

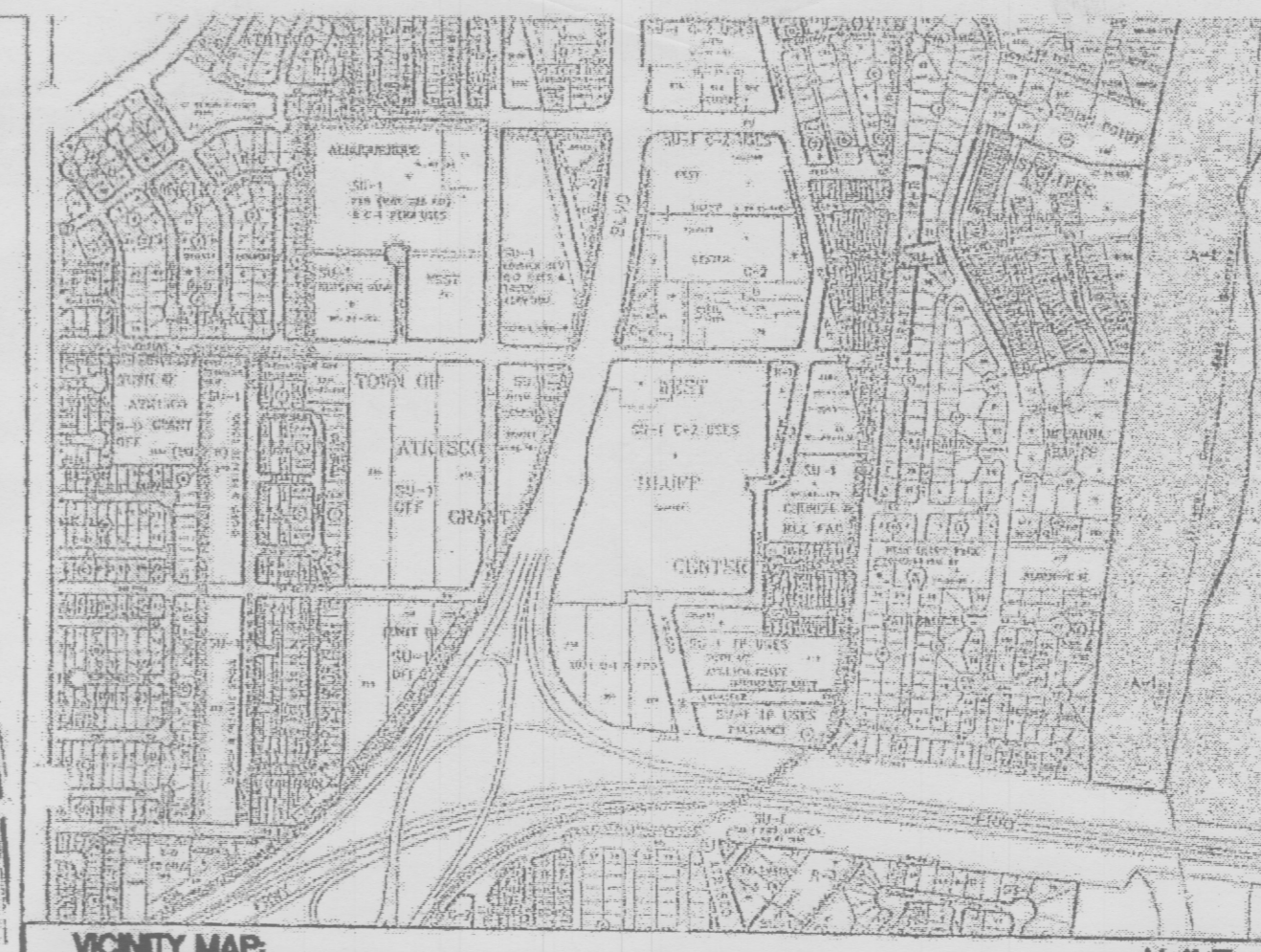
SITE DATA TABLE

TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	BUS CREDIT	PRKG. REQ.	PRKG. HC REQ.	PRKG. HC PROV.	HC VAN REQ.	HC VAN PROV.	SC MAX.	SC PROV.	BIKE RACKS REQ.	OWNERSHIP	
10	2,3,7	2,3889	15,486	***8,588 REST./6,898 RET.	C-2	45' SOLAR SETBACK	12	108	128	8	8	1	3	34	11	3	WEST BLUFF LLC
11	1	1,8895	23,577	RETAIL	C-2	45' SOLAR SETBACK	12	106	120	4	4	1	1	30	7	4	CONWAY WEST BLUFF, LLC
12	1	1,4756	18,075	RETAIL	C-2	45' SOLAR SETBACK	90	103	4	4	1	1	23	13	4	4	CONWAY WEST BLUFF, LLC
TOTAL								319	367	14	18	3	5	85	31	8	

* PARKING REQUIRED
1 PER 4 SEATS (68 SEATS) = 17
** PARKING REQUIRED
1 PER 4 SEATS (160 SEATS) = 40
*** PARKING REQUIRED
1 PER 4 SEATS (130 SEATS) = 33

LANDSCAPING TABLE

TRACT	PAVING AREA (SF)	15% OF PAVING (REQUIREMENT)	LANDSCAPE PROVIDED (SF)	LANDSCAPE SURPLUS
A-2021-A	11,783	1,768	6,438	4,670
10	70,258	10,539	18,229	7,690
11	48,777	7,316	9,952	2,635
12	38,124	5,719	6,897	1,178



VICINITY MAP

LEGAL DESCRIPTION:
TRACT A-2021-A TOWN OF ATRISCO GRANT NORTHEAST UNIT AND TRACT 10, AND 11 OF WEST BLUFF

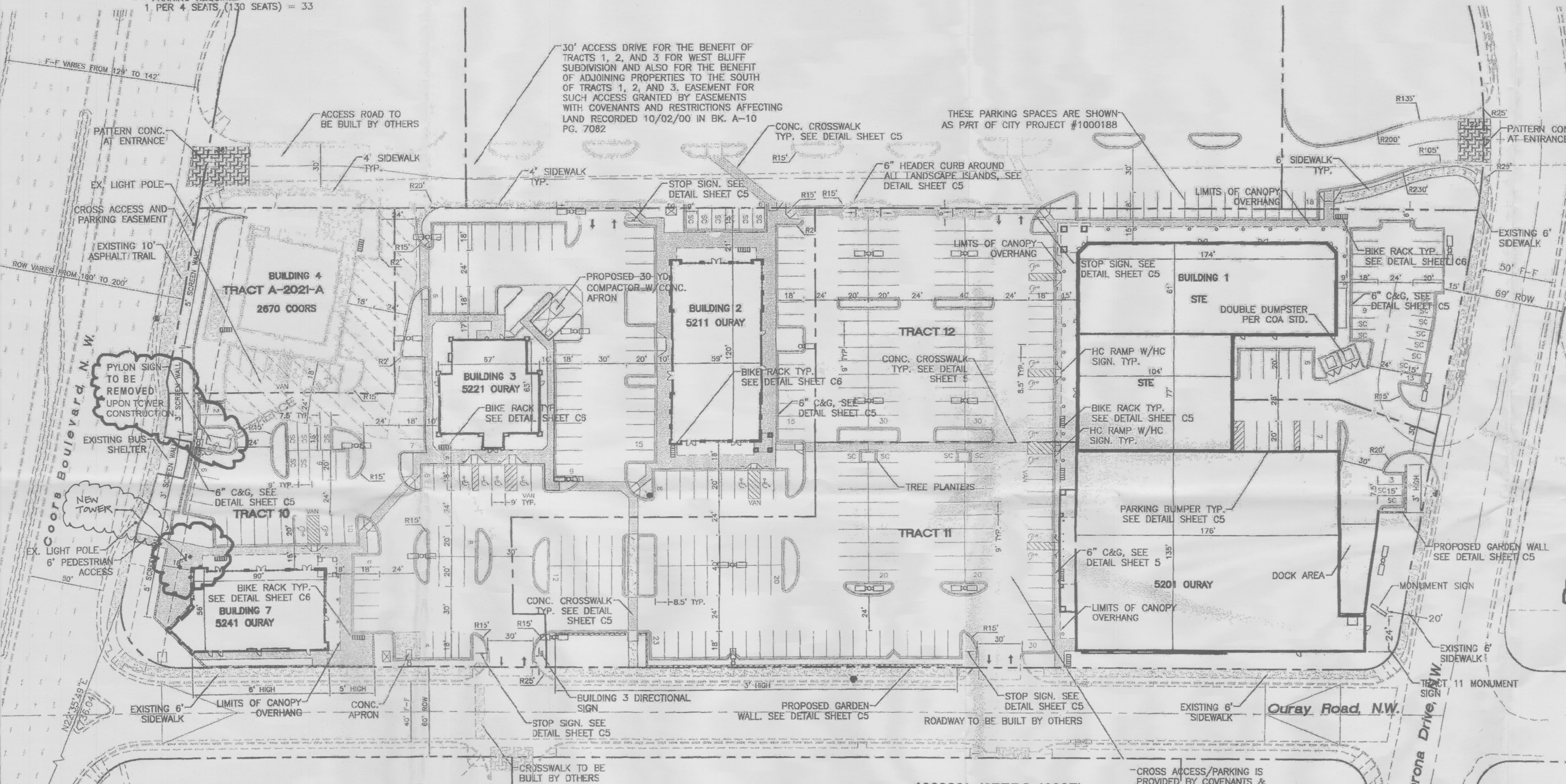
GENERAL NOTES:

- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
- CROSS ACCESS EASEMENTS HAVE BEEN FILED ON OCTOBER 2nd, BK-A10, PG-7082.
- CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
- ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
- UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
- ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
- ALL HC RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
- AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM 75°. LIGHT POLE HEIGHT SHALL NOT EXCEED 20'.
- LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)
- ALL SMALL CAR PARKING SHALL BE LABELED AS "COMPACT" OR EQUAL, PAINT ON ASPHALT.
- ANY SIGNAGE FOR TRACTS 1 THRU 5 OF WEST BLUFF CENTER SHALL NOT BE CONSIDERED OFF-PREMISE. ALL BUILDING SIGNAGE SHALL BE IN CONFORMANCE WITH THE COORS CORRIDOR PLAN AND ZONING CODES. TENANT SIGNAGE ON ELEVATIONS ARE FOR REFERENCE ONLY.
- ALL SIGNAGE, INCLUDING ELECTRONIC DISPLAY PANELS, SHALL COMPLY WITH AREA LIGHTING AND GENERAL SIGN REGULATIONS OF THE ZONING CODE.
- SEE SHEET C6 FOR LIGHT POLE DETAILS.
- SEE SHEET C5 FOR REFUSE ENCLOSURE DETAIL.
- SEE SHEET C6 FOR BIKE RACK DETAIL.
- SEE SHEET C6 FOR MONUMENT SIGN DETAIL.
- ALL FIXTURES SHALL BE FULL CUT-OFF DESIGN TO MINIMIZE FUGITIVE LIGHT; FIXTURE LENSES SHALL NOT PROTRUDE BELOW THE FIXTURE HOUSING.

*NOTES CONTINUED AT BELOW, LEFT

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED WALL
- PROPOSED CONC.
- 30' WIDE SERVICE ROAD
- PROPOSED PARKING LOT LIGHTING
- SMALL CAR SPACE
- PROPOSED TRANSFORMER
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK



A.C.S. MONUMENT "11-H11"
STANDARD A.C.S. ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=364,763.94
Y=1,495,852.97
EL=5098.514

PROJECT NUMBER: 100264

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [Date] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	7/16/03
Christina Sandoval	Date
Parks & General Services Department	7/16/03
Christina Sandoval	Date
Public Works, Water Utilities Division	7/16/03
Bradley B. Bigham	Date
City Engineer, Engineering Division / AMAFCA	7/16/03
Christina Sandoval	Date
Solid Waste	7/16/03
Christina Sandoval	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

Sharon Watson
City Planner, Albuquerque
Bernadillo County Planning Division

9/10/03
Date

PLNZ (10706) 4/95

PROJECT NUMBER: 100264 (07EPC-40097)

APPLICATION NUMBER: April 8, 2010

THIS AMENDMENT IS LIMITED TO SHEETS C-2 AND A371

Is an Infrastructure List Required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

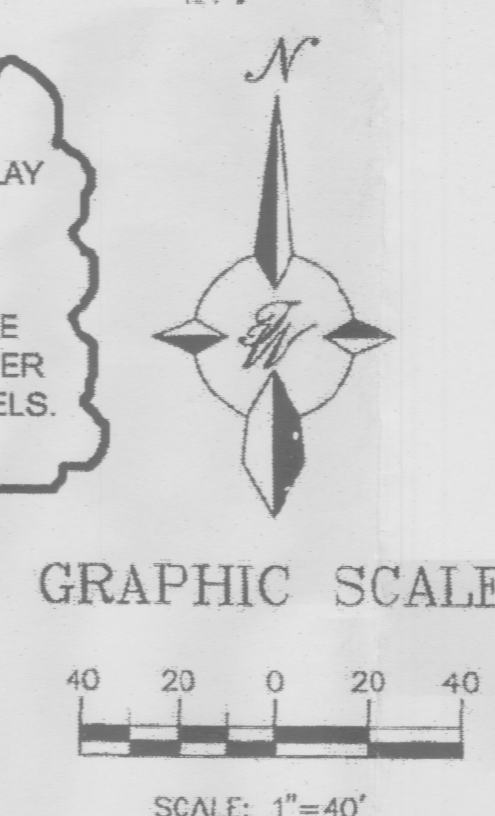
[Signature]	03-30-11
Traffic Engineer, Transportation Division	DATE
[Signature]	03/30/11
Allan Pater	DATE
ABCWUA	DATE
[Signature]	3/30/11
Christina Sandoval	DATE
Parks and Recreation Department	DATE
[Signature]	3-30-11
City Engineer	DATE
[Signature]	3-30-11
Solid Waste Management	DATE
[Signature]	3-30-11
DRB Chairperson, Planning Department	DATE

CROSS ACCESS/PARKING IS PROVIDED BY COVENANTS & RESTRICTIONS AFFECTING LAND RECORDED 10/02/00 IN BK. A-10 PG. 7082

GENERAL NOTES, CONTINUED:

17. AT NO TIME SHALL THE ELECTRONIC DISPLAY PANELS INCLUDE GRAPHICS AGAINST A SOLID WHITE BACKGROUND.

18. AT NO TIME SHALL ADVERTISING FOR MORE THAN ONE TENANT AT A TIME BE PERMITTED PER SIGN FACE OF THE ELECTRONIC DISPLAY PANELS.

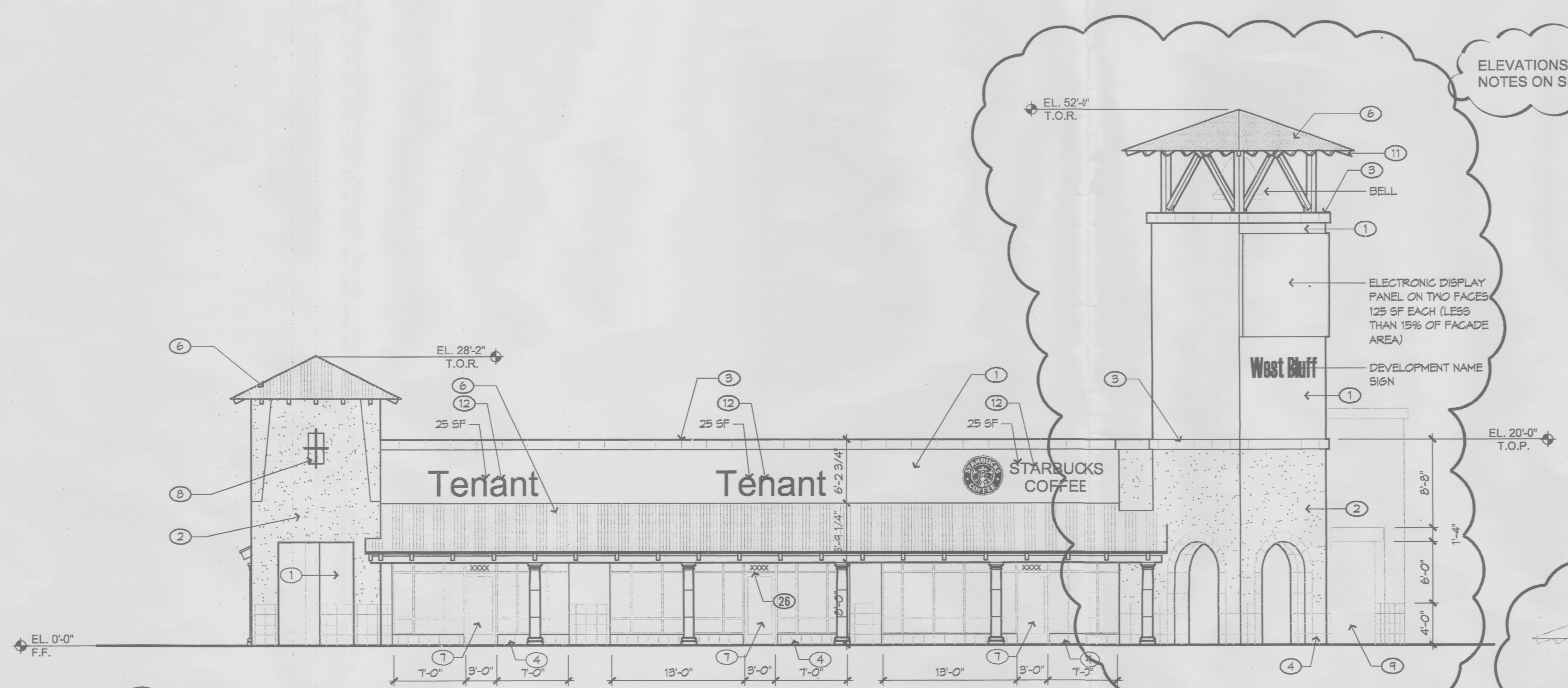


ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 10, 11 AND 12 WEST BLUFF	DRAWN BY WCUJ
	SITE PLAN FOR BUILDING PERMIT	DATE 7-23-02
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	CBRL-SP238.DWG	SHEET # C2
		JOB # 980663

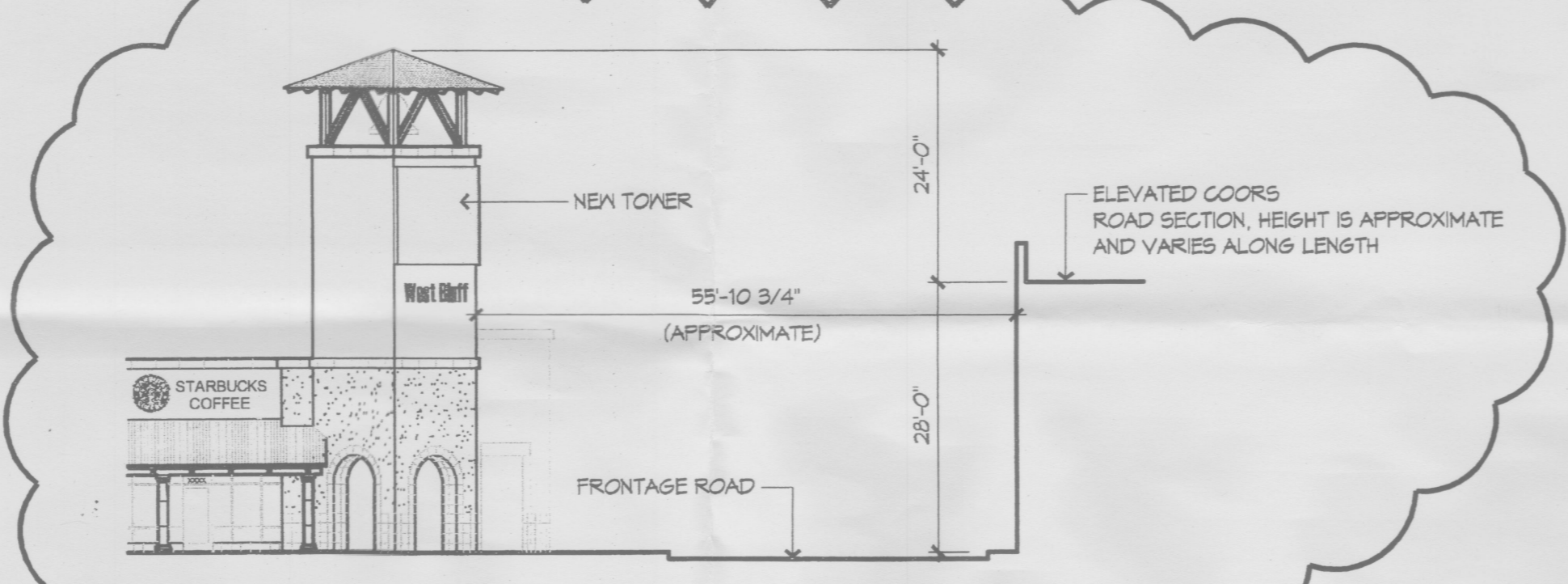
Keyed Notes

- 2 COAT STUCCO SYSTEM W/ SYNTHETIC FINISH
COLOR: STO "PUEBLO" 01005; TAN
- 2 COAT STUCCO SYSTEM W/ SYNTHETIC FINISH
COLOR: STO "ADOBE BROWN" 01004; DARK TAN
- E.I.F.S. COPING, FINISH: STO GRANITEX
COLOR: SHALLOW WATER
- E.I.F.S. WAINSCOT, FINISH: STO GRANITEX
COLOR: SHALLOW WATER; BROWN-GRAY
- E.I.F.S. COLUMN WRAP, FINISH: STO GRANITEX
COLOR: SHALLOW WATER; BROWN GRAY
- METAL ROOFING, SUPER LOK, 12" COVERAGE, 24 GA.
FINISH: GALVALUM PLUS
- ALUMINUM STOREFRONT W/ INSULATED GLASS
FINISH: CLEAR ANODIZED ALUMINUM
- RECESSED STUCCO INSET W/ ORNAMENTAL METAL BARS
PAINT BARS "FLAT BLACK"
- RECESSED STUCCO INSET
- HOLLOW METAL DOOR AND FRAME, PAINTED.
COLOR: TO MATCH ADJACENT STUCCO, (PUEBLO STO) BENJAMIN MOORE,
"BROOKLINE BEIGE" #HC-47, (ADOBE BROWN STO) BENJAMIN MOORE,
"JACKSON TAN" #HC-46.
- 6" X 4" T.S. RAFTER, PAINTED, COLOR: T.B.D.
REFER TO STRUCTURAL
- SIGNAGE TO BE PROVIDED BY TENANT, G.C. TO PROVIDE
POWER FOR LIGHTING
- OVERHEAD DOOR, PAINTED TO MATCH ADJACENT STUCCO
- SPLIT FACE CMU WALL
- RED RIBBED METAL PANELS OVER 5/8" PLYWOOD
- OVERFLOW SCUPPER
- LINE OF ROOF BEYOND
- ENTRY HOOD, PAINTED, COLOR: RED.
- LIGHT FIXTURE, REFER TO ELECTRICAL.
- GAS METER
- TELEPHONE SWITCH PANEL
- HOUSE PANEL
- METERING SWITCH BOARD
- SIAMESE CONNECTION
- ELECT. BELL FOR SPRINKLER SYSTEM.
- 6" WHITE VINYL LETTERING (BUILDING ADDRESS)
W/ CONTRASTING RECTANGULAR BACKGROUND
- ELECTRIC METER
- STUCCO REVEAL, RE DA1A191
- 2" WHITE E.I.F.S. BAND
COLOR: STO "MARBLE WHITE" 01008
- STUCCO CONTROL JOINT

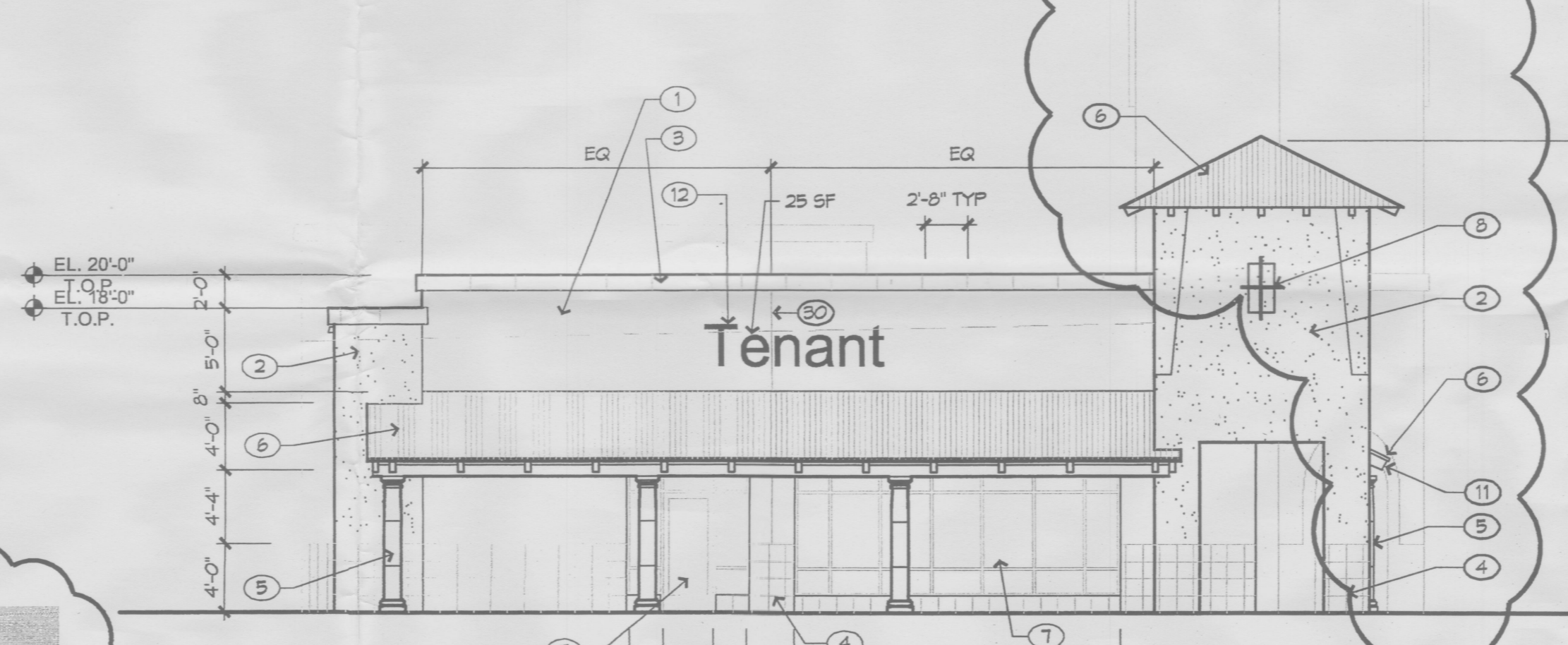
ELEVATIONS SUBJECT TO GENERAL NOTES ON SHEET C-2



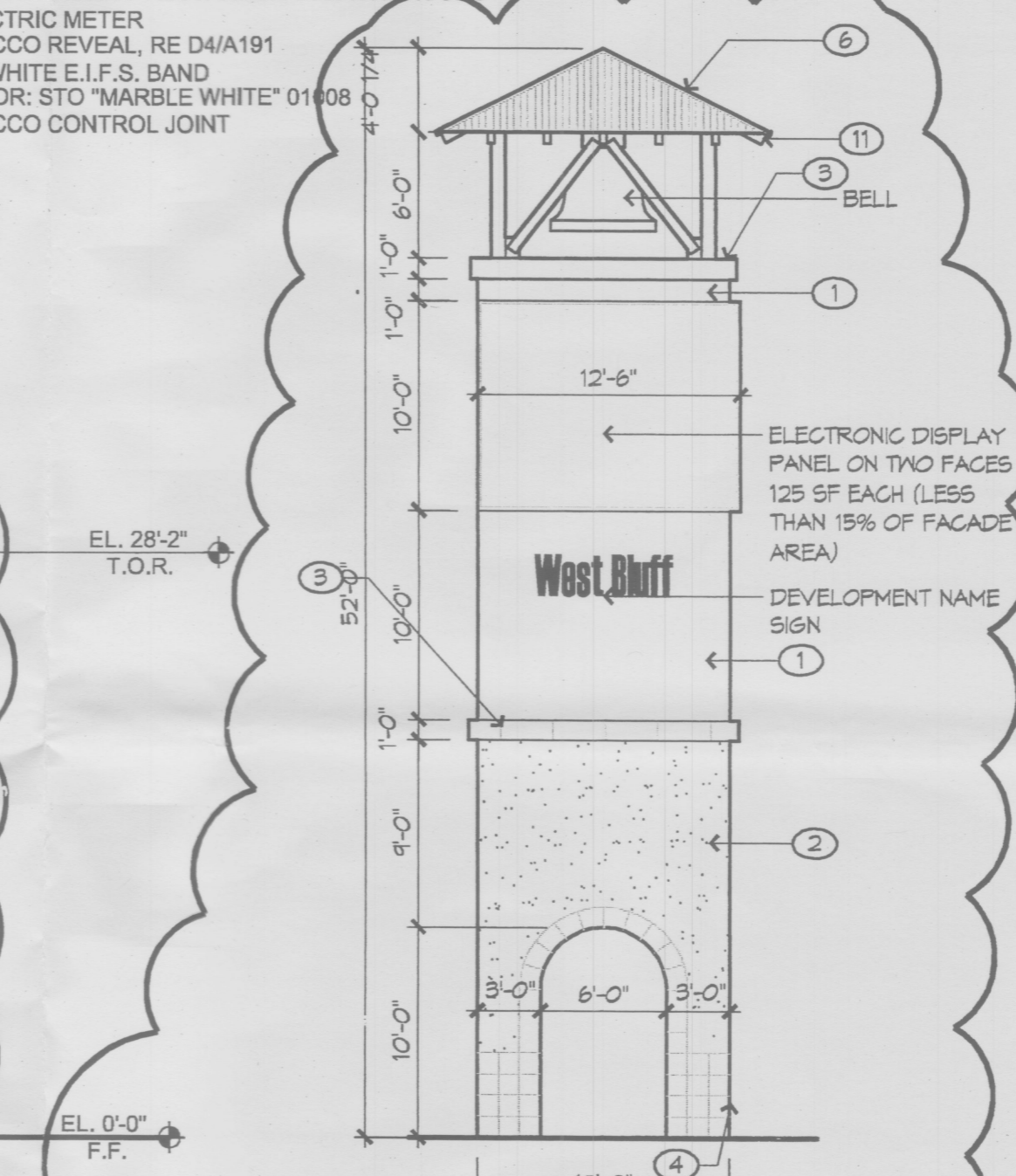
A2 North Elevations - Building 7
1/8" = 1'-0"



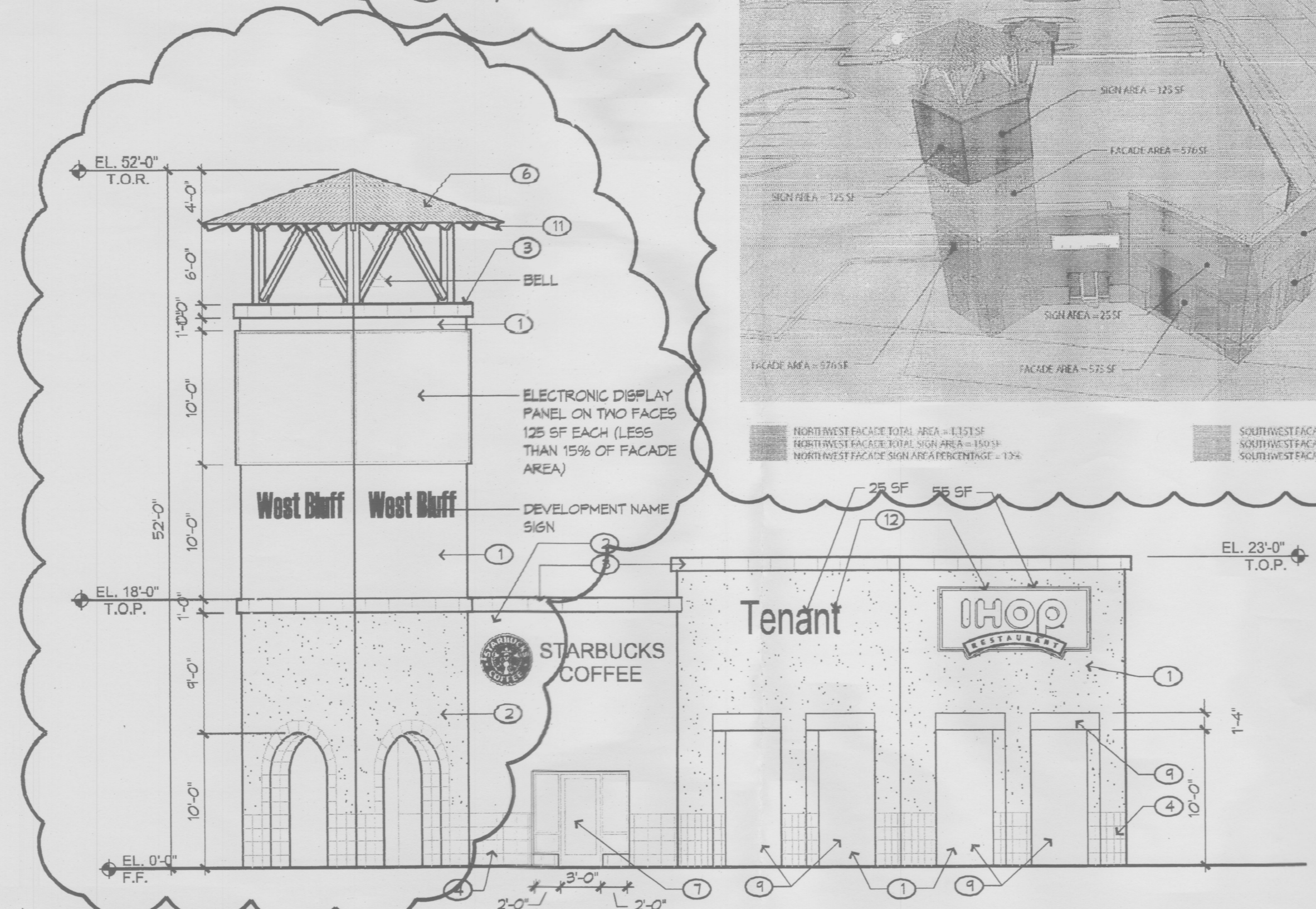
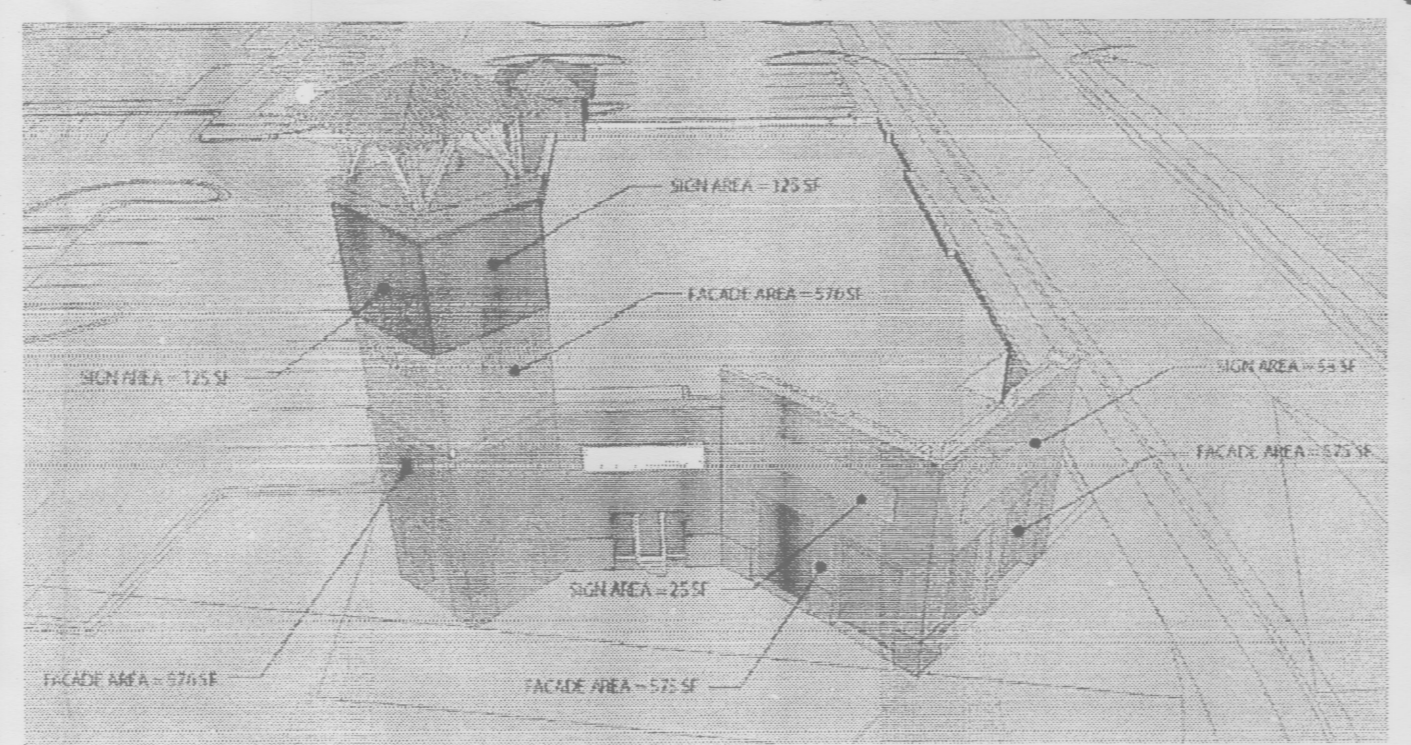
B1 Section thru New Tower & Coors
1/16" = 1'-0"



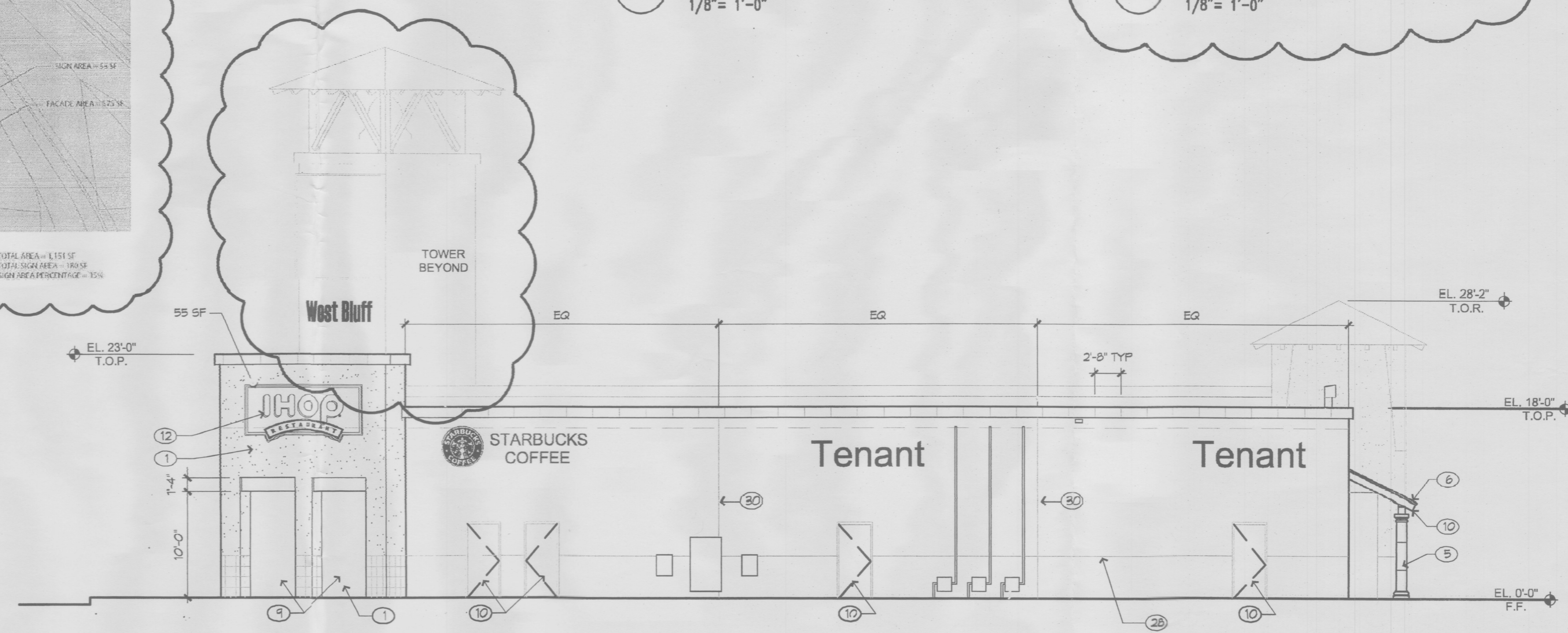
B2 East Elevations - Building 7
1/8" = 1'-0"



B3 Tower Elevation - Building 7
1/8" = 1'-0"



D2 West Elevations - Building 7
1/8" = 1'-0"



C2 South Elevations - Building 7
1/8" = 1'-0"