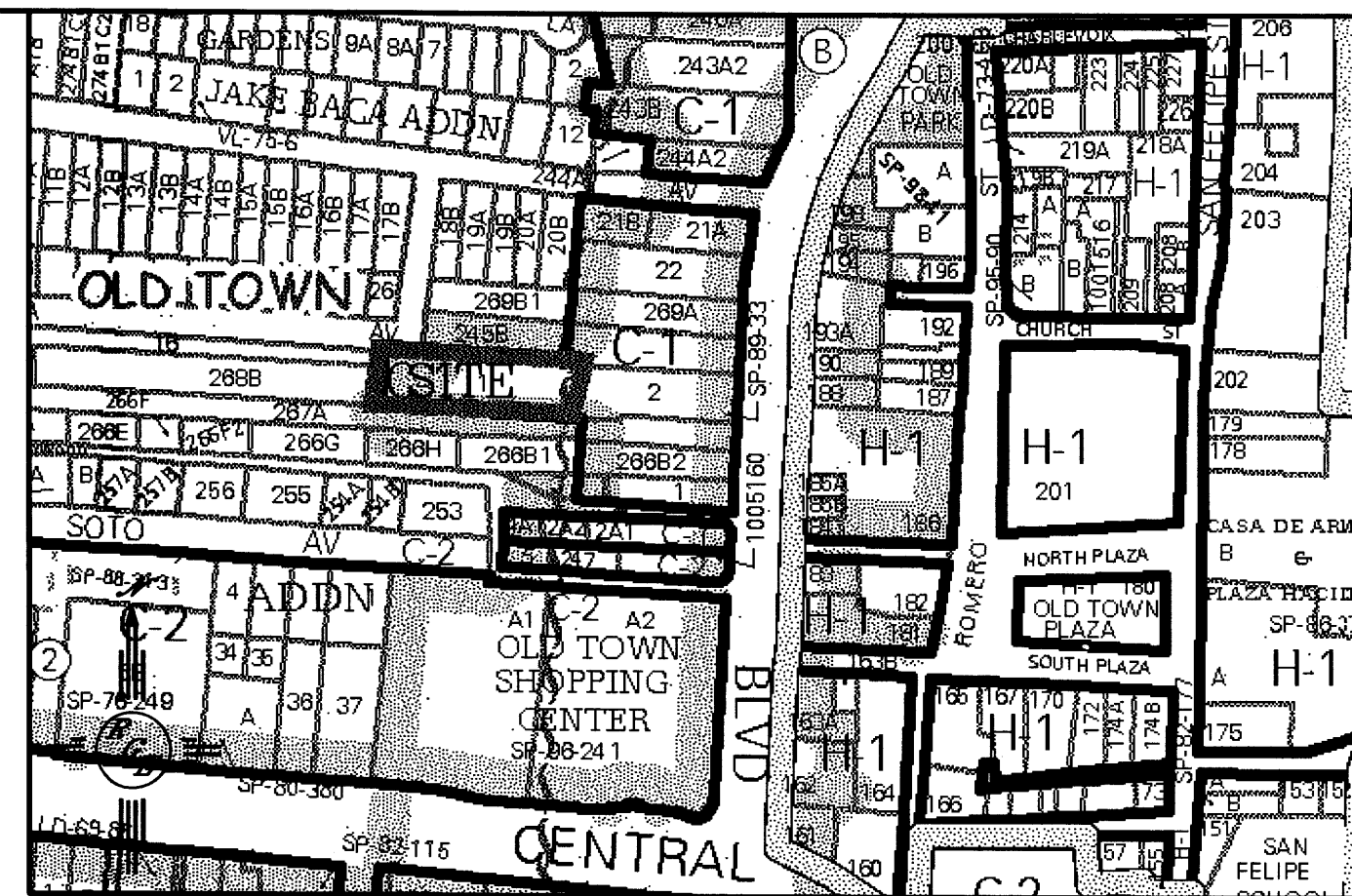
SITE PLAN

Scale: 1" = 10' - 0"

RECEIVED
AUG 24 2016
LAND DEVELOPMENT SECTION

STATE OF NEW MEXICO
A. MIGUEL TRUJILLO
No. 1473
REGISTERED ARCHITECT
5/27/04

CERTIFICATE OF APPROPRIATENESS
Approval by Local Historic District
By: _____ Date: 10/14/04



VICINITY MAP: J-13-Z

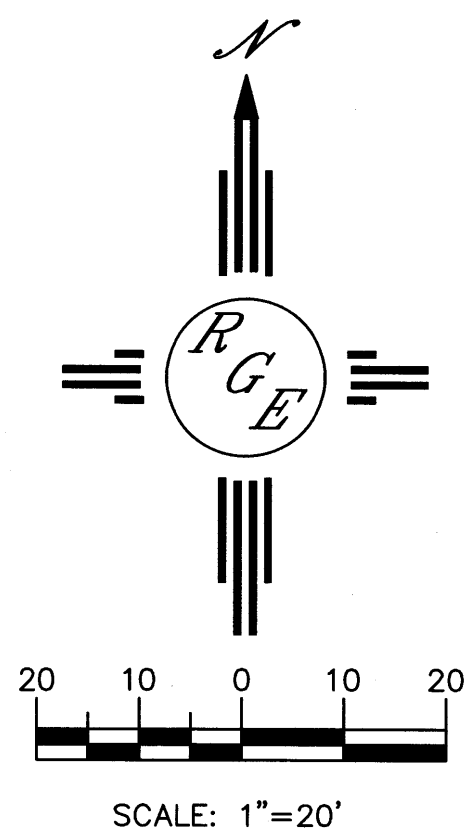
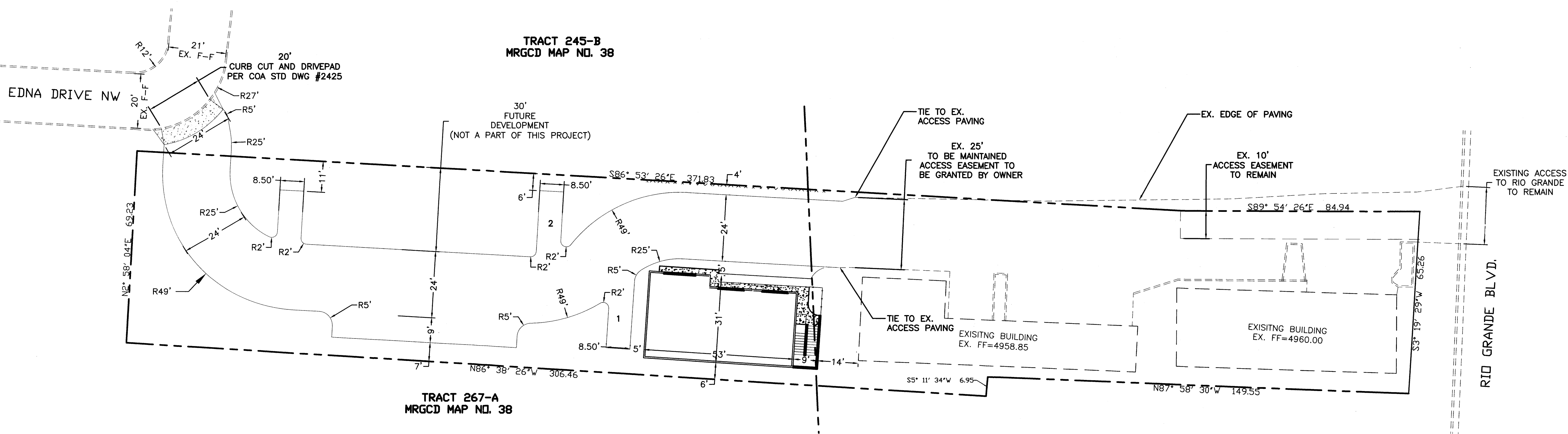
LEGAL DESCRIPTION:
TRACTS 1 AND 2 LAND OF JOSE C ORTEGA ESTATE


LEGEND

- ===== EXISTING CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- RIGHT-OF-WAY

PARKING CALCULATIONS

1 RESIDENT UNIT (1 BATHROOM) = 1 SPACE (2 SPACES MIN)
PARKING PROVIDED = 2 SPACES



<p>ENGINEER'S SEAL</p>  <p>8/23/16 DAVID SOULE P.E. #14522</p>	<p>GONZALES RESEDENCE</p> <p>TRAFFIC CIRCULATION LAYOUT</p> <p><i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</p>	<p>DRAWN BY WCVJ</p> <p>DATE 8-18-16</p> <p>21626-LAYOUT-6-06-16</p> <p>SHEET # - C-1</p> <p>JOB # 21626</p>
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