

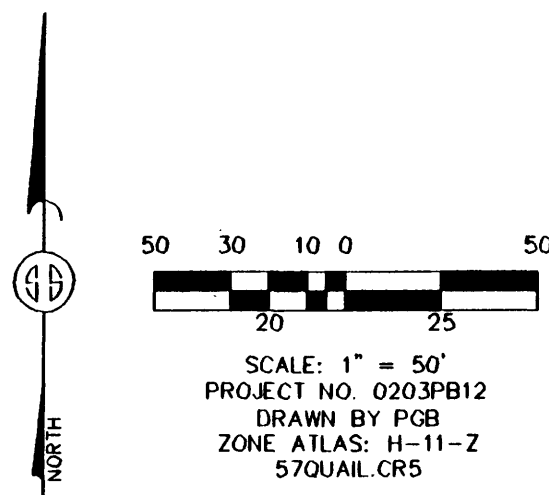
Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, BASED ON ACS CONTROL MONUMENTS 11-H11 AND 12-H11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF ALBUQUERQUE WEST, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1997 IN VOLUME 97C, FOLIO 232.
6. GROSS AREA: 1.4726 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO SUBJECT PROPERTY MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. PROPERTY IS ZONED CITY SU-1(C-1 PERMISSIVE USES).
11. THE 24' PRIVATE CROSS-ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE OF TRACTS C-1-A AND C-1-B AND IS TO BE MAINTAINED BY SAID OWNERS.
12. THE PRIVATE SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT C-1-A AND TRACT C-1-B, AND ARE TO BE MAINTAINED BY SAID OWNERS.

MONUMENT LEGEND

- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

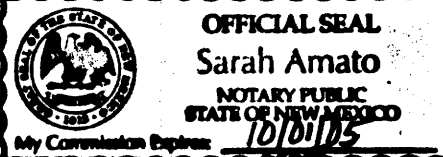
Tract lettered C-1, plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situated within Section 11, T10N, R2E, NMPM, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, Folio 232.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) HEREBY WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: J. Howard Mock DATE: 7-12-04
OWNER(S) PRINT NAME: J. Howard Mock, Laya Partners
ADDRESS: 2400 Broadway Blvd NE, Albuquerque, NM 87110 TRACT: _____

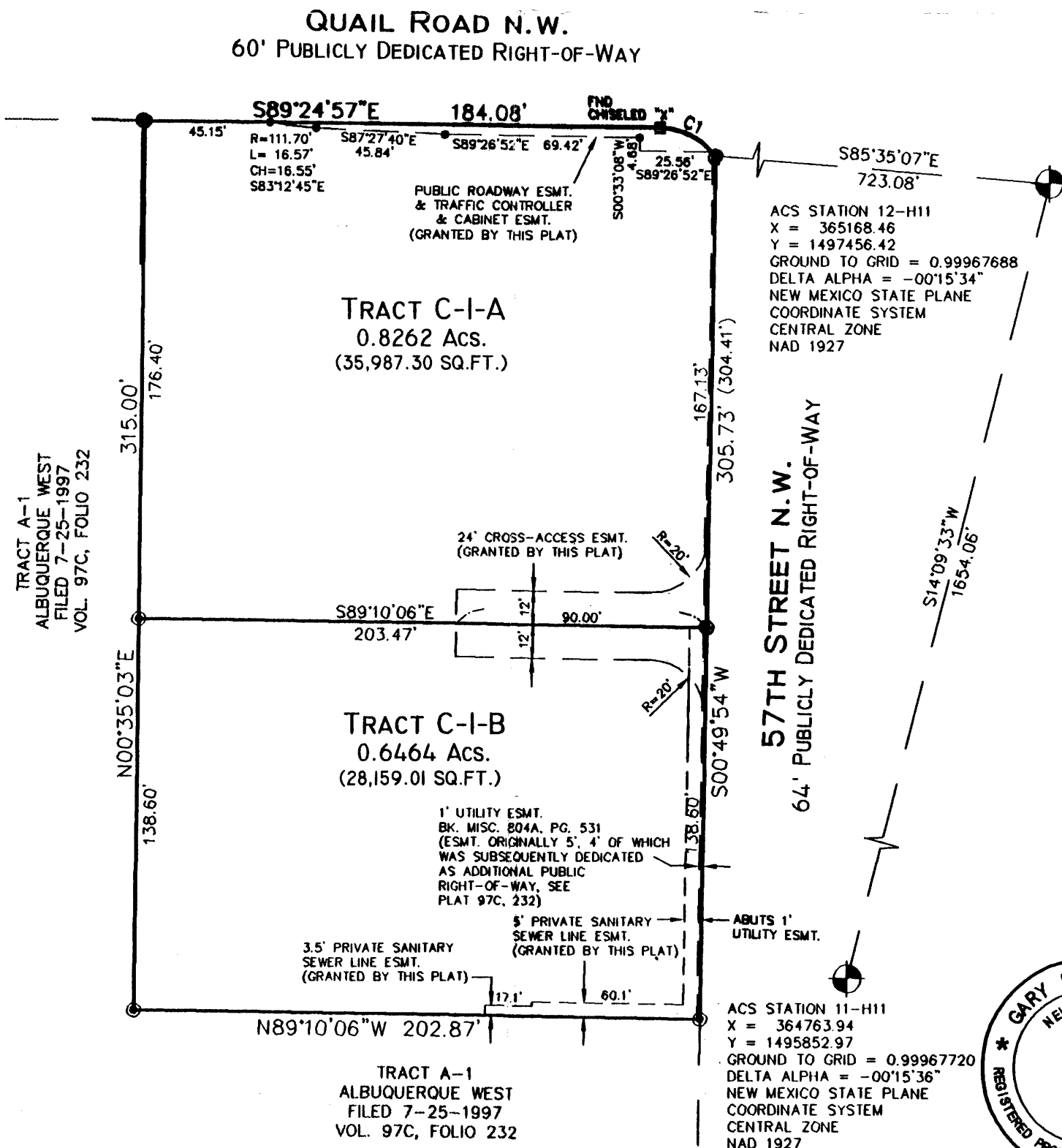
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JULY, 2004.
BY: J. Howard Mock, Laya Partners

MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
NOTARY PUBLIC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.36'	53°32'51"	N62°38'31"W	22.52'



PLAT OF
TRACTS C-1-A & C-1-B
ALBUQUERQUE WEST
SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2004

PRELIMINARY PLAT
APPROVED BY DRB

Assumed
10/27/06

DISCLOSURE STATEMENT ON 1/26/05
THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.: 1001763 / 04 DRB-01136
CITY APPROVALS:

<u>J. B. Hart</u>	<u>7-20-04</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

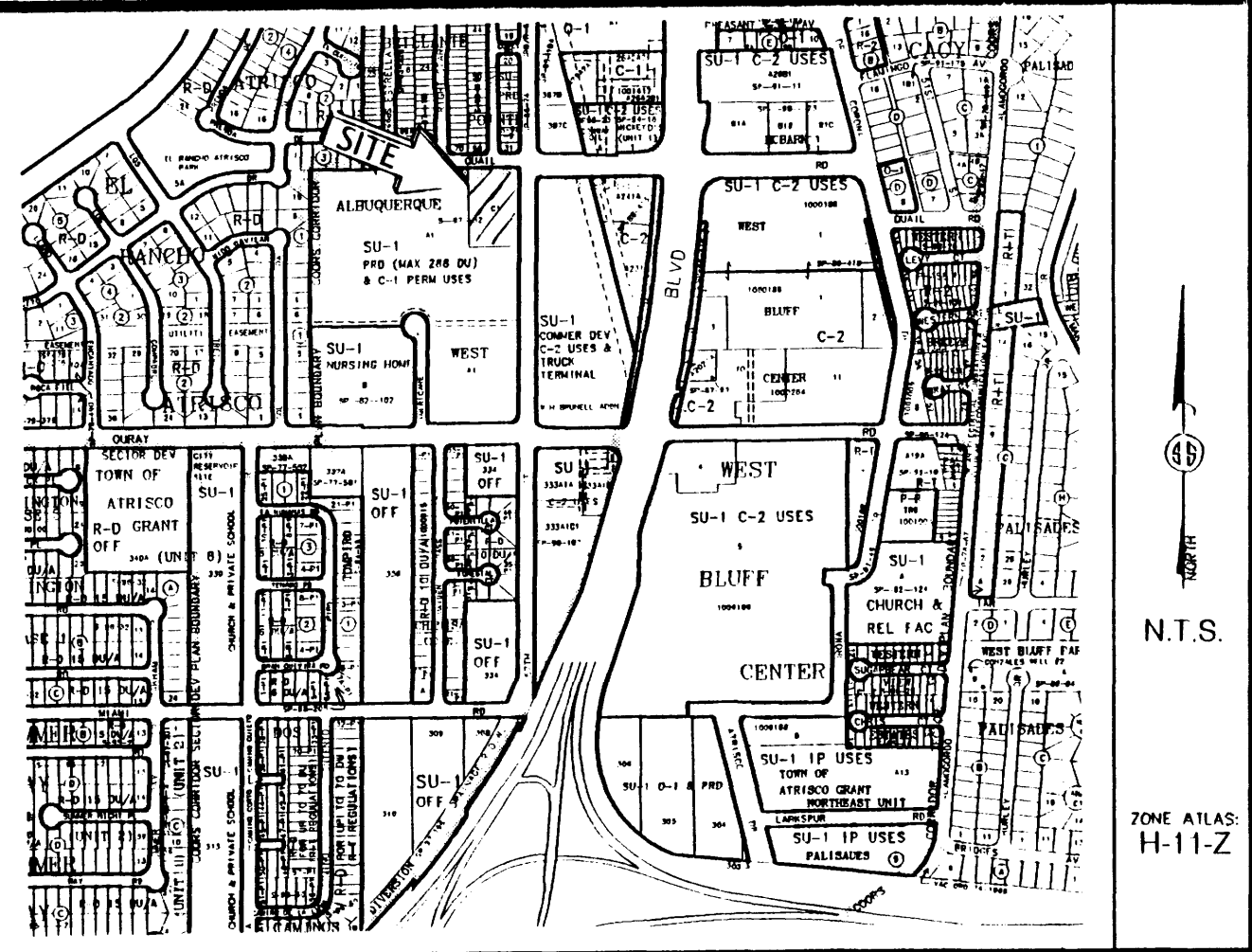
Gary E. Gritsko July 19, 2004
Gary E. Gritsko
New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

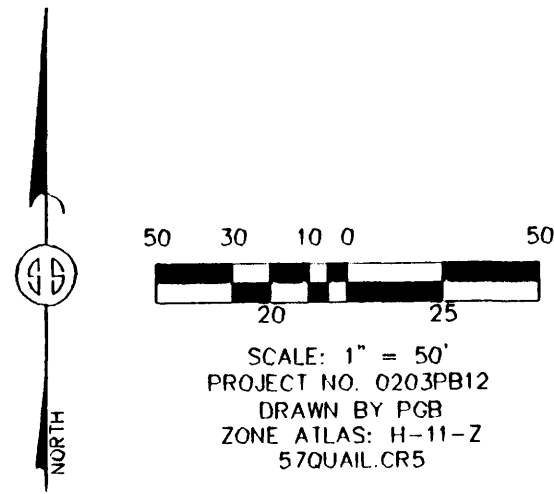
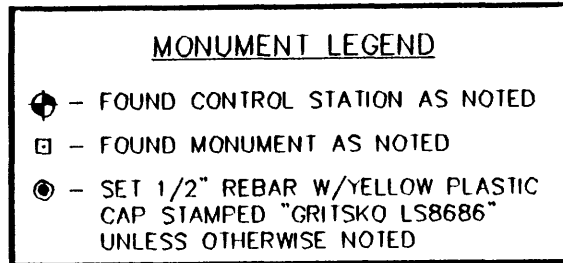
T10N R2E SEC. 11



Vicinity Map

SUBDIVISION DATA / NOTES

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10. PROPERTY IS ZONED CITY SU-1(C-1 PERMISSIVE USES).
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12. THE PRIVATE SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT C-1-A AND TRACT C-1-B, AND ARE TO BE MAINTAINED BY SAID OWNERS.
13. THE 20' PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT WITHIN TRACT C-1-B IS FOR SANITARY SEWER MANHOLE MAINTENANCE ONLY.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10105916240520705
 PROPERTY OWNER OF RECORD:
JAMES CORPORATION
 BERNALILLO COUNTY TREASURERS OFFICE:
 [Signature]

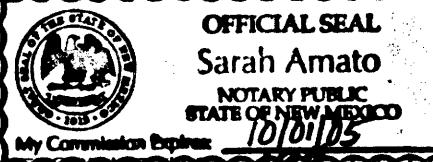
LEGAL DESCRIPTION

Tract lettered C-1, plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situated within Section 11, T10N, R2E, NMPM, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, Folio 232.

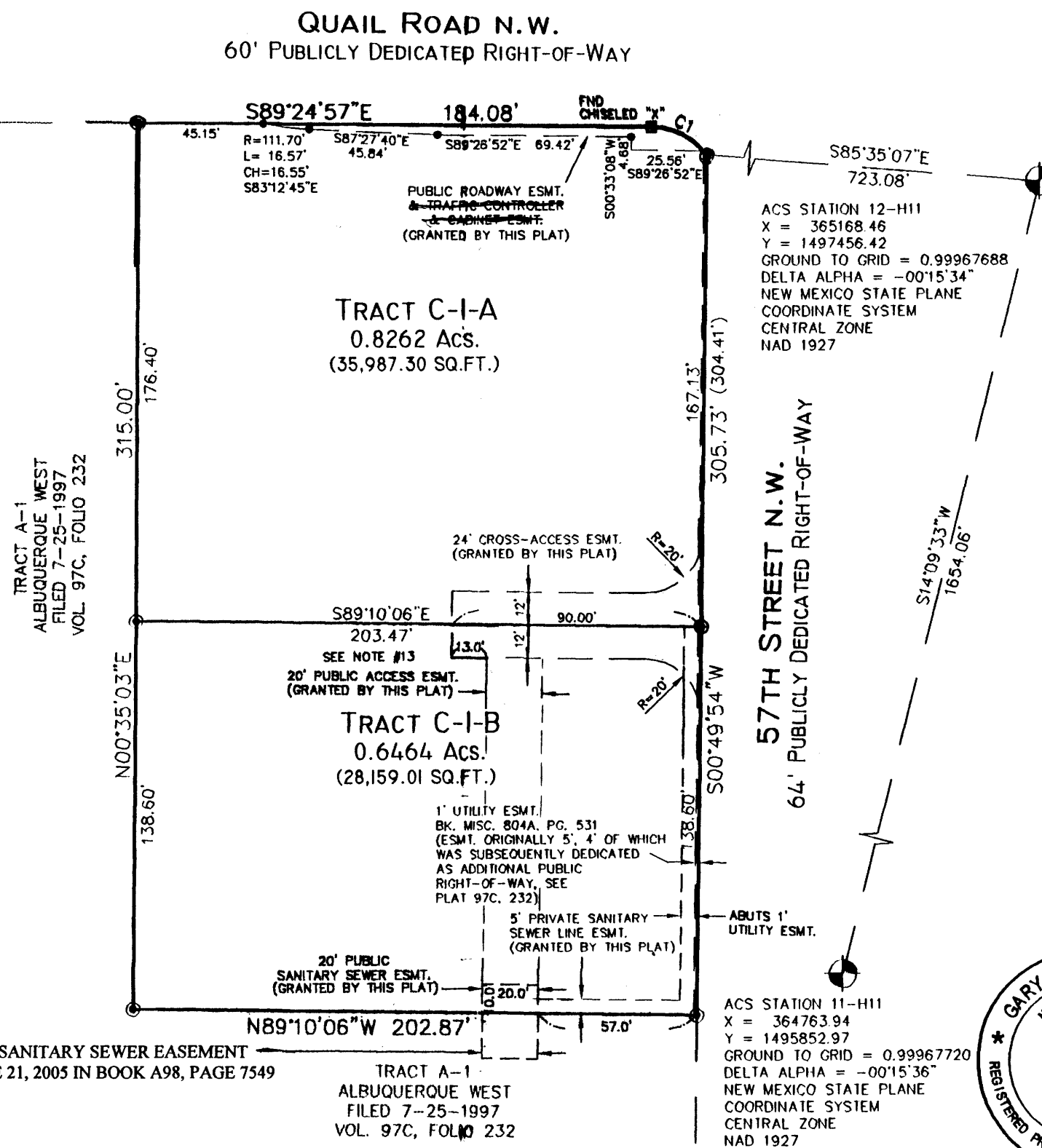
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) HEREBY WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: J. Howard Mock DATE: 7-12-04
 OWNER(S) PRINT NAME: J. Howard Mock, LAYA PARTNERS
 ADDRESS: 2900 BRADWAY BLVD NE, ALBUQUERQUE, NM 87109 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JULY, 2004.
 BY: J. HOWARD MOCK, LAYA PARTNERS
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.36'	53°32'51"	N62°38'31"W	22.52'



PLAT OF
 TRACTS C-1-A & C-1-B
 ALBUQUERQUE WEST
 SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2004

*Scanned
 10/27/06*

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.: 1001763 / 04 DRB-01136

- CITY APPROVALS:
- [Signature] 7-20-04
CITY SURVEYOR DATE
 - [Signature] 5-25-05
TRAFFIC ENGINEERING DATE
 - Christina Sandoval 5/25/05
PARKS RECREATION DATE
 - Roger A. Green 6-21-05
UTILITY DEVELOPMENT DIVISION DATE
 - N/A 5/25/05
REAL PROPERTY DIVISION DATE
 - Bradley D. Bingham 5/25/05
A.M.A.F.C.A. DATE
 - Bradley D. Bingham 5/25/05
CITY ENGINEER DATE
 - [Signature] 5/25/05
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

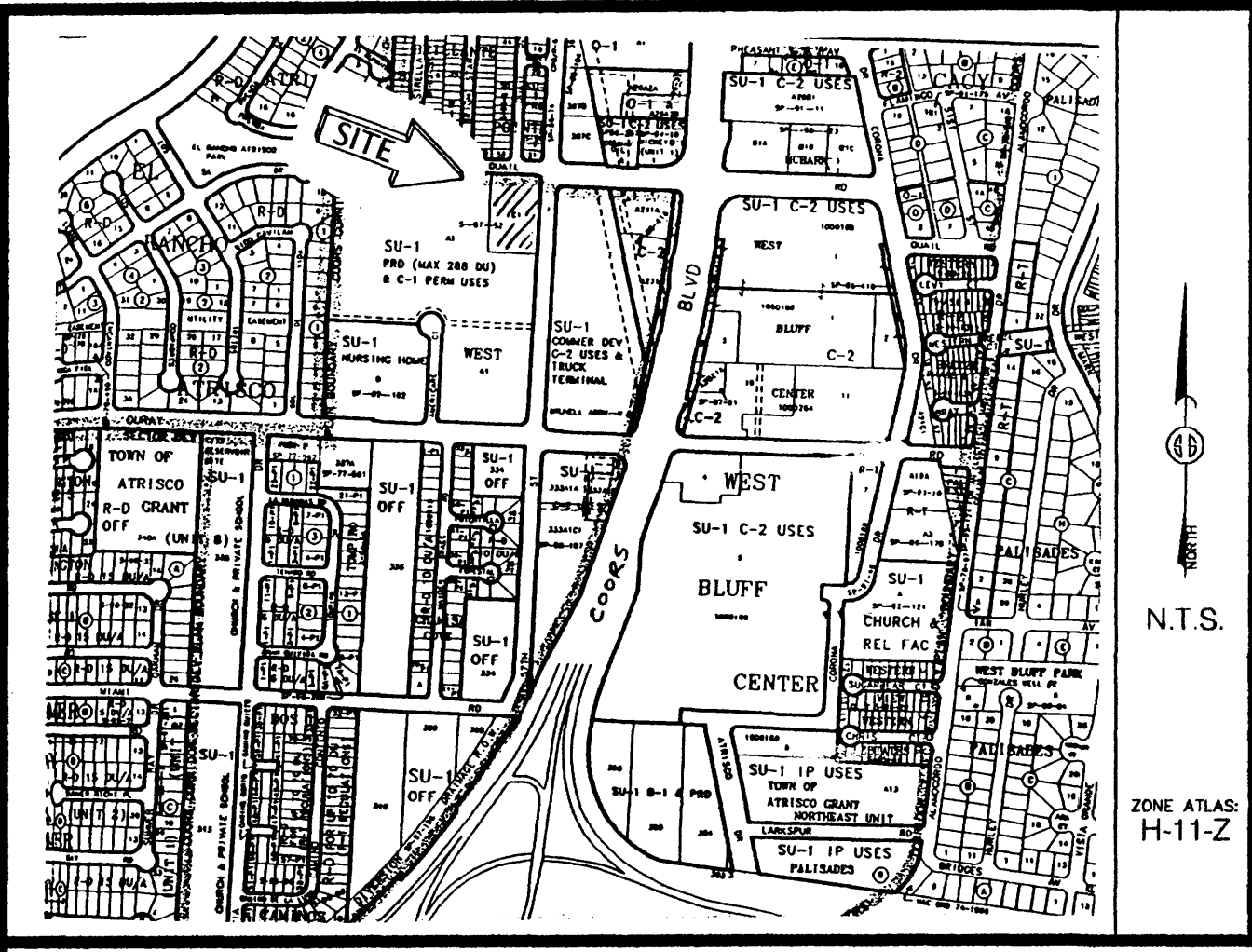
Gary E. Gritsko July 19, 2004
 Gary E. Gritsko Professional Surveyor, 8686
 Date
 Revised 6-22-05 [Signature]



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R2E SEC. 11



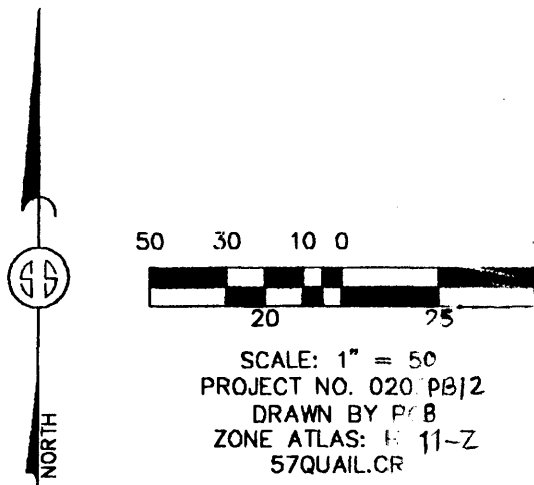
Vicinity Map

SUBDIVISION DATA / NOTES

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6. GROSS AREA: 1.4726 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO SUBJECT PROPERTY MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. PROPERTY IS ZONED CITY SU-1(C-1 PERMISSIVE USES).
11. PROPERTY IS SUBJECT TO A PRIVATE CROSS-ACCESS EASEMENT FOR THE BENEFIT OF TRACTS C-1-A AND C-1-B AND IS TO BE MAINTAINED BY SAID OWNERS.

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED



THIS IS TO CERTIFY THAT TAXES ARE CURRENTLY PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE:

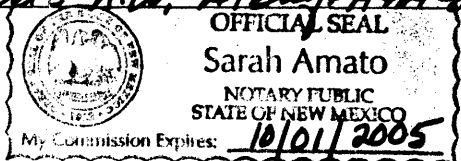
LEGAL DESCRIPTION

Tract lettered C-1, plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situated within Section 11, T10N, R2E, NMPM, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, Folio 232.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNER(S) SIGNATURE: J. Howard Mock DATE: 3-27-2002
 OWNER(S) PRINT NAME: J. Howard Mock
 ADDRESS: 5919 Padre Roberto Road, Albuquerque, NM 87107
 ACKNOWLEDGMENT: _____
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF MARCH, 2002.
 BY: J. Howard Mock
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



Approved 10/27/06

PLAT OF
 TRACTS C-1-A & C-1-B
 ALBUQUERQUE WEST
 SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2002

DISCLOSURE STATEMENT

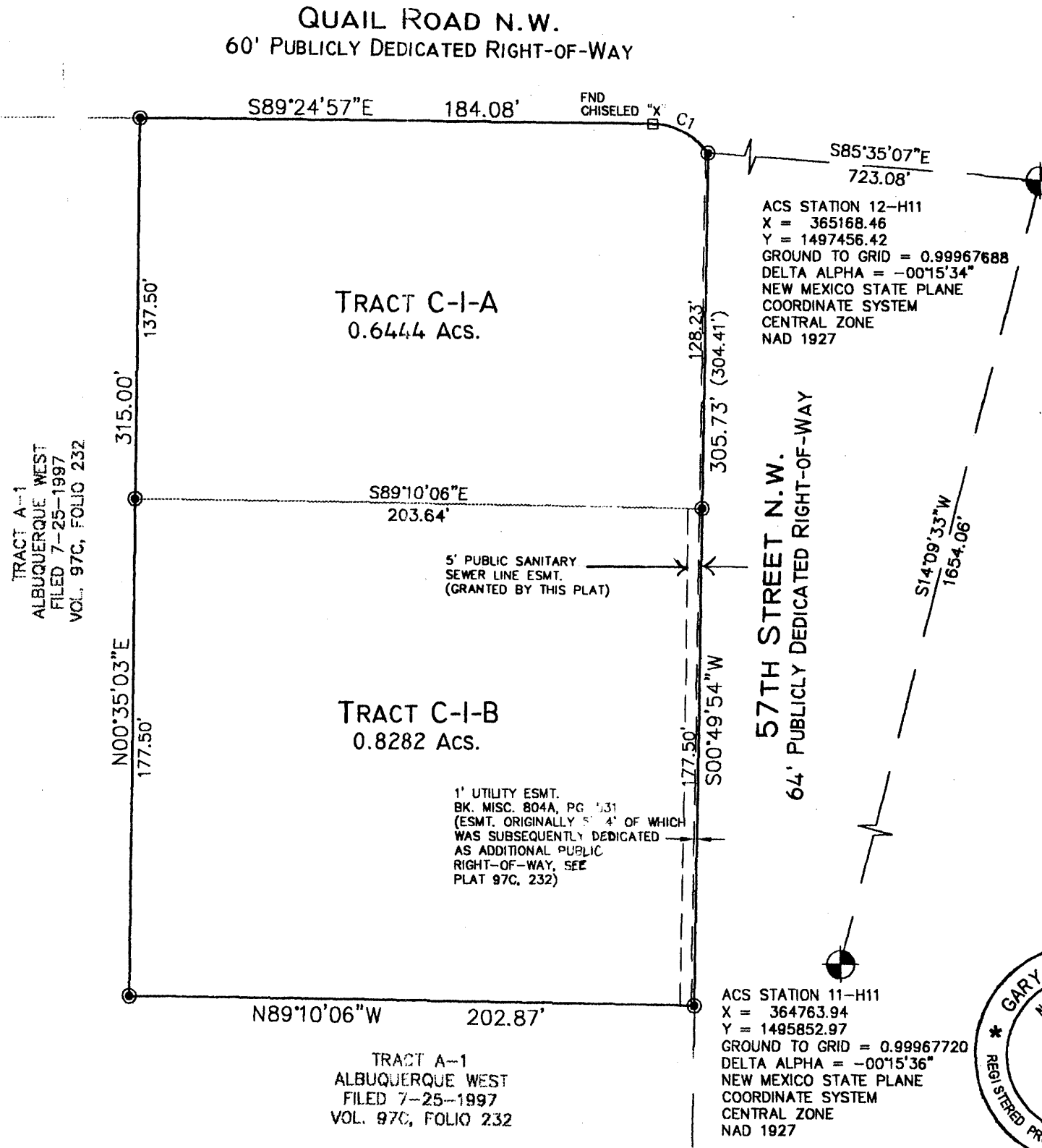
THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND.

APPLICATION NO. & PROJECT NO.: _____
 CITY APPROVALS:

<u>J. B. Had</u>	<u>3-29-02</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.36'	53°32'51"	N62°38'31"W	22.52'



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko March 26, 2002
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686 Date



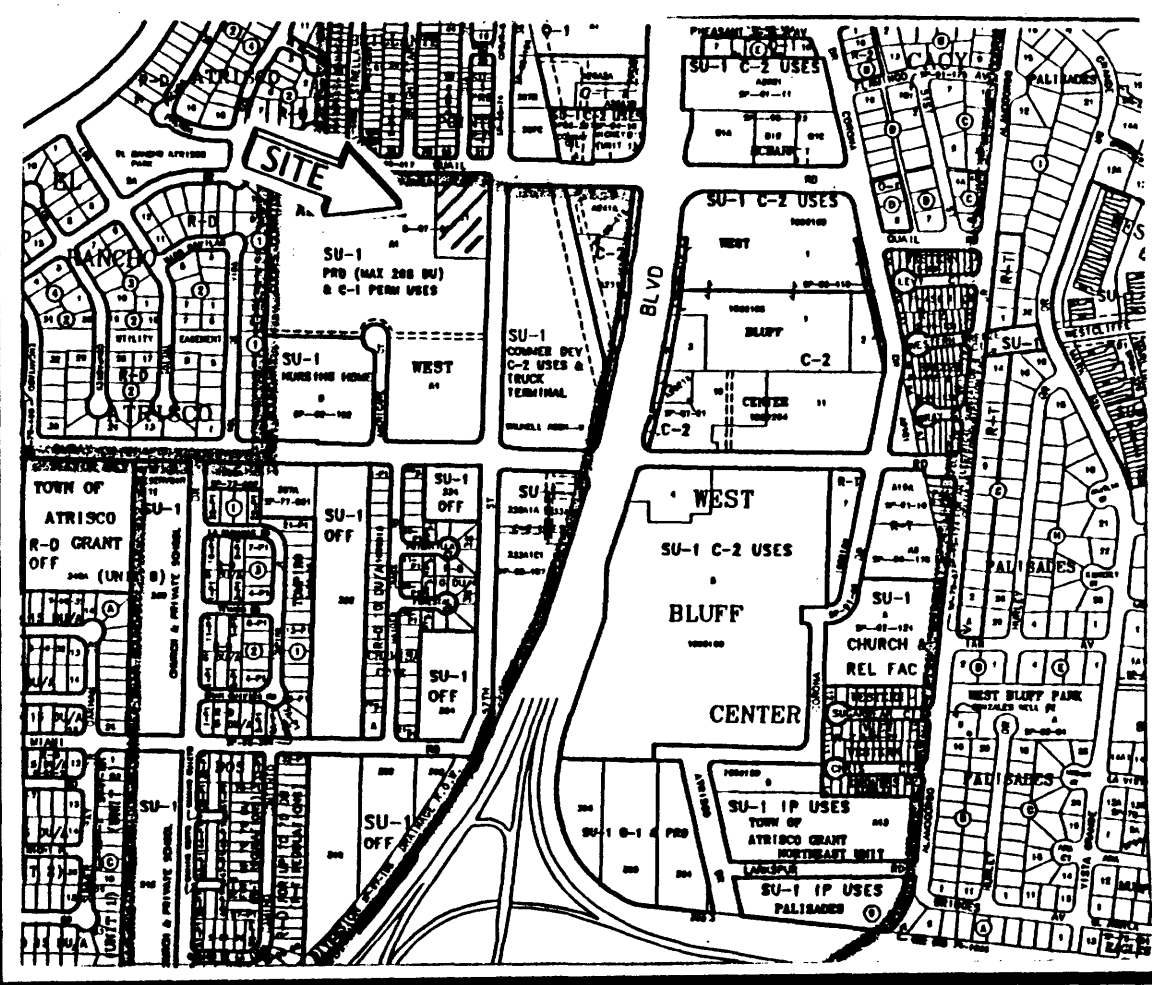
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

PLAT OF
TRACTS C-1-A & C-1-B
ALBUQUERQUE WEST
SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2002

Approved 10/27/06

PROJ 1001763



N.T.S.
ZONE ATLAS:
H-11-Z

LEGAL DESCRIPTION

Tract lettered C-1, plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situated within Section 11, T10N, R2E, NMPM, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, Folio 232.

FREE CONSENT

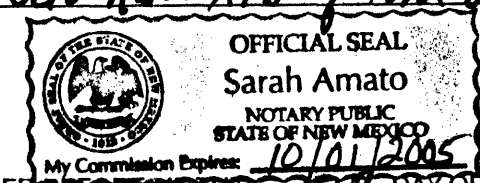
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OWNER(S) SIGNATURE: *J Howard Mock* DATE: 3-27-2002

OWNER(S) PRINT NAME: J Howard Mock

ADDRESS: 5919 Padre Roberto N.W. Albany NM 87102 TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF MARCH, 2002.

BY: J Howard Mock

Sarah Amato
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/01/05

PRELIMINARY PLAT
APPROVED BY DRB
ON 4/1/02

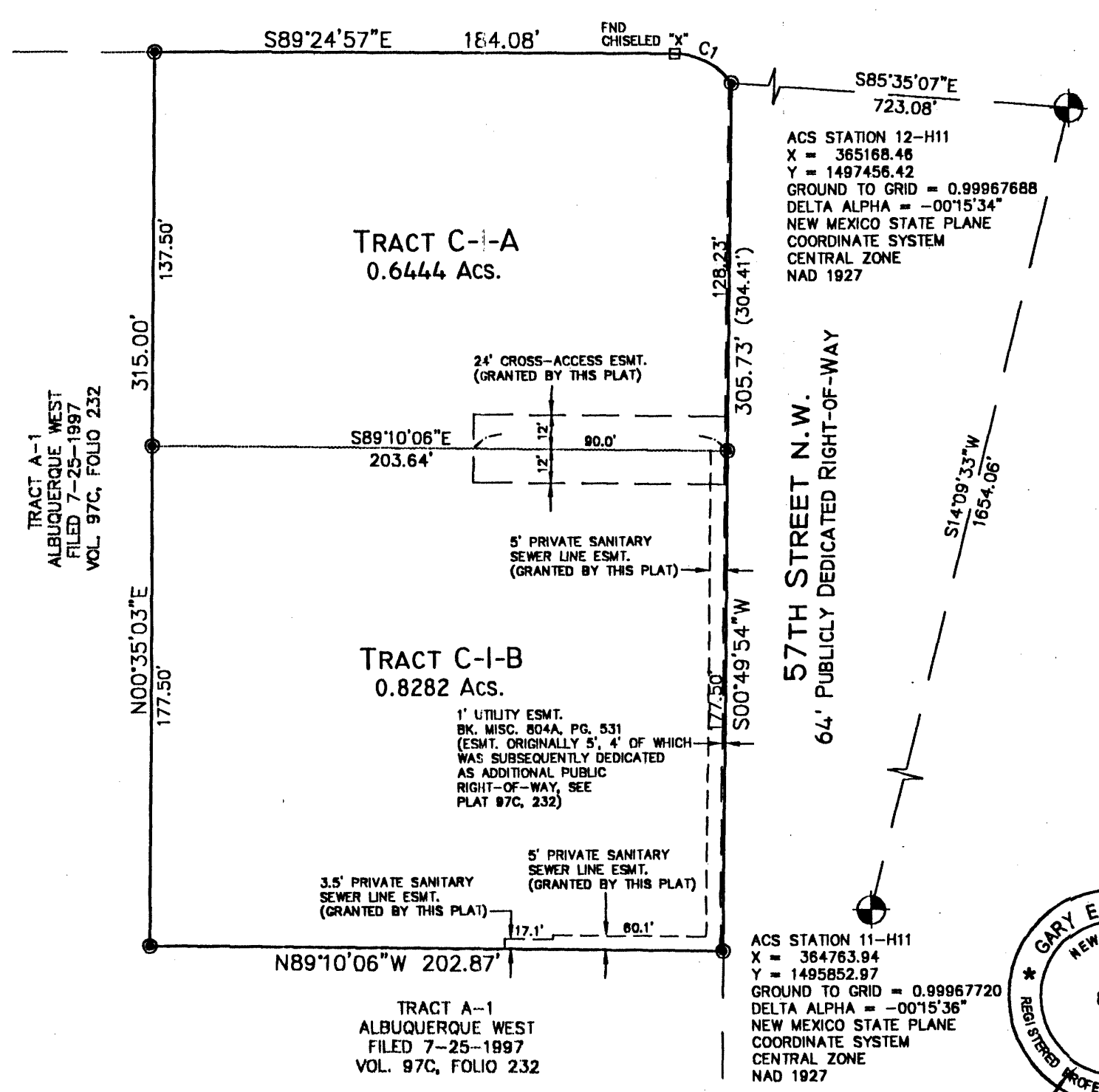
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Vicinity Map

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QUAIL ROAD N.W.
60' PUBLICLY DEDICATED RIGHT-OF-WAY



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko March 26, 2002
Gary E. Gritsko
New Mexico Professional Surveyor, 8686 Date



SURVEYS SOUTHWEST LTD.

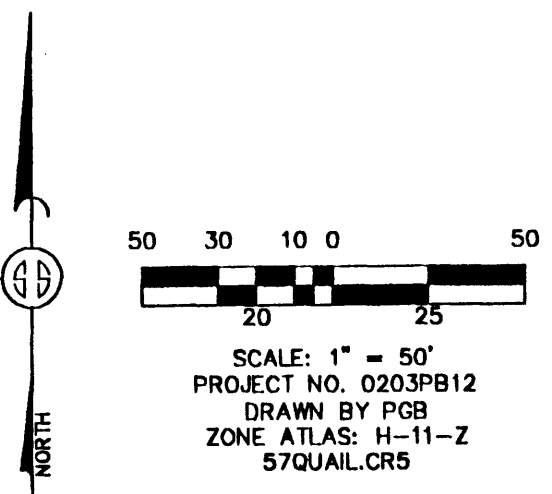
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

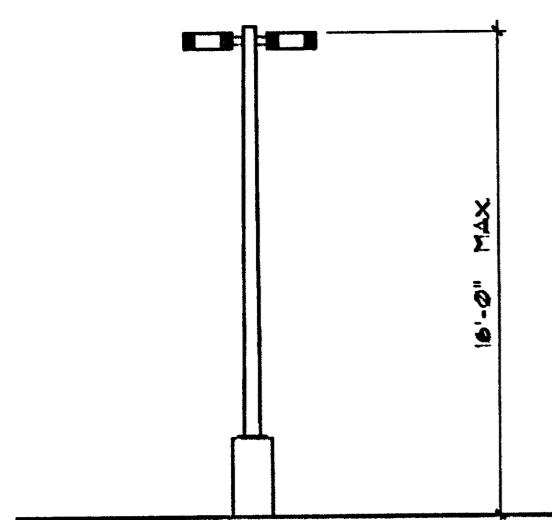
T10N R2E SEC. 11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:





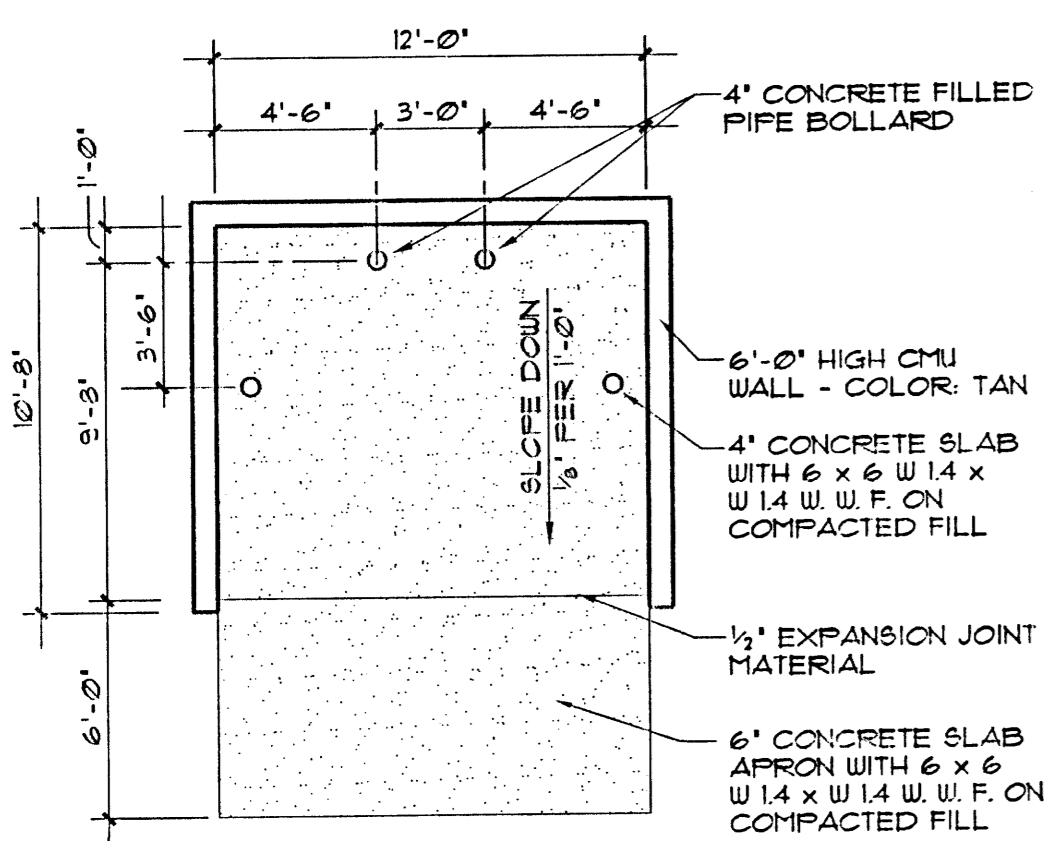
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

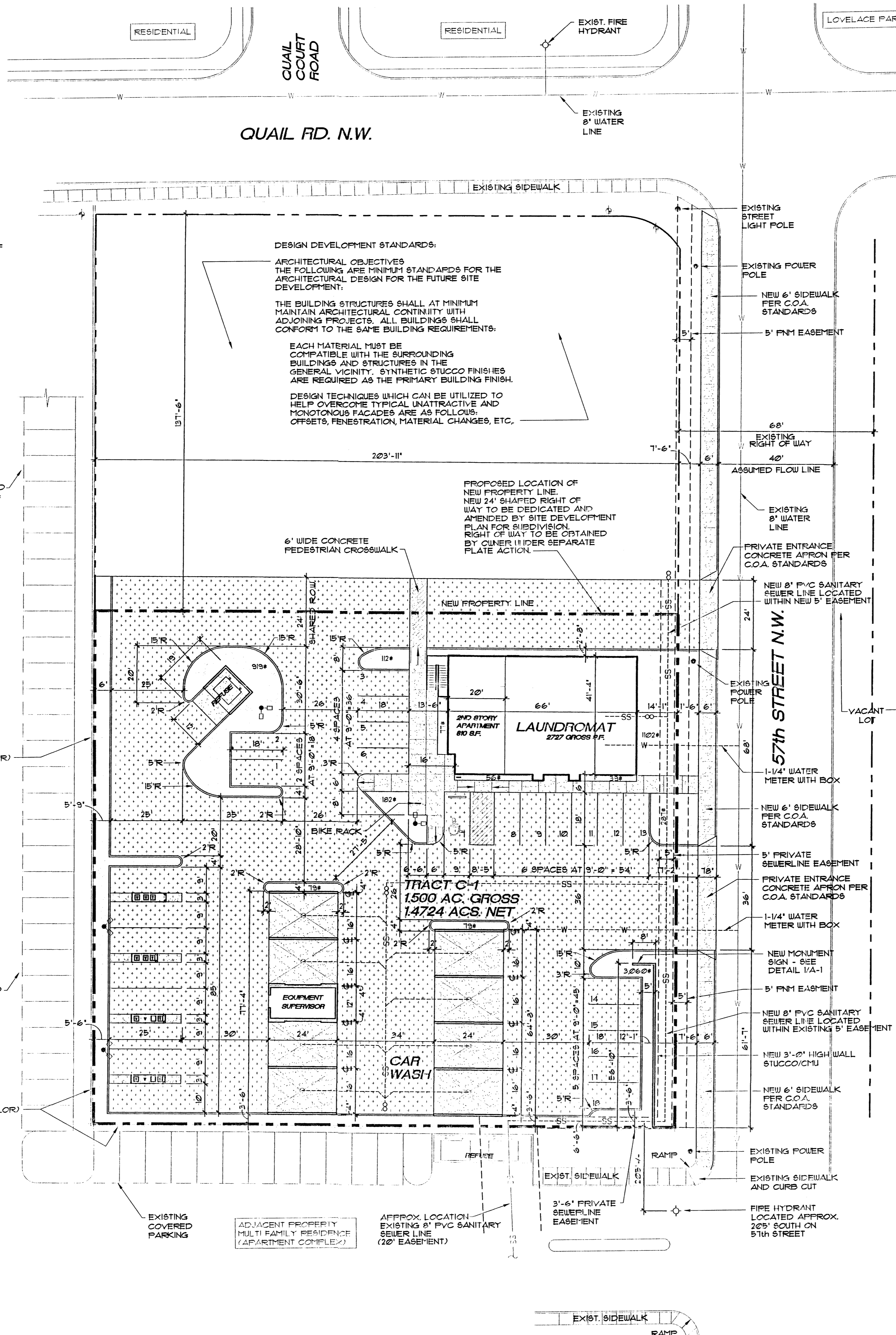
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, IE UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

1 SITE LIGHTING DETAIL
NOT TO SCALE



2 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"



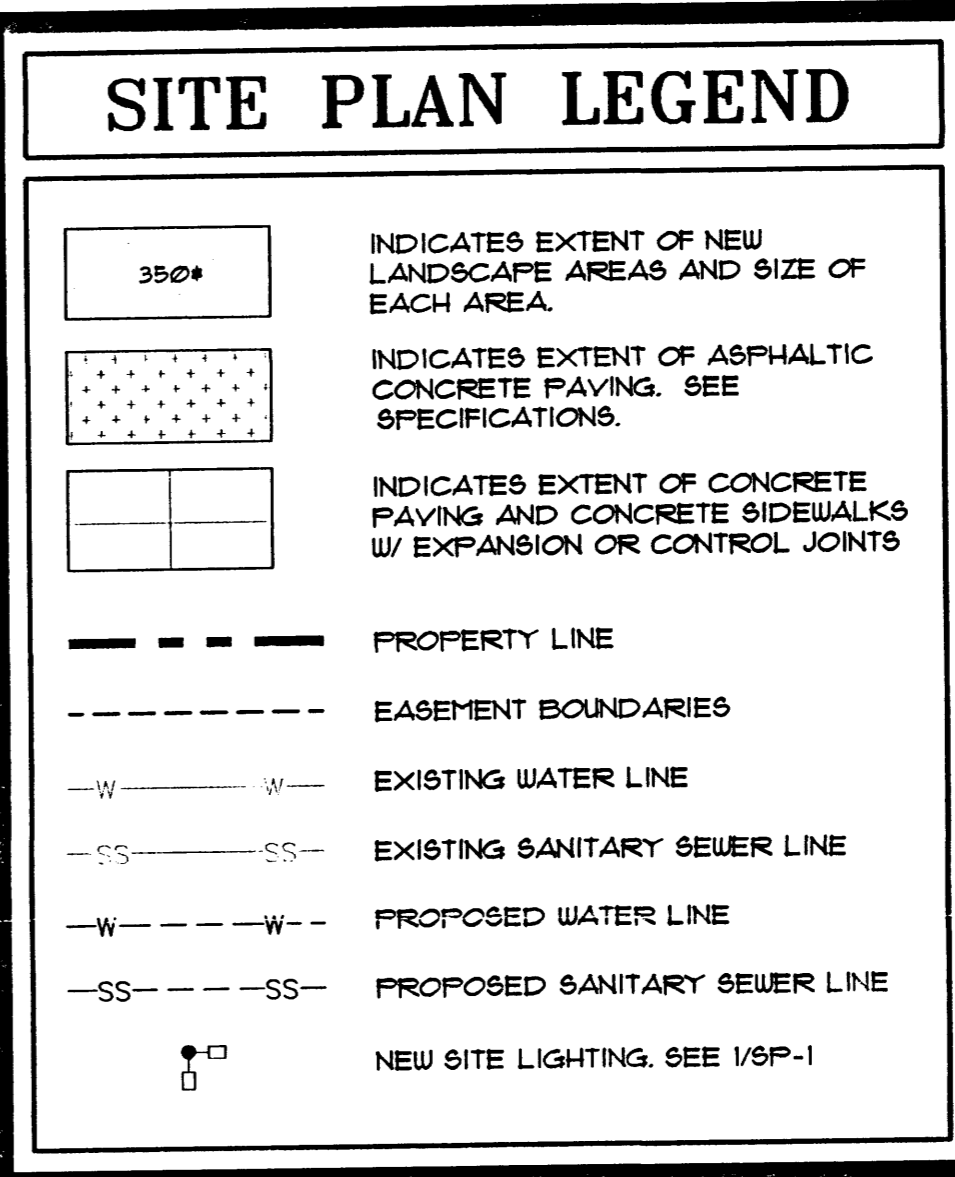
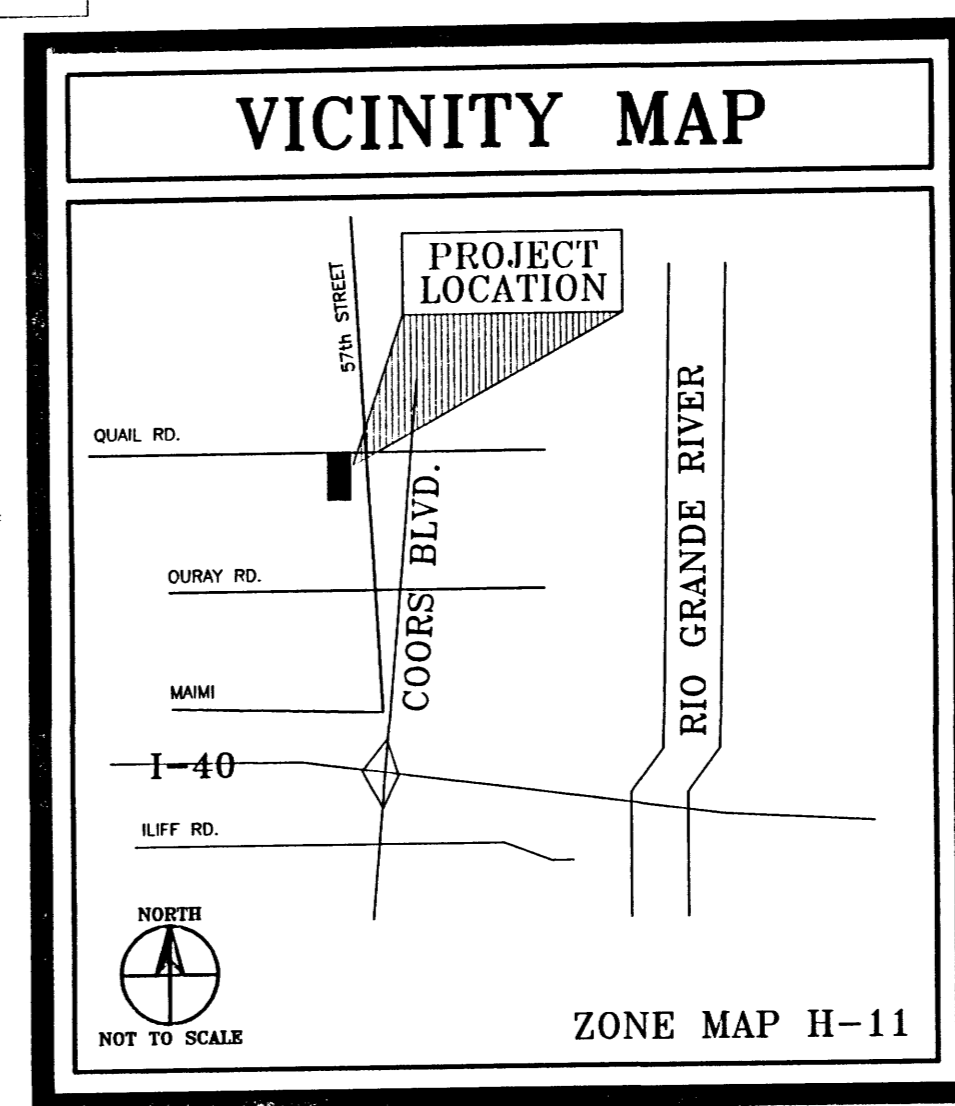
DESIGN DEVELOPMENT STANDARDS:

ARCHITECTURAL OBJECTIVES
THE FOLLOWING ARE MINIMUM STANDARDS FOR THE ARCHITECTURAL DESIGN FOR THE FUTURE SITE DEVELOPMENT:

THE BUILDING STRUCTURES SHALL AT MINIMUM MAINTAIN ARCHITECTURAL CONTINUITY WITH ADJOINING PROJECTS. ALL BUILDINGS SHALL CONFORM TO THE SAME BUILDING REQUIREMENTS.

EACH MATERIAL MUST BE COMPATIBLE WITH THE SURROUNDING BUILDINGS AND STRUCTURES IN THE GENERAL VICINITY. SYNTHETIC STUCCO FINISHES ARE REQUIRED AS THE PRIMARY BUILDING FINISH.

DESIGN TECHNIQUES WHICH CAN BE UTILIZED TO HELP OVERCOME TYPICAL UNATTRACTIVE AND MONOTONOUS FACADES ARE AS FOLLOWS:
OFFSETS, PENETRATION, MATERIAL CHANGES, ETC.



SIGNATURE BLOCK

D.R.B. CASE NO. _____
E.P.C. CASE NO. _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE _____

PARKS & RECREATION DEPARTMENT DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE DATE _____

PLNZ(10706) 4/96

BUILDING CRITERIA

PROJECT: CAR WASH/ LAUNDROMAT
57TH/QUAIL RD.

OWNER: HOWARD MOCK
2906 BROADWAY NE
ALBUQUERQUE, NEW MEXICO 87101

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT - C1
TRACTS LETTERED A, C AND D OF THE SUMMARY REPLAT SHOWING ALBUQUERQUE WEST TRACTS A,B,C, AND D WITHIN UNIT NO. 8, TOWN OF ATRISCO GRANT, ALBUQUERQUE NEW MEXICO AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 21, 1992 IN VOLUME C19, FOLIO 124.

ZONING ATLAS MAP: H-11-Z

CURRENT ZONING CLASSIFICATION: SU-1 FOR C-1 FOR PERMISSIVE USES

CONSTRUCTION TYPE: TYPE - VN

OCCUPANCY GROUP: B

NUMBER OF FLOORS: TWO

GROSS SQUARE FOOTAGE: LAUNDROMAT: 2,727 SF.
APARTMENT: 80 SF.
CAR WASH AREA: 3,336 SF.
(WASH BAYS/EQUIP. RM.)
TOTAL: 6,273 SF.

A ALLOWABLE AREA:
B OCCUPANCIES 4 VN CONSTRUCTION = 12,000 SQ. FT.
SEPERATION ON THREE SIDES = 100%
TOTAL = 24,000 SQ. FT.

PARKING ANALYSIS:

APARTMENT	1 TOILET	1
LAUNDROMAT (NET AREA)	240/100	2
CAR WASH AREA	0	0
TOTAL REQUIRED		3
TOTAL PROVIDED		18 REGULAR SPACES (INCLUDES 1 ACCESSIBLE SPACE)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" W/ 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH 2'-0" OVERHANG AND A 8'-5" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 35,386 SF. = 0.81 ACRES

NET LOT AREA: 29,323 SF.

TOTAL PARKING/PAVED AREA: 25,229 SF.

TOTAL LANDSCAPE AREA REQUIRED: 4,988 SF.

TOTAL LANDSCAPE AREA PROVIDED: 5,074 SF.

LANDSCAPE TO PARKING AREA RATIO: .2 TO 1

Site Plan (BP & Subd)
PRELIMINARY PLAT
APPROVED BY DRD
6/19/02
SITE PLAN

JUNE 4, 2002 SCALE: 1" = 20'

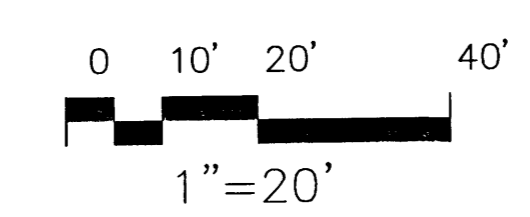
CLAUDIO VIGIL ARCHITECTS

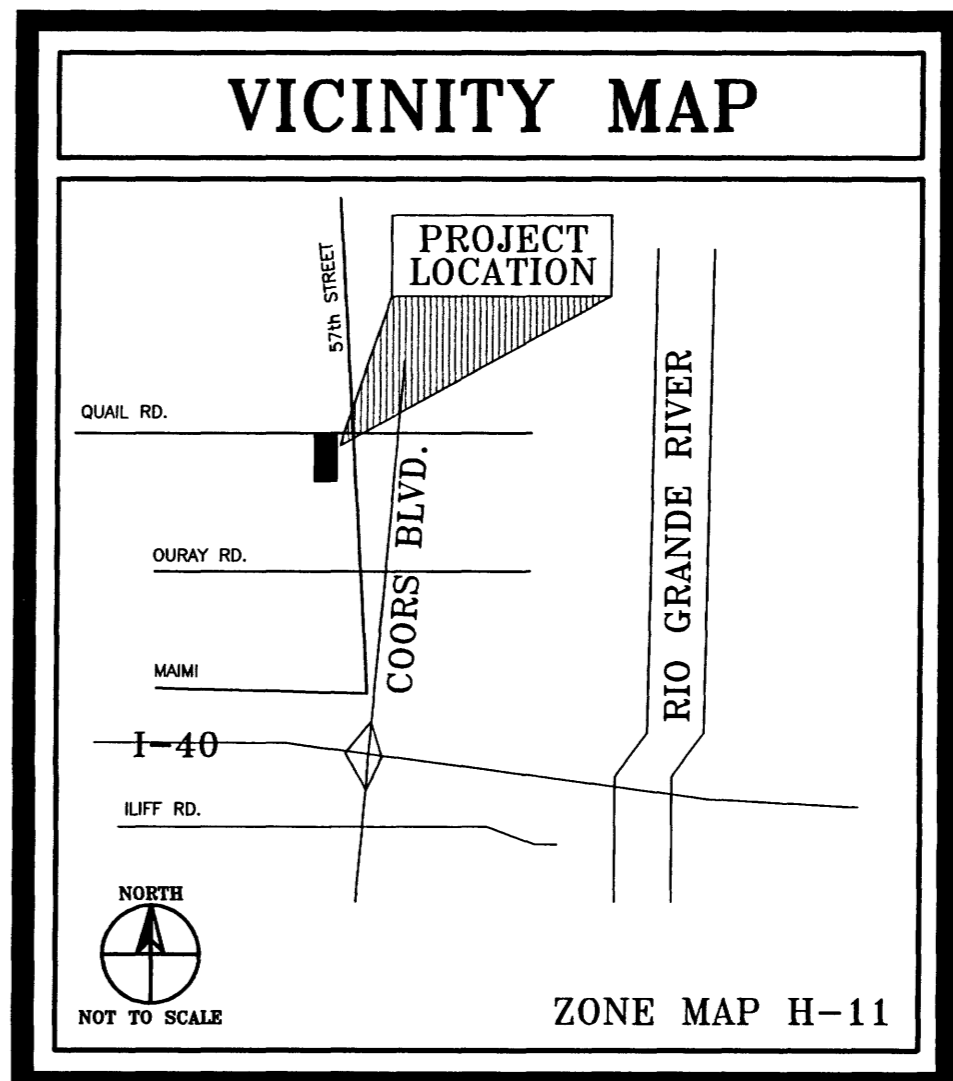
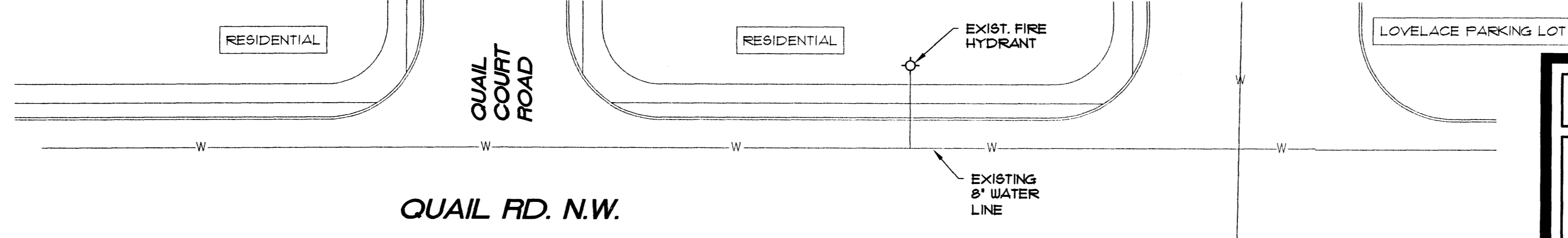
LAUNDROMAT/CAR WASH
57th STREET
ALBUQUERQUE, NEW MEXICO

SHEET SP-1
PROJECT NUMBER 02005

OWNERSHIP OF INSTRUMENTS OF SERVICE
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Phone: 505/842-1113 Fax: 505/842-1330





BUILDING CRITERIA

PROJECT: CAR WASH/ LAUNDROMAT
57TH/QUAIL RD.

OWNER: HOWARD MOCK
2926 BROADWAY NE
ALBUQUERQUE, NEW MEXICO 87107

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT - C1
TRACTS LETTERED A, C AND D OF THE SUMMARY REPLAT
SHOWING ALBUQUERQUE WEST TRACTS A,B,C, AND D WITHIN
UNIT NO. 8, TOWN OF ATRISCO GRANT, ALBUQUERQUE
NEW MEXICO AS SHOWN AND DESIGNATED ON SAID
PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY
CLERK OF BERNALILLO COUNTY, NEW MEXICO ON
APRIL 21, 1982 IN VOLUME C19, FOLIO 124.

ZONING ATLAS MAP: H-II-Z

CURRENT ZONING CLASSIFICATION: SU-1 FOR C-1 FOR PERMISSIVE USES

CONSTRUCTION TYPE: TYPE - VN

OCCUPANCY GROUP: B

NUMBER OF FLOORS: TWO

GROSS SQUARE FOOTAGE: LAUNDROMAT: 2,727 SF.
APARTMENT: 810 SF.
CAR WASH AREA: 3,336 SF.
(WASH BAYS/EQUIP. RM.)
TOTAL: 6,873 SF.

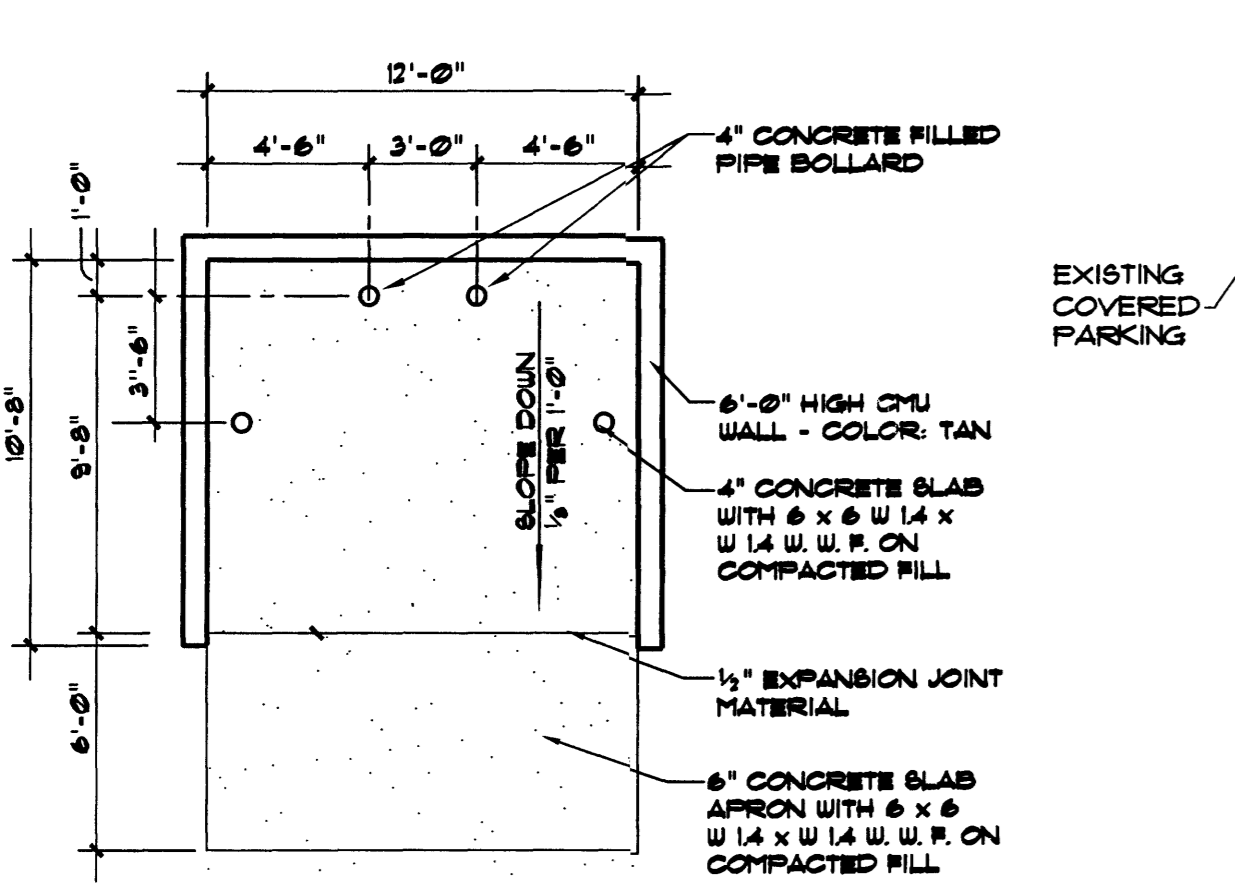
1 SITE LIGHTING DETAIL
NOT TO SCALE

SITE LIGHTING SHALL BE LOCATED 50 AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

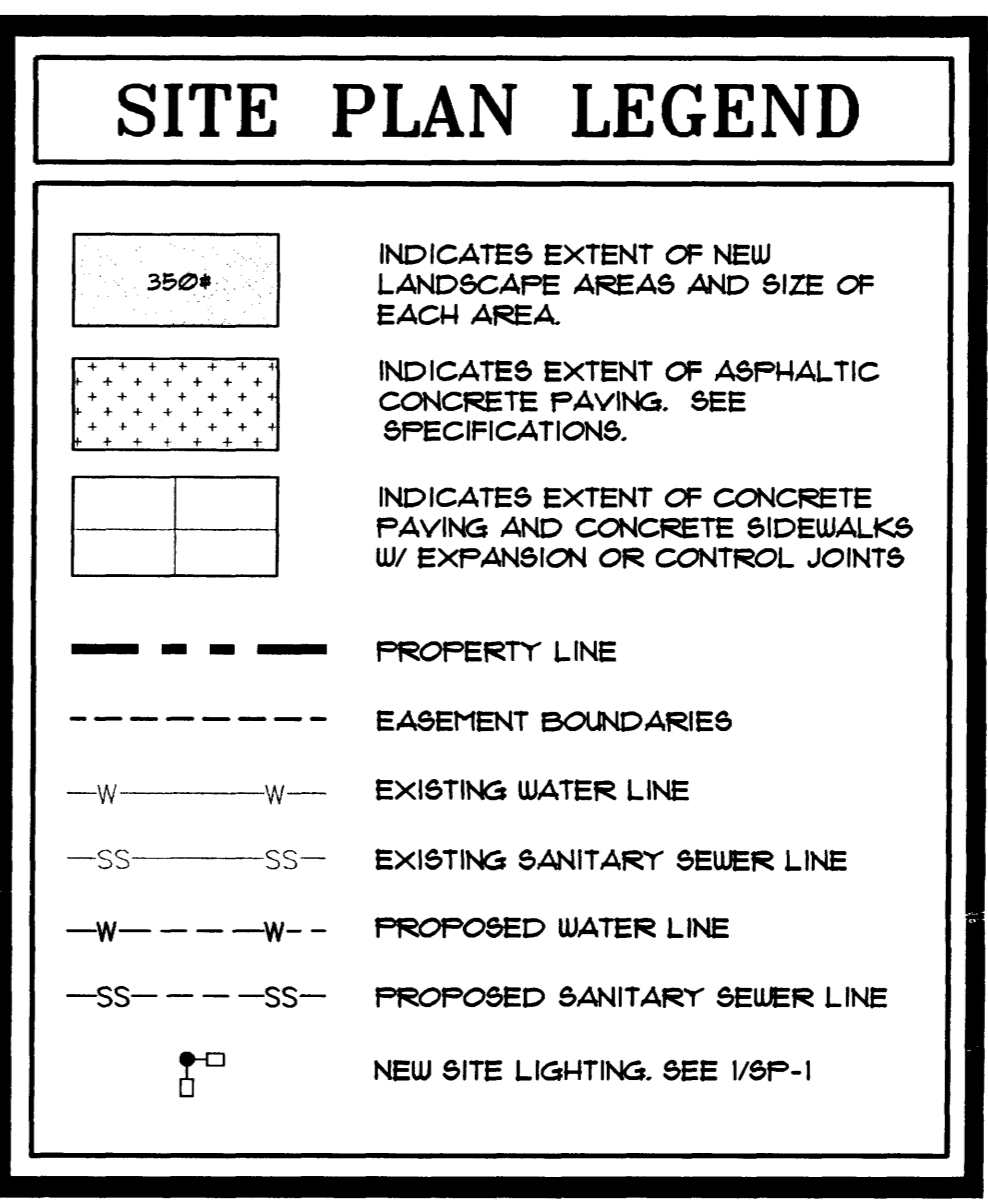
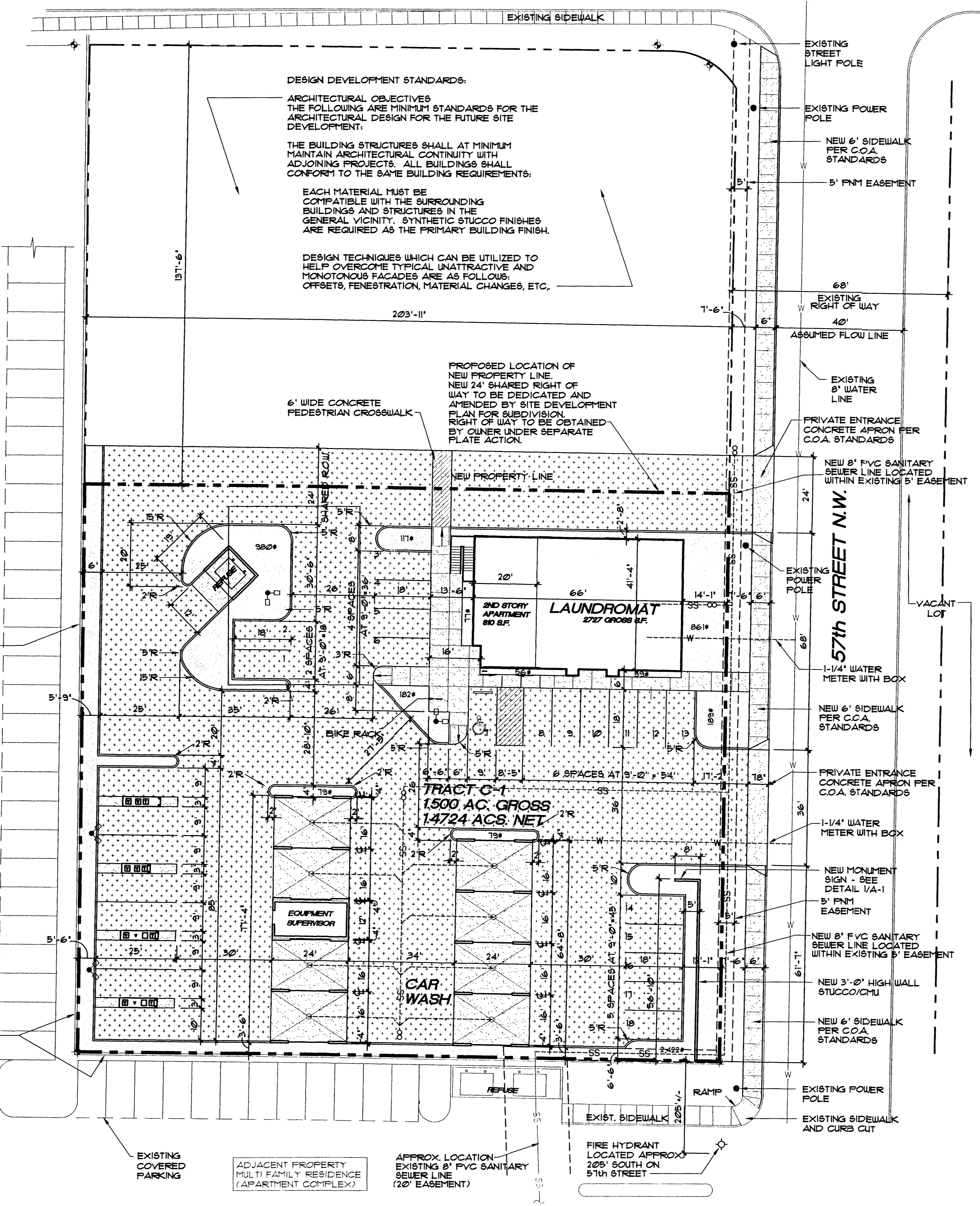
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, IE. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



2 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"



SIGNATURE BLOCK

D.R.B. CASE NO. _____
E.P.C. CASE NO. _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA _____ DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE _____ DATE _____

PLN(10706) 4/98

ALLOWABLE AREA:

B OCCUPANCIES 4 VN CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON THREE SIDES = 100%
TOTAL = 24,000 SQ. FT.

PARKING ANALYSIS:

APARTMENT 1 TOILET 1
LAUNDROMAT (NET AREA) 2640/100 12
CAR WASH AREA 0 0
TOTAL REQUIRED 13
TOTAL PROVIDED 13 REGULAR SPACES
(INCLUDES 1 ACCESSIBLE SPACE)

PARKING SPACE SIZES:

REGULAR CAR PARKING SPACES = 9'-0" x 10'-0" W/ 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 10'-0" WITH 2'-0" OVERHANG AND A 8'-5" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 35,386 SF. = 0.81 ACRES

NET LOT AREA: 29,323 SF.

TOTAL PARKING/PAVED AREA: 25,023 SF.

TOTAL LANDSCAPE AREA REQUIRED: 4,388 SF.

TOTAL LANDSCAPE AREA PROVIDED: 5,074 SF.

LANDSCAPE TO PARKING AREA RATIO: 1.2 TO 1

PLANNING

SITE PLAN

JUNE 4, 2002 SCALE: 1"=20'

CLAUDIO VIGIL ARCHITECTS

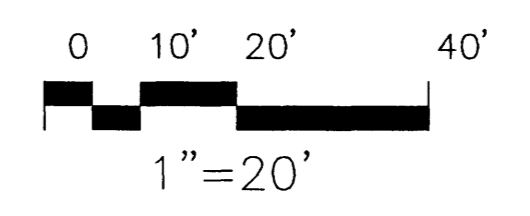
LAUNDROMAT/CAR WASH
57th STREET
ALBUQUERQUE, NEW MEXICO

SHEET SP-1
PROJECT NUMBER 02005

OWNERSHIP OF INSTRUMENTS OF SERVICE
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Phone: 505/842-1113 Fax: 505/842-1330

90/12/01
[Signature]



PROJ 1001763

BUILDING CRITERIA

PROJECT: CAR WASH/ LAUNDROMAT
5TH/QUAIL RD.

OWNER: HOWARD MOCK
2906 BROADWAY NE
ALBUQUERQUE, NEW MEXICO 87101

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1001 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: TRACT - C1
TRACTS LETTERED A, C AND D OF THE SUMMARY REPEAT
SHOWING ALBUQUERQUE WEST TRACTS A, B, C, AND D WITHIN
UNIT NO. 8, TOWN OF ATRISCO GRANT, ALBUQUERQUE
NEW MEXICO AS SHOWN AND DESIGNATED ON SAID
PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY
CLERK OF BERNALILLO COUNTY, NEW MEXICO ON
APRIL 21, 1982 IN VOLUME C19, FOLIO 124.

ZONING ATLAS MAP: H-11-Z
CURRENT ZONING CLASSIFICATION: SU-1 FOR C-1 FOR PERMISSIVE USES

CONSTRUCTION TYPE: TYPE - VN

OCCUPANCY GROUP: B

NUMBER OF FLOORS: TWO

GROSS SQUARE FOOTAGE: LAUNDROMAT: 2,171 SF.
APARTMENT: 810 SF.
CAR WASH AREA: 3,336 SF.
(WASH BAYS/EQUIP. RM.)
TOTAL: 6,317 SF.

ALLOWABLE AREA:
B OCCUPANCIES + VN CONSTRUCTION = 12,000 SQ. FT.
SEPERATION ON THREE SIDES = 100%
TOTAL = 24,000 SQ. FT.

PARKING ANALYSIS:
APARTMENT = 1 TOILET = 1
LAUNDROMAT (NET AREA) = 2640/1200 = 12
CAR WASH AREA = 0
TOTAL REQUIRED = 13
TOTAL PROVIDED = 18 REGULAR SPACES
(INCLUDES 1 ACCESSIBLE SPACE)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" W/ 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE = 9'-0" x 18'-0" WITH
2'-0" OVERHANG AND A 8'-5" WIDE ACCESS STRIP.

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES

TOTAL LOT AREA: 35,386 SF. = 0.81 ACRES

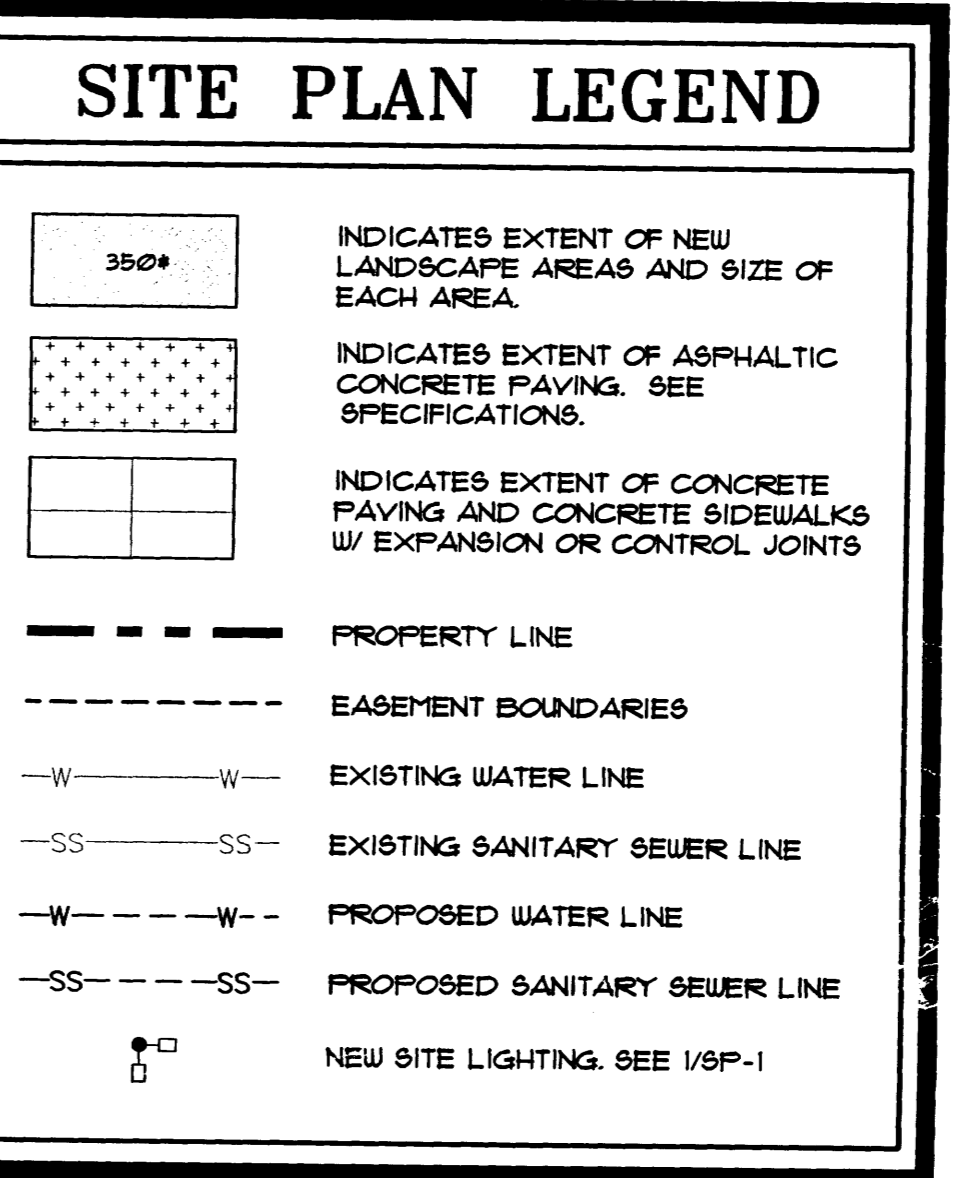
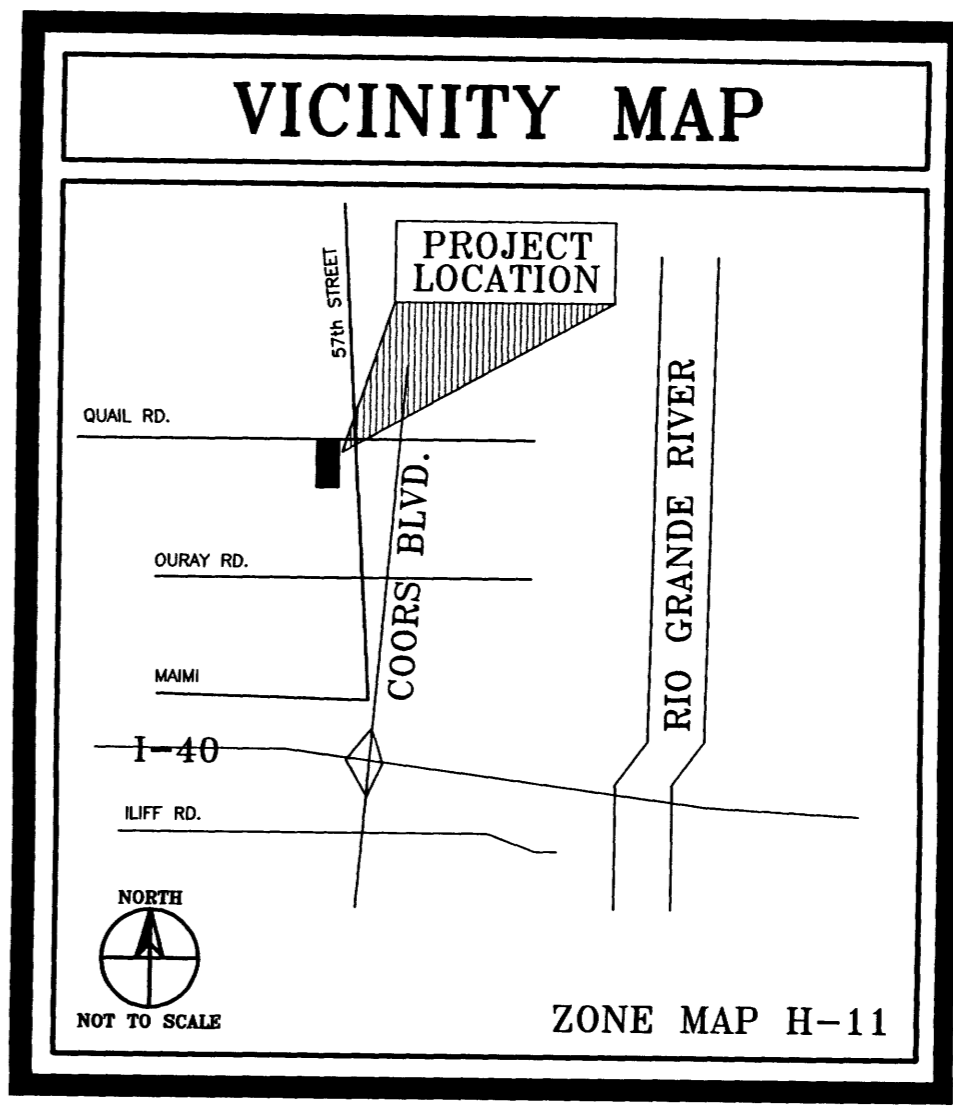
NET LOT AREA: 29,323 SF.

TOTAL PARKING/PAVED AREA: 25,029 SF.

TOTAL LANDSCAPE AREA REQUIRED: 4,398 SF.

TOTAL LANDSCAPE AREA PROVIDED: 5,214 SF.

LANDSCAPE TO PARKING AREA RATIO: .2 TO 1



SIGNATURE BLOCK

D.R.B. CASE NO. _____
E.P.C. CASE NO. _____

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SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE _____

PARKS & RECREATION DEPARTMENT DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE DATE _____

PLN2(10706) 4/96

SITE PLAN
JUNE 4, 2002 SCALE: 1"=20'

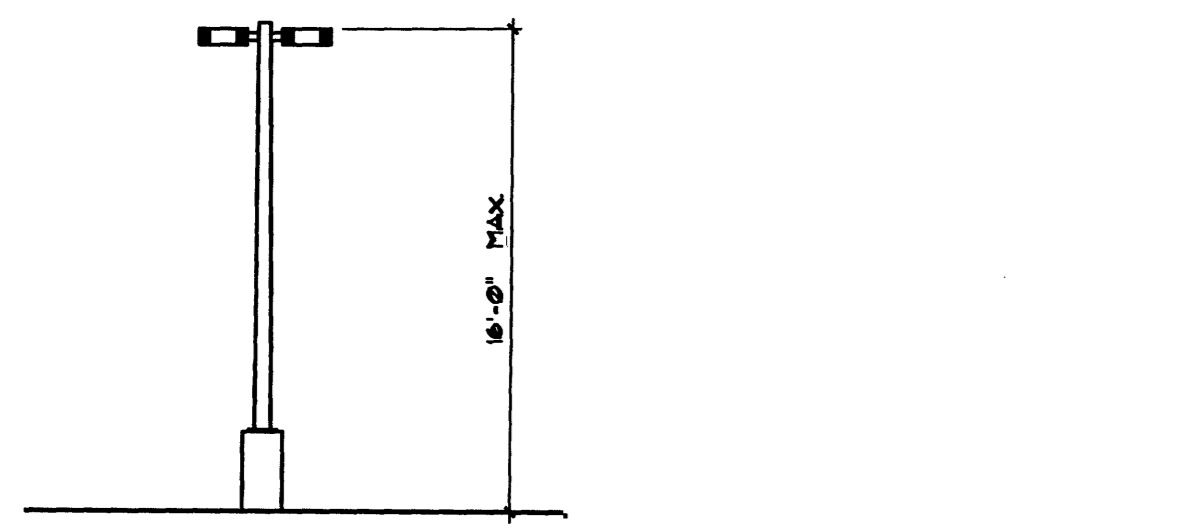
CLAUDIO VIGIL ARCHITECTS

LAUNDROMAT/CAR WASH
57th STREET
ALBUQUERQUE, NEW MEXICO

SHEET
SP-1
PROJECT NUMBER
02005

OWNERSHIP OF INSTRUMENTS OF SERVICE
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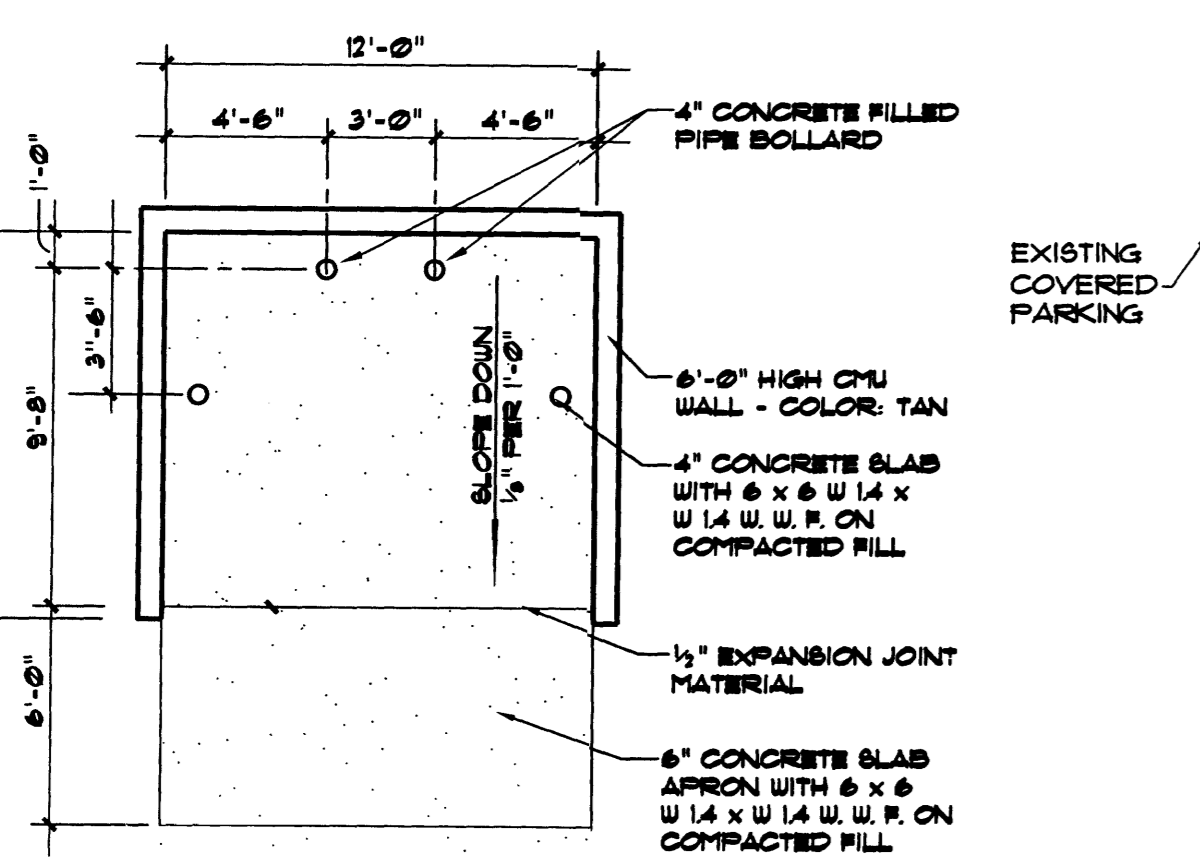
1 SITE LIGHTING DETAIL
NOT TO SCALE

SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

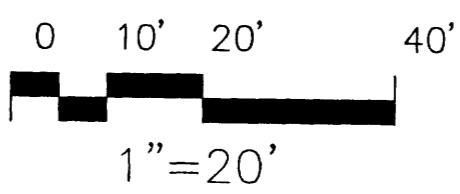
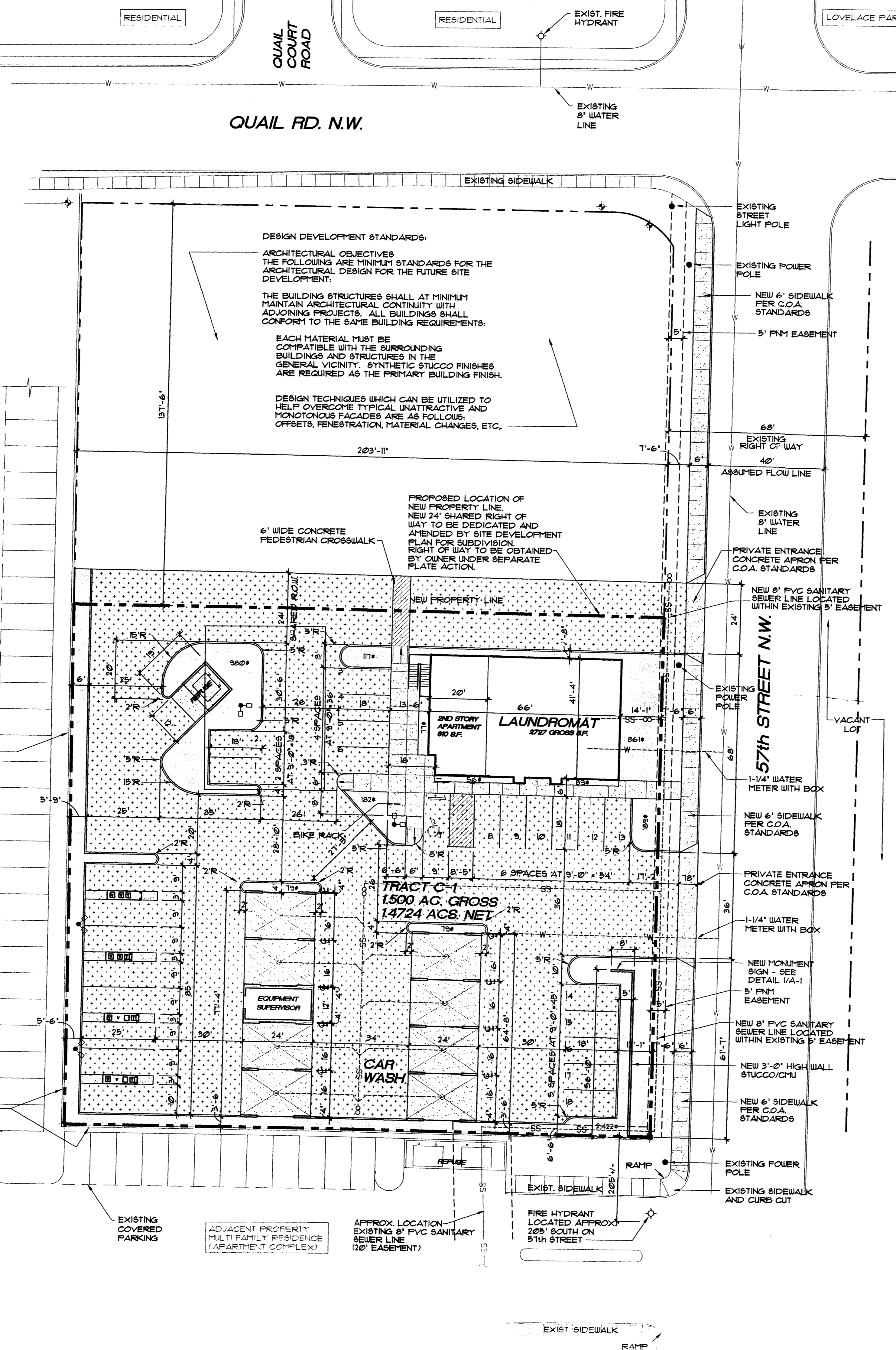
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

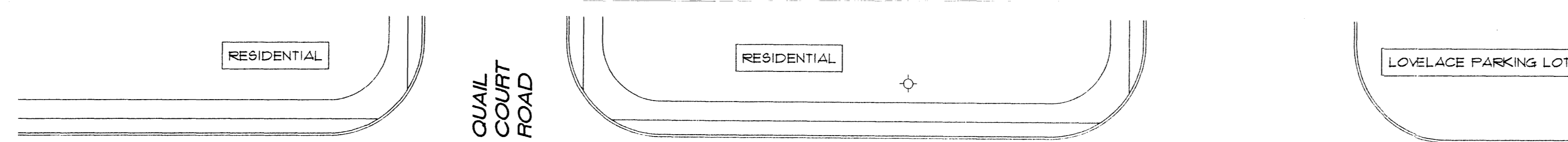
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, IE UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

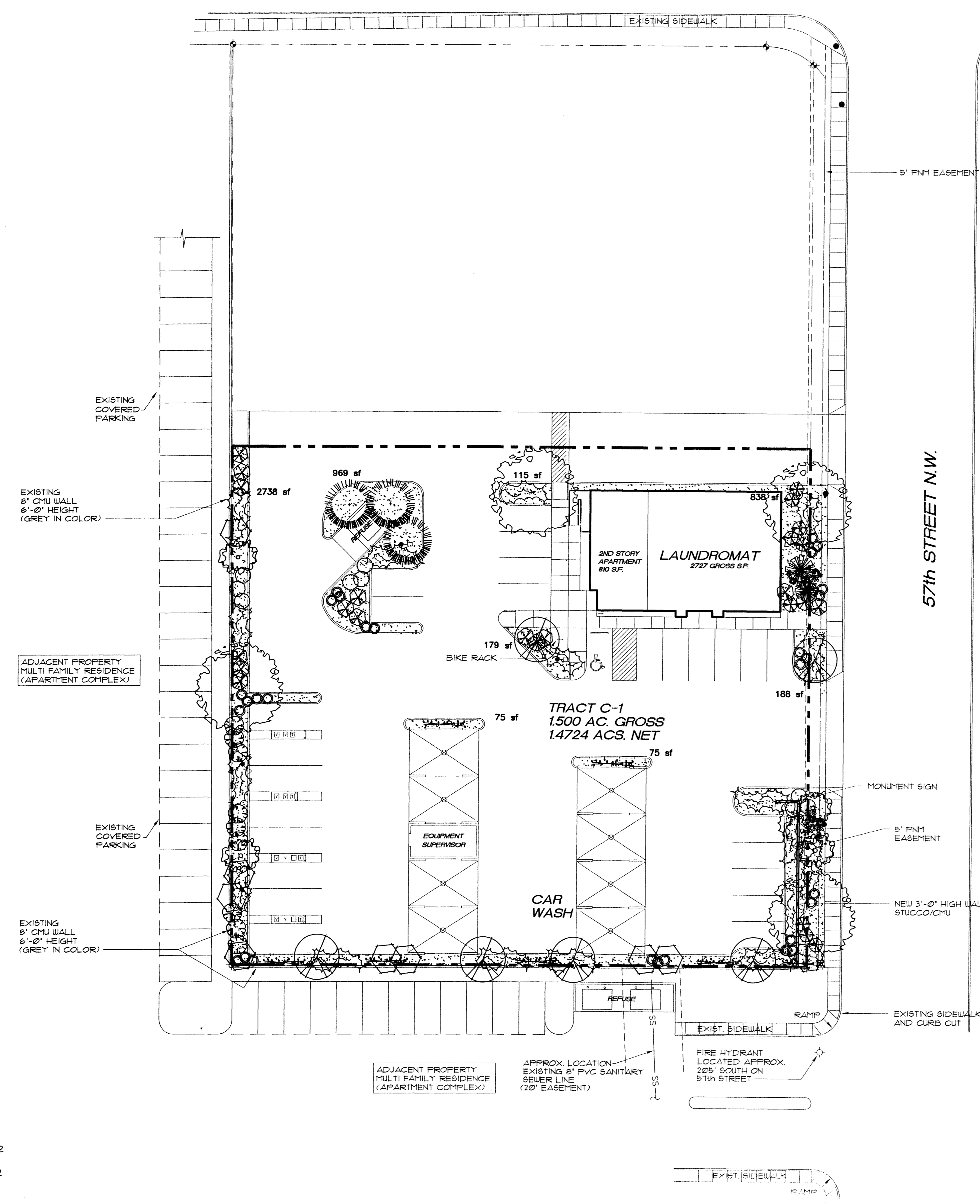


2 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"





QUAIL RD. N.W.



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	35905 square feet
TOTAL BUILDINGS AREA	2708 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	33197 square feet
LANDSCAPE REQUIREMENT	15% square feet
TOTAL LANDSCAPE REQUIREMENT	4398 square feet
TOTAL LANDSCAPE PROVIDED	5177 square feet
TOTAL BED PROVIDED	5177 square feet

LANDSCAPE NOTES:
 Landscape 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 Water Waste Ordinance planting restriction approach.
 Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

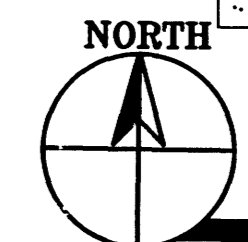
All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Follen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.
 3/4" Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (C5) 1.0 GPH Drip Emitters and Shrubs to receive (C2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
 Irrigation maintenance shall be the responsibility of the Property Owner.

PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 4
Fraxinus pennsylvanica
Gleditsia triacanthos
2' Cal.
- AUSTRIAN PINE (H) 3
Pinus nigra
6'-8'
- FLOWERING PEAR (H) 8
Pyrus calleryana
2' Cal.
- WASHINGTON HAWTHORN (H) 5
Crataegus phaenopyrum
15 Gal.
- CURLLEAF MOUNTAIN MAHOGANY (M)
Cercocarpus leylandii
5 Gal.
- PALM YUCCA (L) 2
- INDIAN HAWTHORN (M) 15
Raphiolepis indica
5 Gal. 25 sf
- SILVERBERRY (M) 9
Elaeagnus pungens
5 Gal. 36sf
- APACHE PLUME (L) 11
Fallugia paradoxa
5 Gal. 25sf
- DWARF CHAMISA (L) 6
Chrysothamnus nauseosus
1 Gal. 25sf
- ROSEMARY (M) 29
Rosmarinus officinalis
1 Gal. 25sf
- TAM JUNIPER (M) 48
Juniperus sabina
2-5 Gal. 150sf
- BANK'S ROSE (M) 7
Rosa banksiae
5 Gal. 150sf
- OVERSIZED GRAVEL + BOULDERS
- 3/4" SANTA ANA TAN GRAVEL WITH FILTER FABRIC



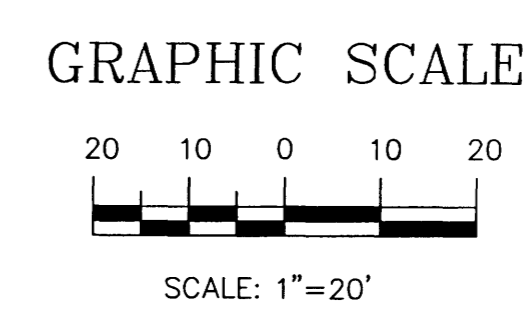
LANDSCAPE PLAN

JUNE 4, 2002 SCALE: 1"=20'

The Hilltop

LANDSCAPE ARCHITECTS + CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 it@hilltoplandscaping.com

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CLAUDIO VIGIL ARCHITECTS

LAUNDROMAT/CAR WASH
 57th STREET
 ALBUQUERQUE, NEW MEXICO

SHEET
L-1
PROJECT NUMBER
02005

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 Phone: 505/842-1113 Fax: 505/842-1330

2 CMD 5/27/02
 1 CMD 2/26/02

GRADING AND DRAINAGE PLAN - TRACT C-1

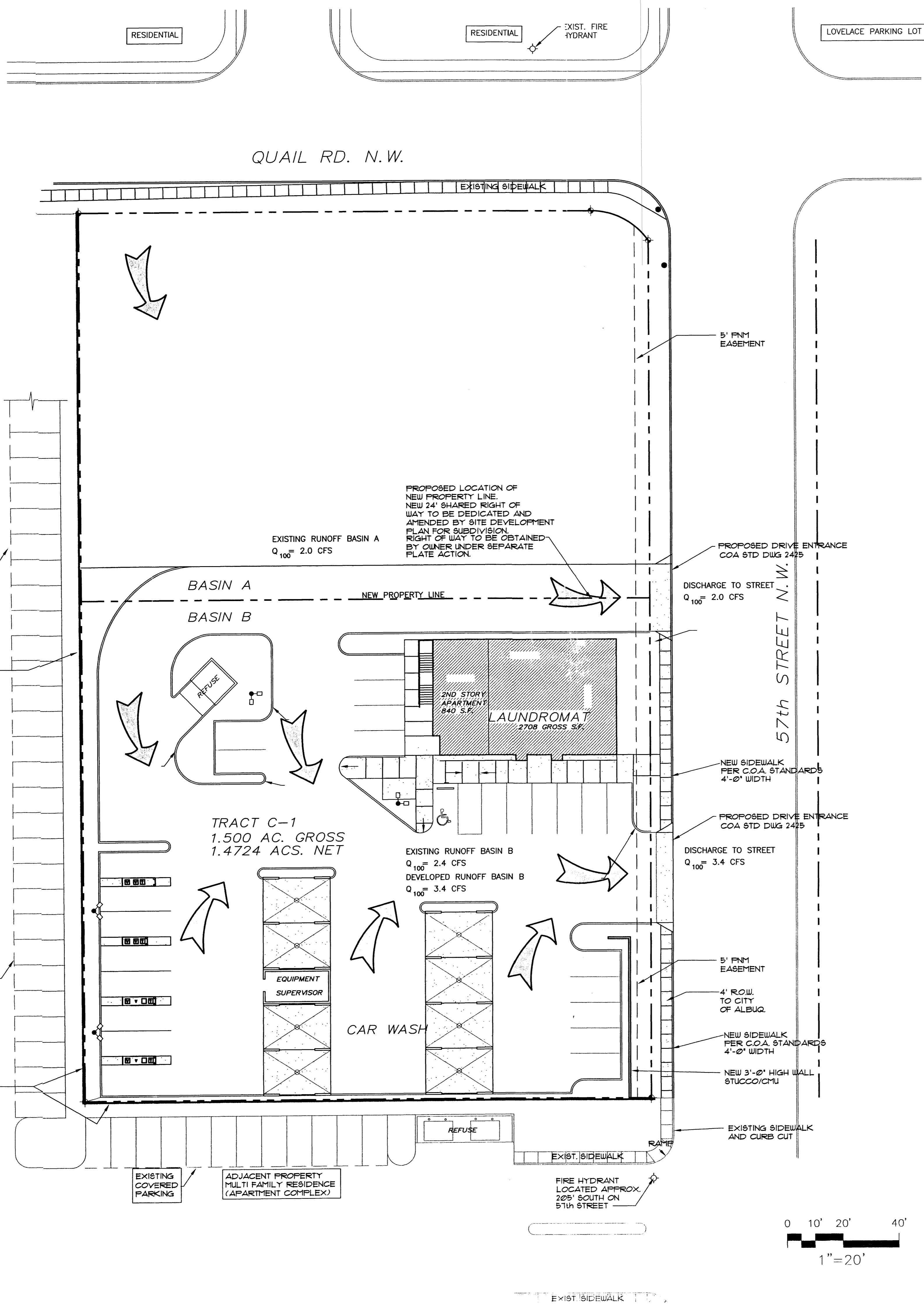
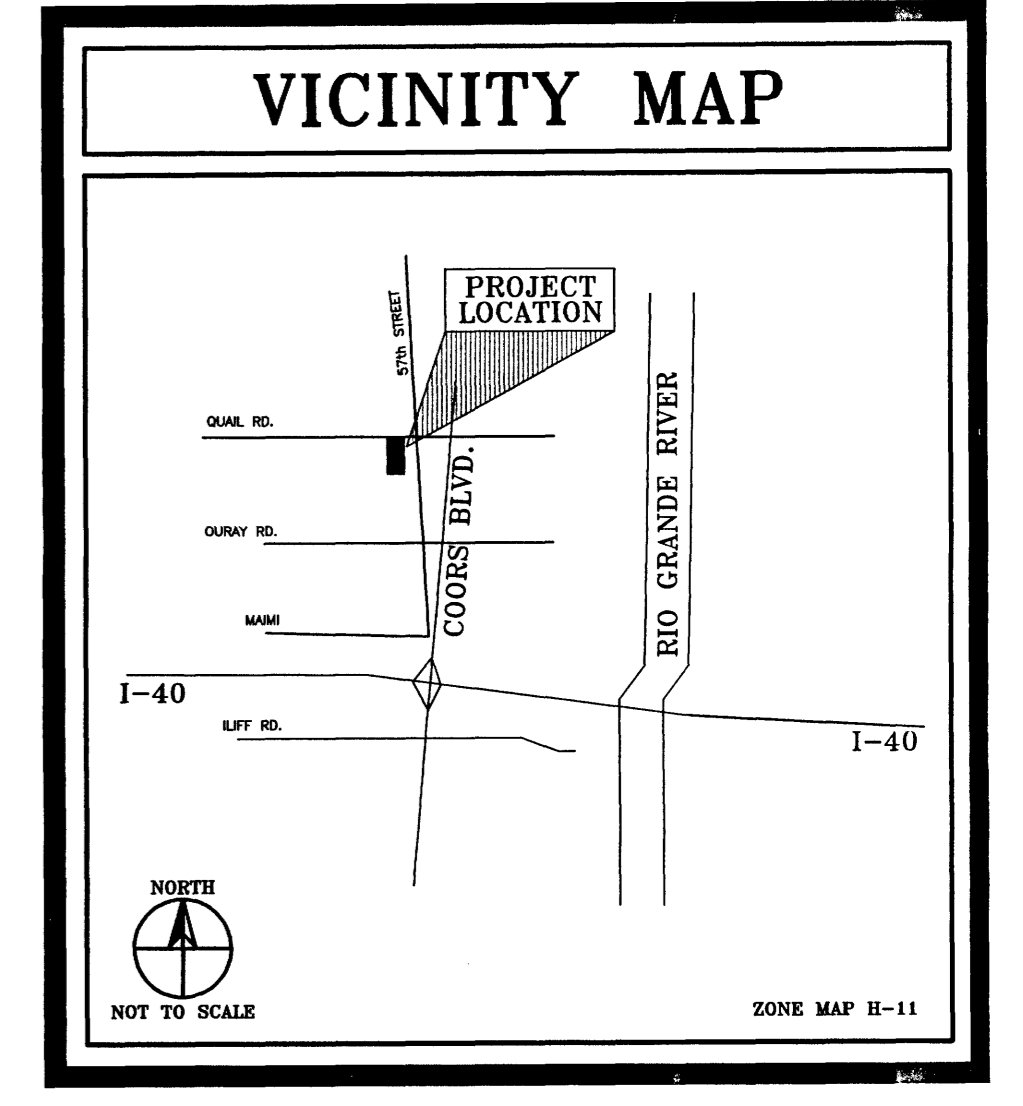
DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE TRACT C-1 OF ALBUQUERQUE WEST GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. VICINITY MAP
2. PRELIMINARY FLOWS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED WEST OF 57TH STREET BETWEEN QUAIL ROAD AND QUAY ROAD. THE SITE IS UNDEVELOPED. THE LAND SLOPES FROM NORTH TO SOUTH AT AN APPROXIMATE OF 0.3%. THE SITE DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE. THE SITE CURRENTLY DRAINS TO TRACT A-1 TO THE SOUTH.

THE DEVELOPED FLOWS ARE TO BE DIRECTED TO THE 57TH STREET THROUGH THE PROPOSED DRIVE ENTRANCES.



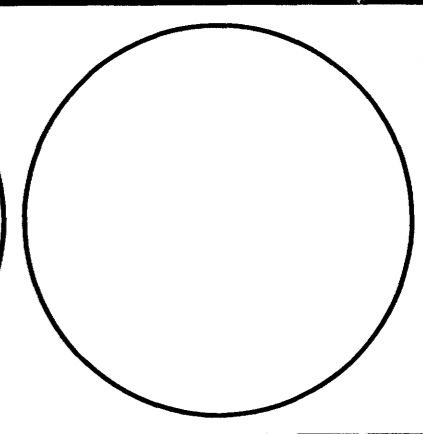
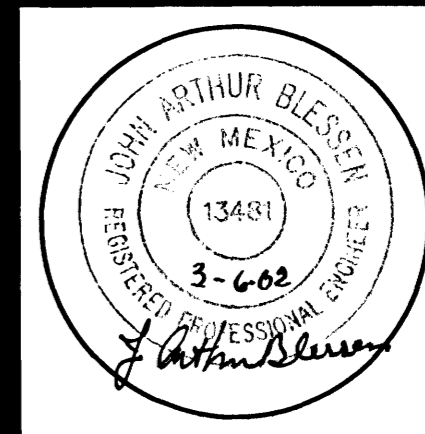
PRELIMINARY GRADING AND DRAINAGE PLAN

FEBRUARY 27, 2002 SCALE: 1"=20'



CLAUDIO VIGIL ARCHITECTS

LAUNDROMAT/CAR WASH
57th STREET
ALBUQUERQUE, NEW MEXICO

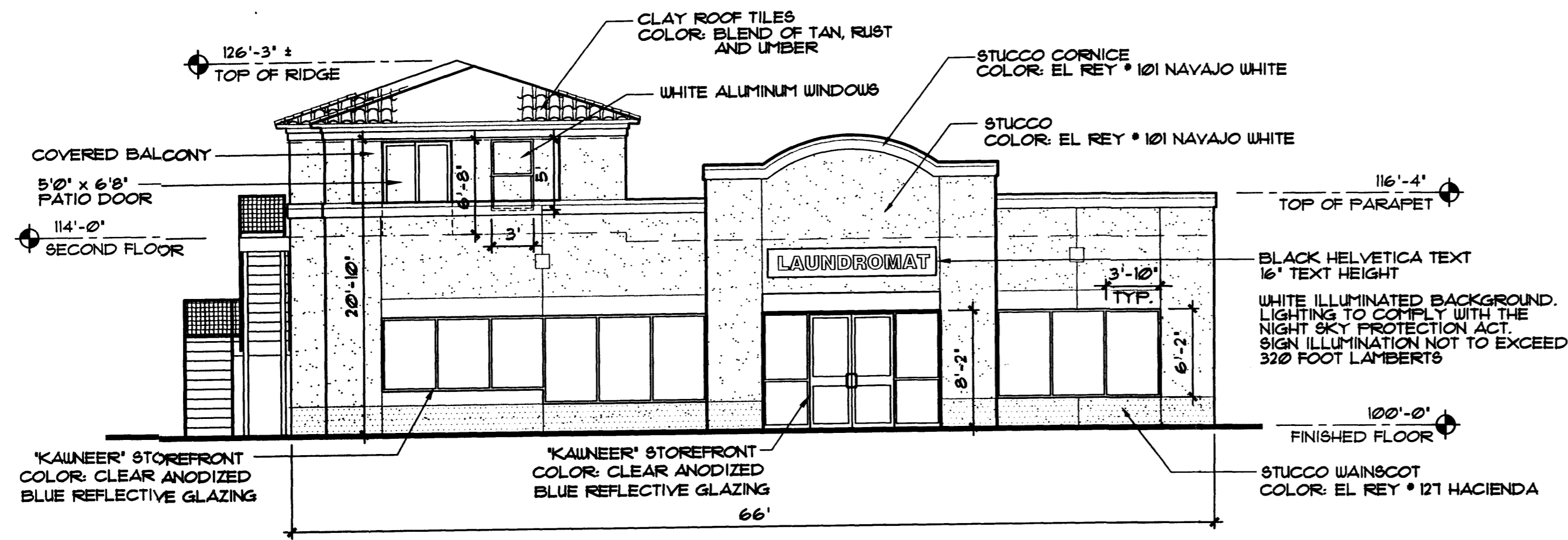


SHEET
C-1
PROJECT NUMBER
01265

OWNERSHIP OF INSTRUMENTS OF SERVICE
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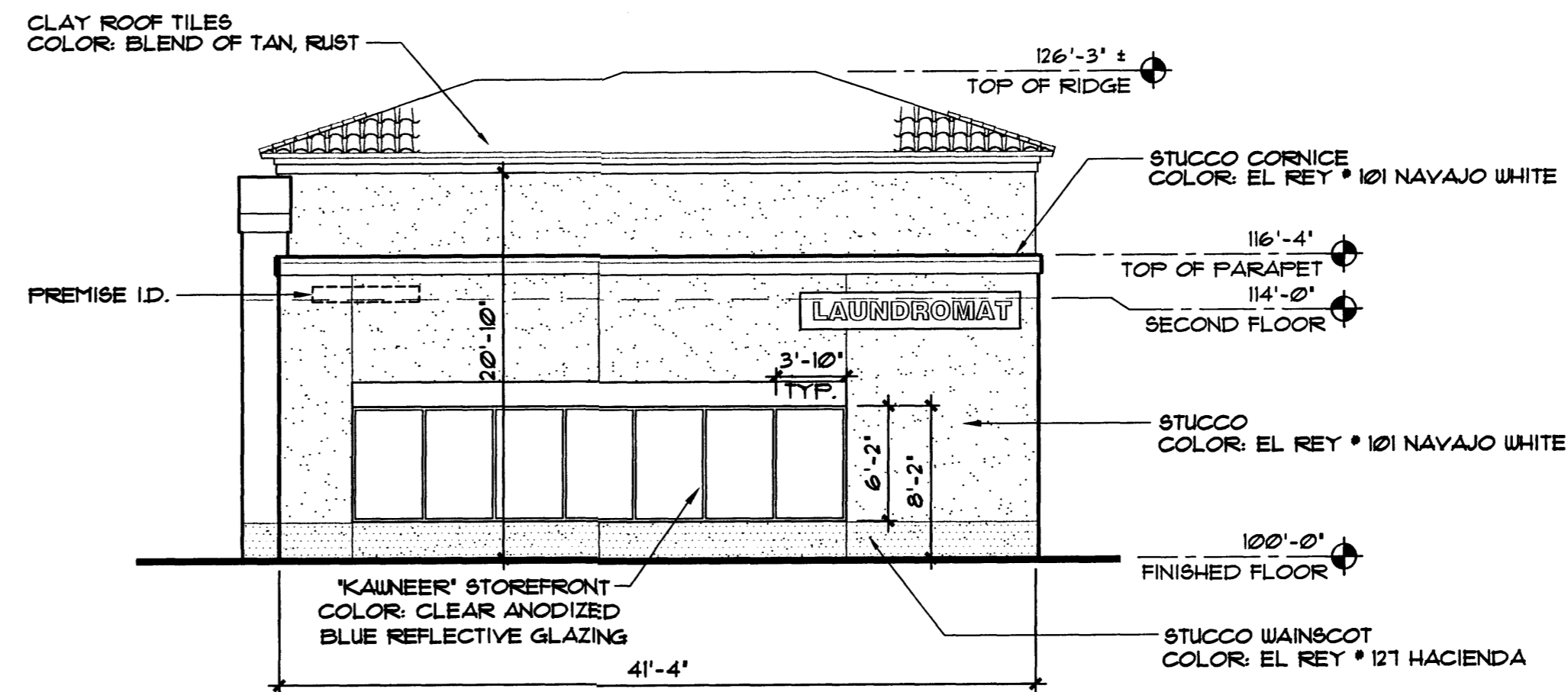
1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

I:\m\181\c\BESK\PROJ\CARWASH\DRG\01-GR-DRAIN.dwg Mod: Mar 05 08:46:57 2002



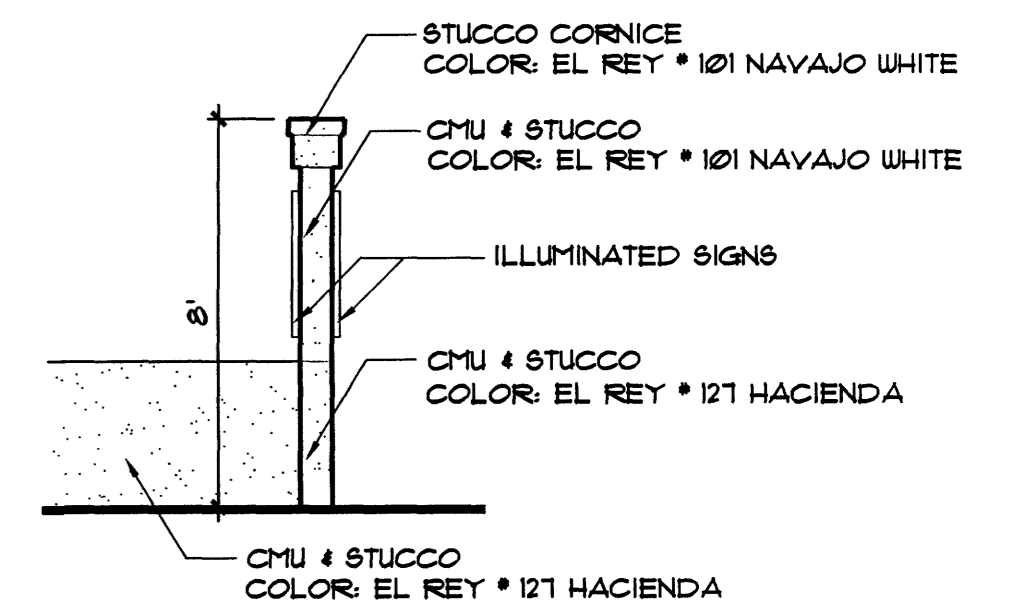
LAUNDROMAT SOUTH ELEVATION

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

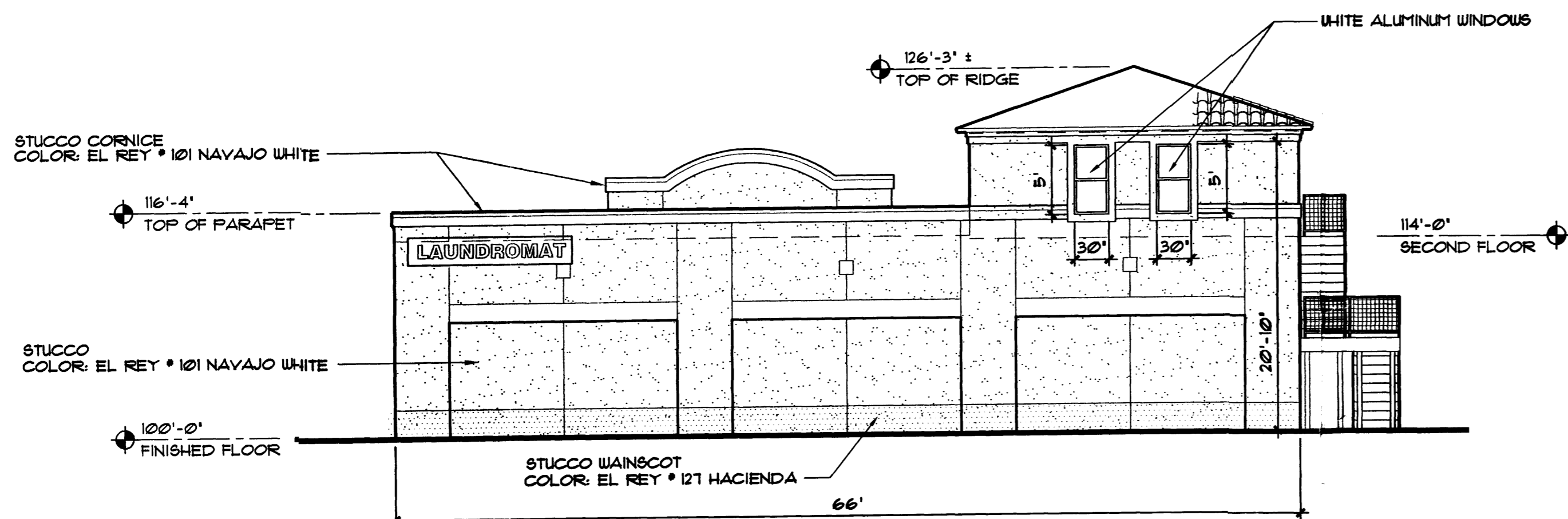


LAUNDROMAT EAST ELEVATION

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

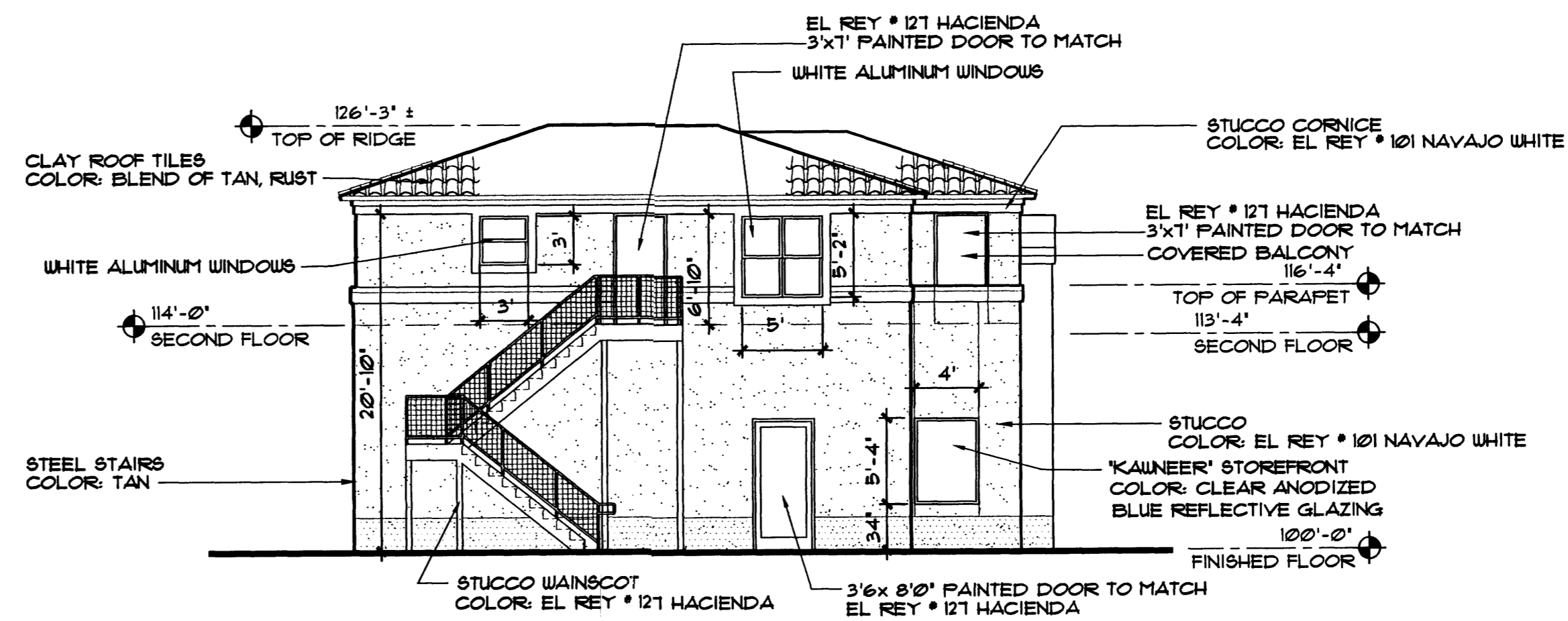


EAST ELEVATION



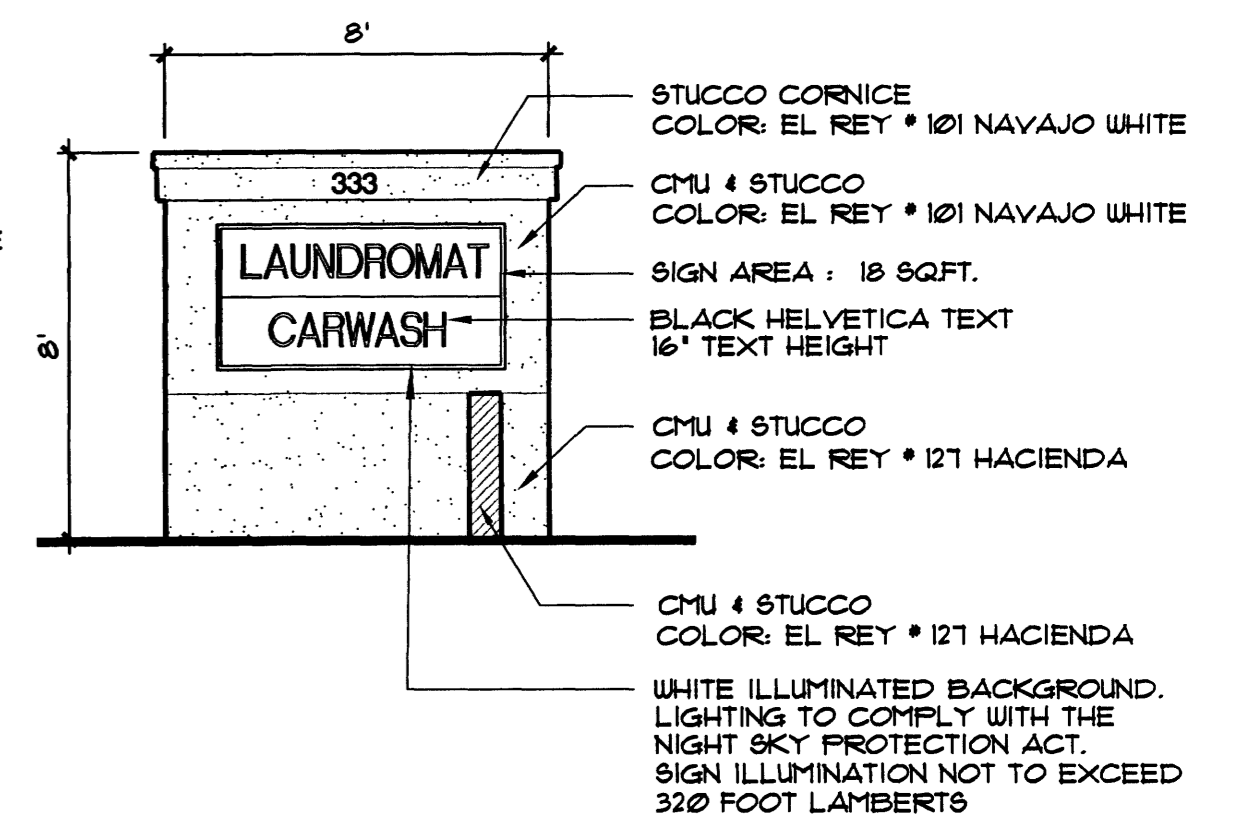
LAUNDROMAT NORTH ELEVATION

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



LAUNDROMAT WEST ELEVATION

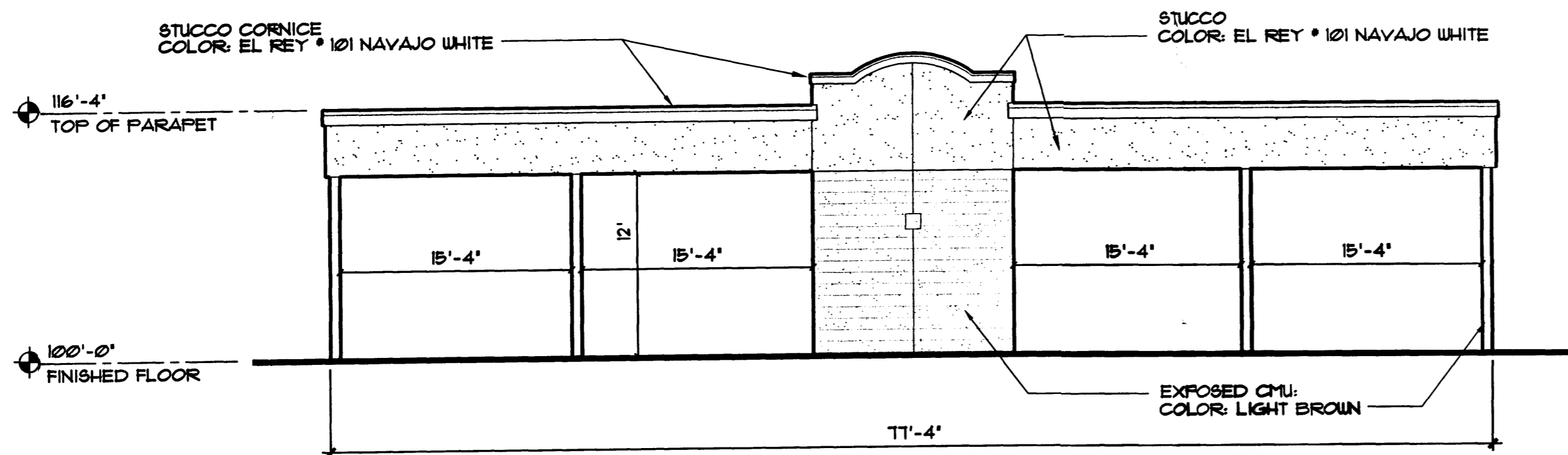
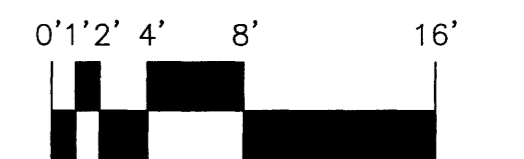
SCALE: 1/8"=1'-0"



SOUTH ELEVATION (NORTH ELEVATION SIMILAR)

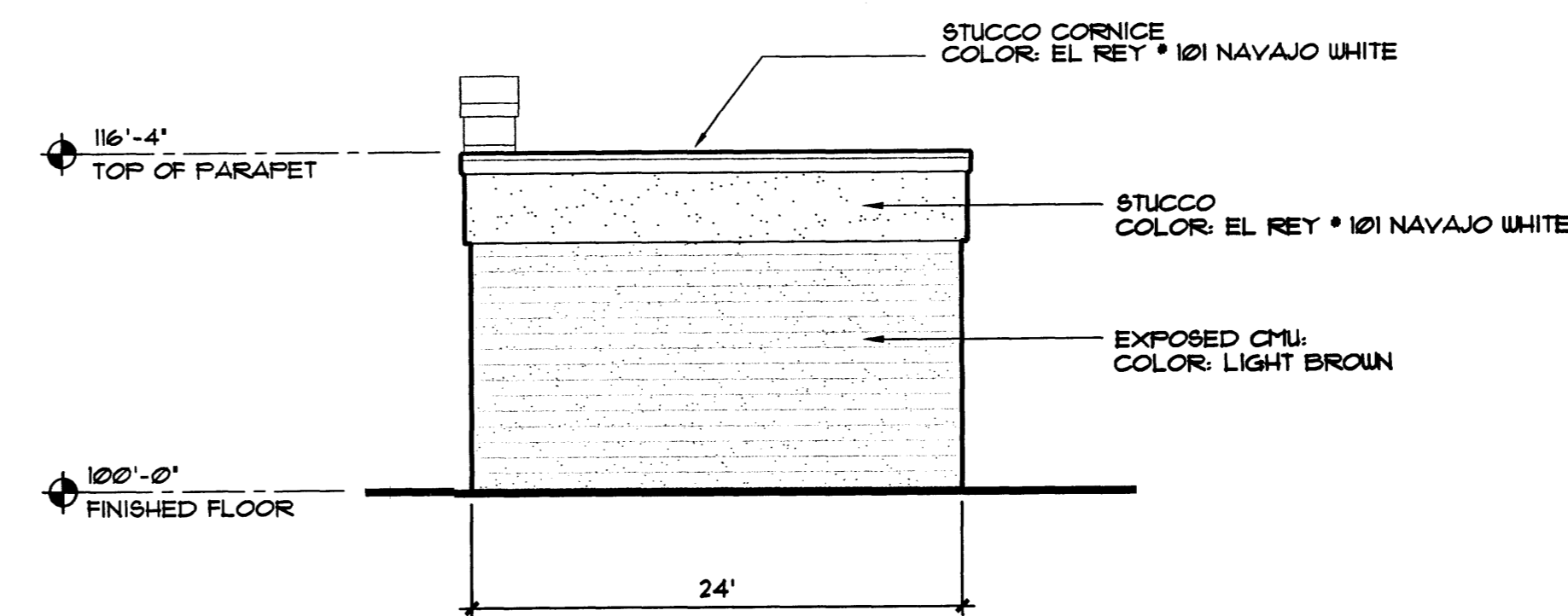
MONUMENT SIGN

NOT TO SCALE



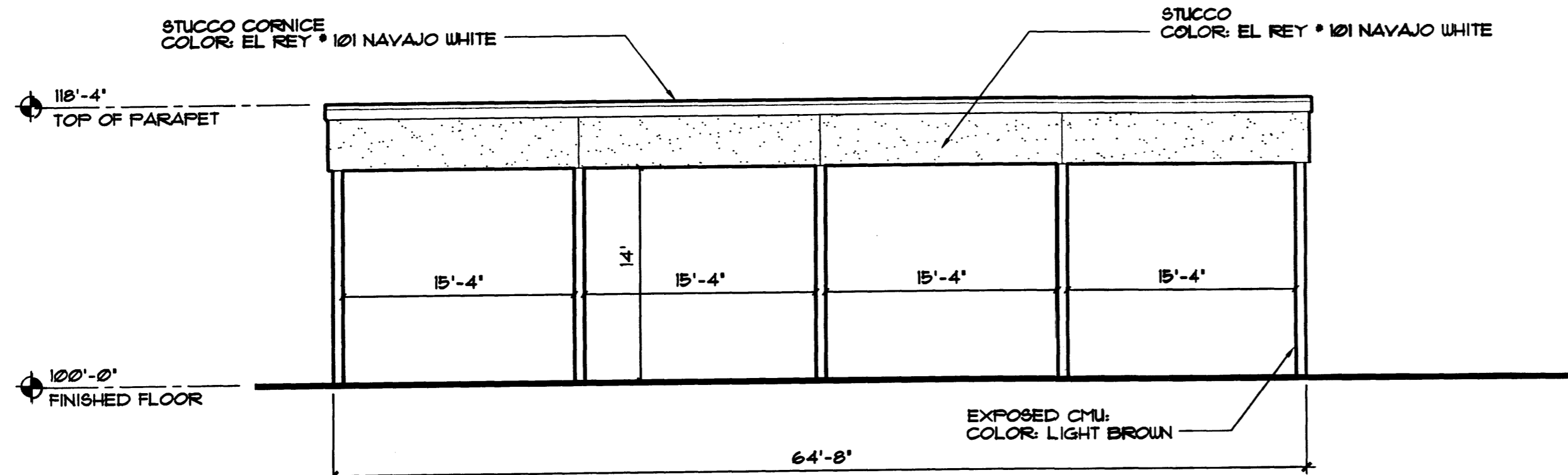
**CARWASH BAY EAST ELEVATION
WEST ELEVATION SIMILAR**

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



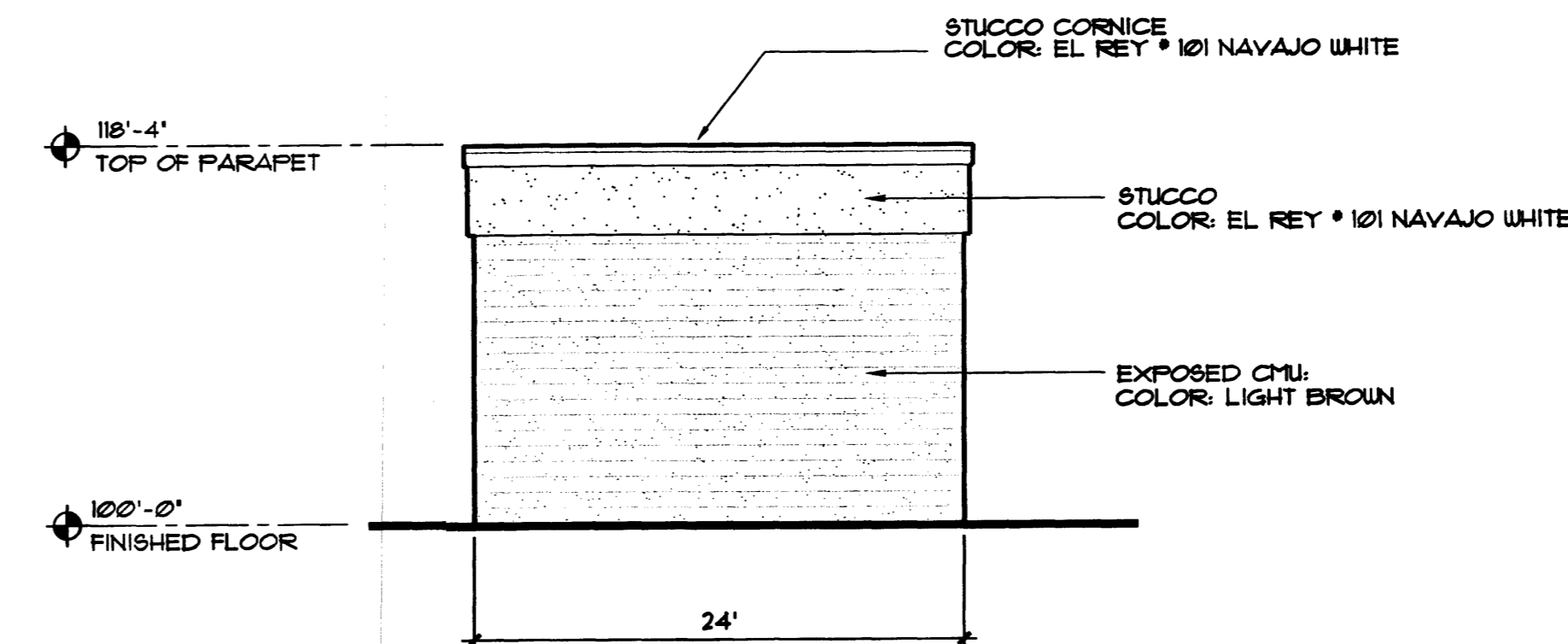
CARWASH BAY SOUTH/NORTH ELEVATION

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



CARWASH BAY EAST/WEST ELEVATION

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



CARWASH BAY SOUTH/NORTH ELEVATION

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

EXTERIOR ELEVATIONS

JUNE 4, 2002

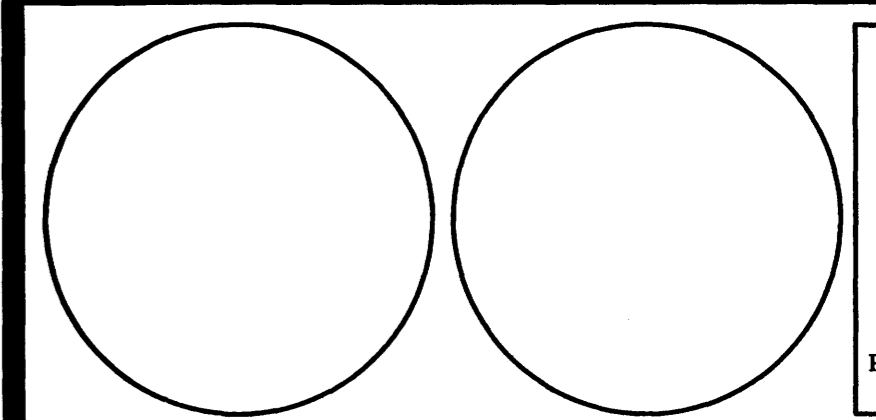
SCALE: 1/8" = 1'-0"

CLAUDIO VIGIL ARCHITECTS

LAUNDROMAT/CAR WASH

57th STREET

ALBUQUERQUE, NEW MEXICO



SHEET

A-1

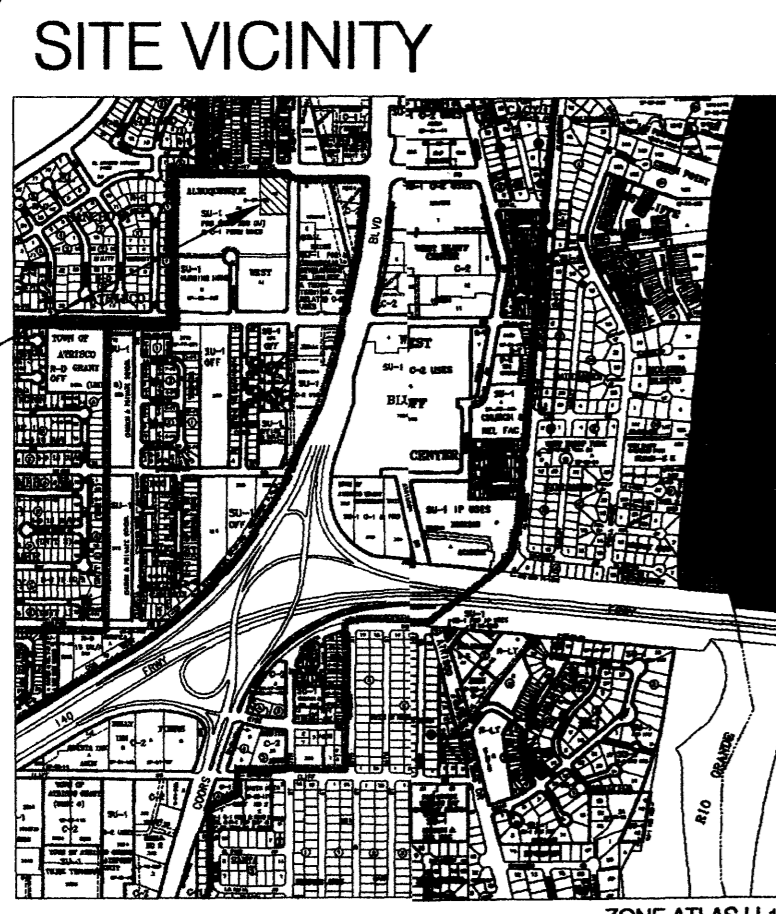
PROJECT NUMBER
02005

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Phone: 505/842-1113 Fax: 505/842-1330

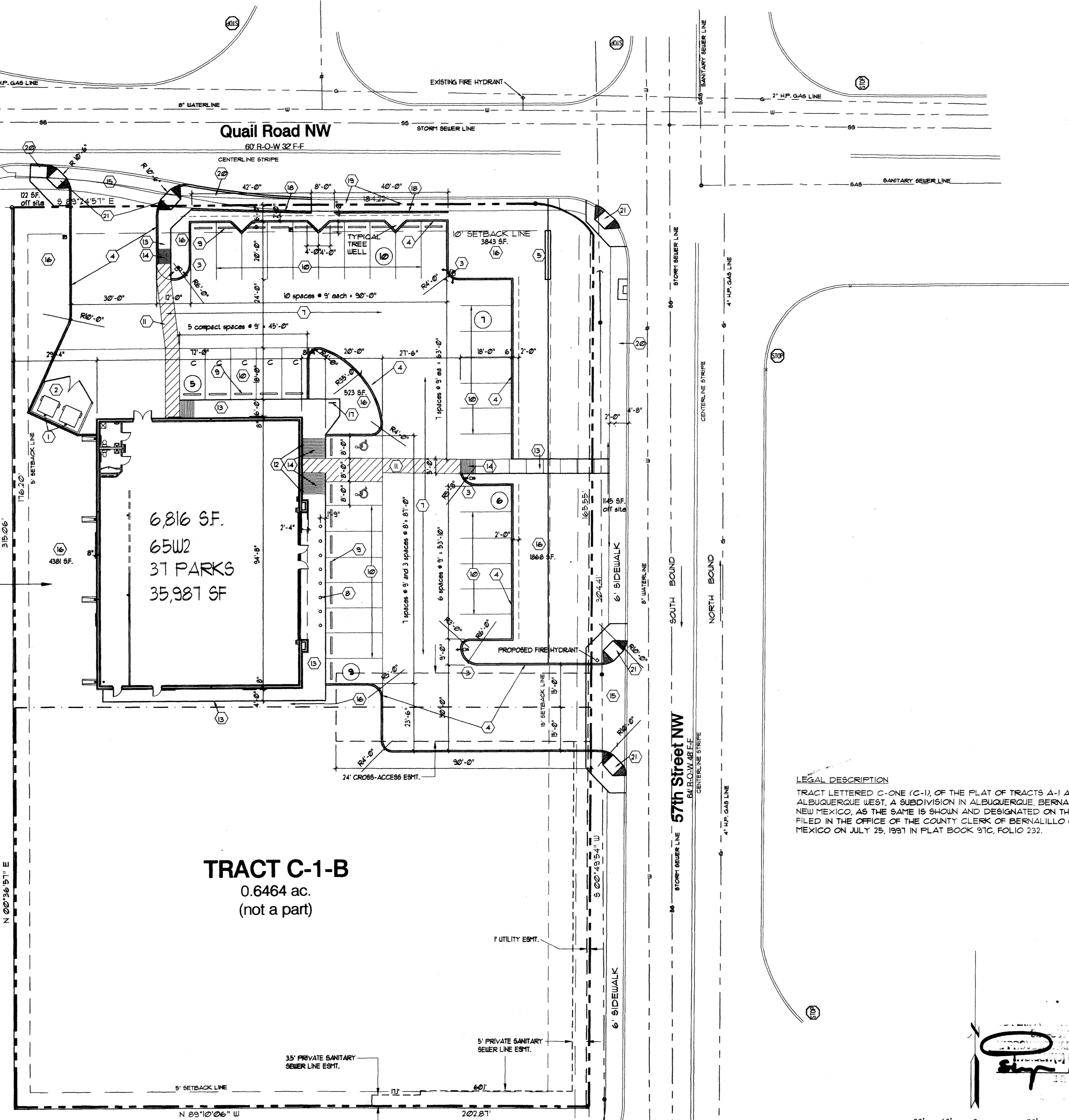
CU-ELEV-FD105

**PROJ
1001763**



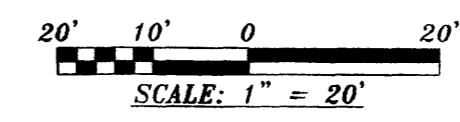
TRACT C-1-A

SU-1 PRD (max. 288 du) AND
C-1 PERMISSIVE USES



TRACT C-1-B
0.6464 ac.
(not a part)

LEGAL DESCRIPTION
TRACT LETTERED C-ONE (C-1), OF THE PLAT OF TRACTS A-1 AND C-1, ALBUQUERQUE WEST, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1991 IN PLAT BOOK 31C, FOLIO 232.



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

KEYNOTES

- BUILDING & PAVING**
- 1 Pipe guard - see details 5 & 7/ CIA
 - 2 Dumpster layout - see details 12/3, 4 & 14/ CIA
 - 3 Concrete light pole base - see detail 10/ CIA
Aim light fixture in direction as indicated.
 - 4 Concrete curb & gutter - see detail 1/ CIA
 - 5 Free standing sign - 'x' x 'h' hgt. - see dtl. 15/ CIA
 - 6 Slope end of curb 4:1
 - 7 Concrete paving - see dtl. 2/ CIA. Expansion and Control joints - see dtl. 3 & 4/ CIA and refer to soils report for maximum or minimum spacings.
 - 8 Concrete bollard - see details 8 & 11/ CIA
 - 9 6'-0" long concrete wheel stop pinned to pavement (typical). Locate 2'-0" from face of curb or sidewalk
 - 10 4" wide parking stripe painted orange (typ.)
 - 11 4" wide diagonal stripes painted orange at 2 ft. OC.
 - 12 Handicap parking sign - see detail 6/ CIA
 - 13 Concrete sidewalk - see detail 9/ CIA for sidewalks around building
 - 14 Concrete handicap ramp - MAXIMUM SLOPE 1:2 (8.33%)
 - 15 New curb cut and approach
 - 16 New landscape area - Provide 3" topsoil. See sheet L10 for additional information
 - 17 Bicycle Rack see detail sheet CIA
 - 18 3' High masonry screen wall per detail CIA
 - 19 Existing city sidewalk to remain
 - 20 New city sidewalk
 - 21 New accessible ramps per city standard

GENERAL NOTES

1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
5. For proposed utility locations, see the utility plan.

PARKING CALCULATIONS

BUILDING 6816 SF
6816 / 200 = 35 SPACES Required Parking
STANDARD SPACES = 30
COMPACT SPACES = 05 (= 13.5%)
ACCESSIBLE SPACES 02
TOTAL PARKING PROVIDED = 37 SPACES

Scanned 10/27/06

BICYCLE PARKING

REQUIRED = 1 SPACE / 20 AUTO PARKING
= 2 SPACES *5000*
PROVIDED = 2 SPACES
DR
01/1/26/05

PROJECT NUMBER: 1001763
Application Number: 04EPC-01717

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated *12/13/2004* and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
<i>Michael Holtm</i>	1-10-05
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ARCHITECT: **AUTOZONE**
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103

AutoZone STORE DEVELOPMENT
 Store No.: 2406
 51TH & QUAIL
 ALBUQUERQUE, NM 87102

SITE PLAN FOR BUILDING PERMIT

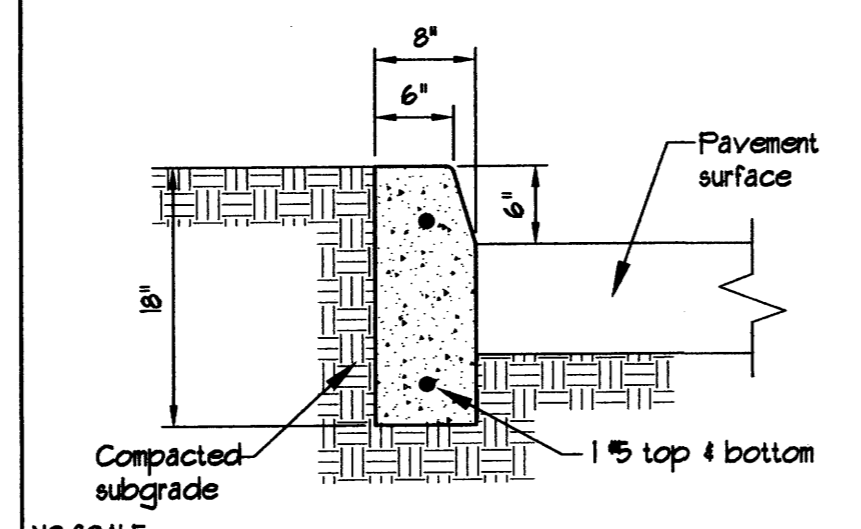
SCALE: 1" = 20'-0"

REVISIONS	
1.	10-27-04 CJ revised site layout 2x
2.	01-03-04 JL
3.	
4.	
5.	
6.	

ARCHITECT: AN
DRAFTSMAN:
CHECKED BY:
PERMIT DATE: 01-11-05
PROTOTYPE SIZE: 6512

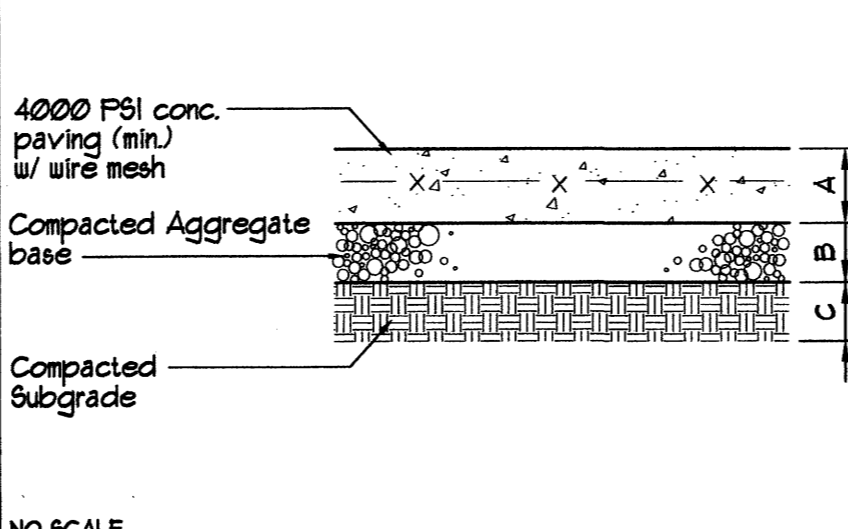
C1.0
1/9

Notes:
 1. Install expansion joints in the curb at a maximum spacing of 20' o.c.
 2. Landscaping materials, grass, sod, mulch, etc. shall be flush to 1" below top of curb/paving/drainage openings.



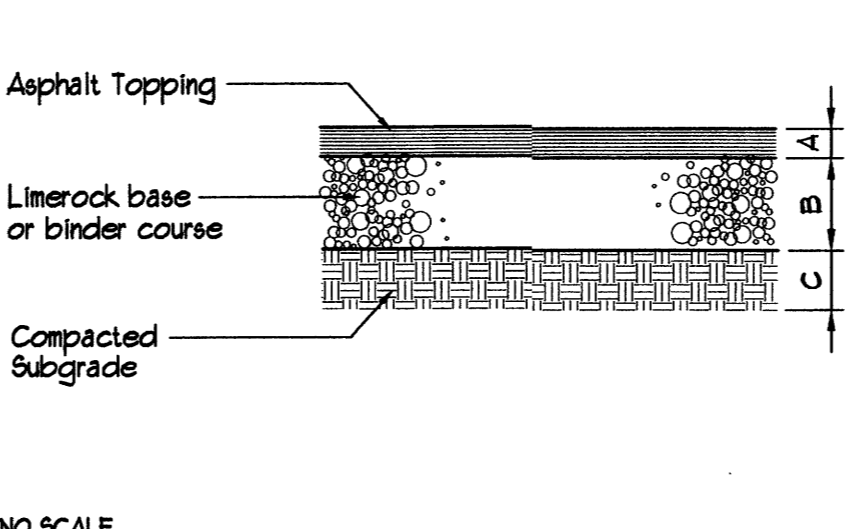
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 1 CONCRETE VERTICAL CURB

DIMENSION & TYPE			
Concrete Section	A	B	C
Drive Aisle	5"	12"	
Loading/Dumpster	6"	12"	
Approaches	6"	12"	

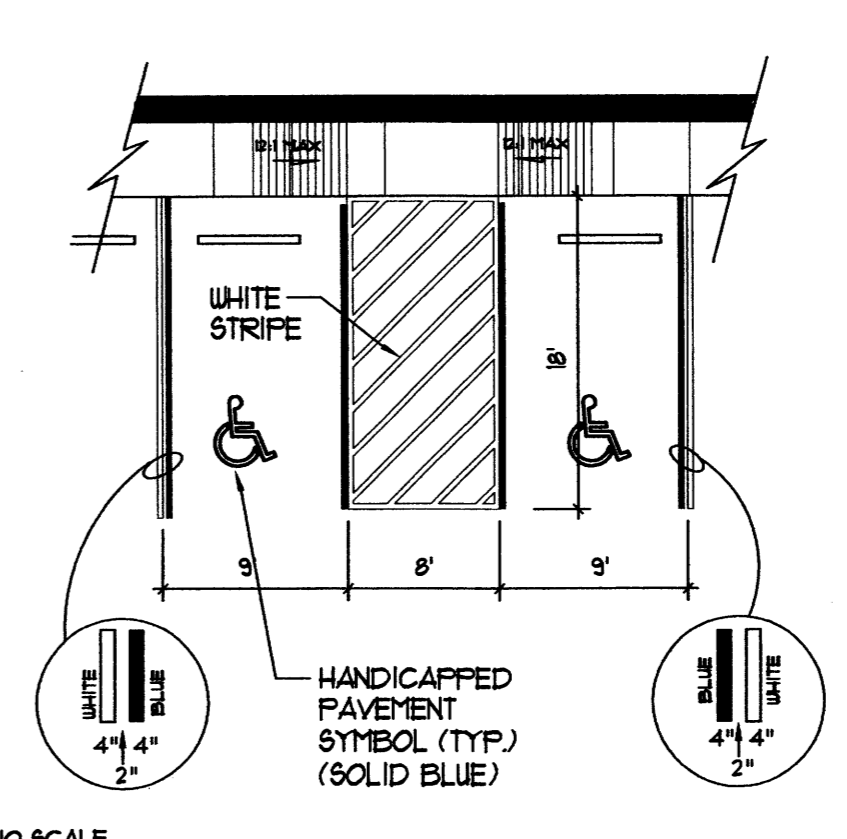


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 2 CONCRETE PAVING SECTION

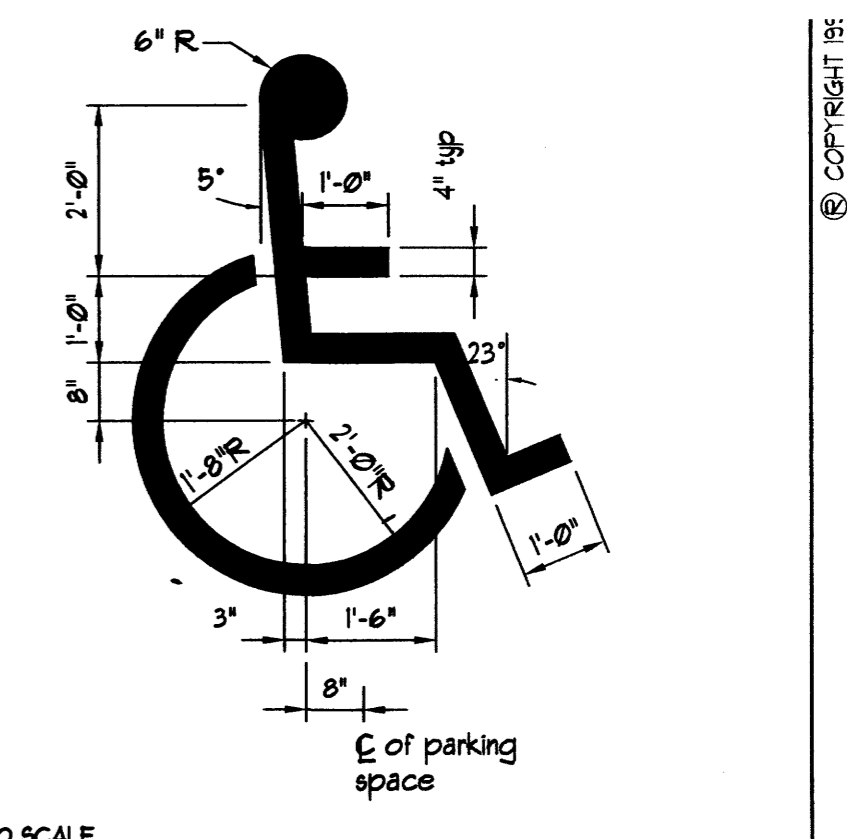
DIMENSION & TYPE			
Concrete Section	A	B	C
Drive Aisle	2"	6"	6"



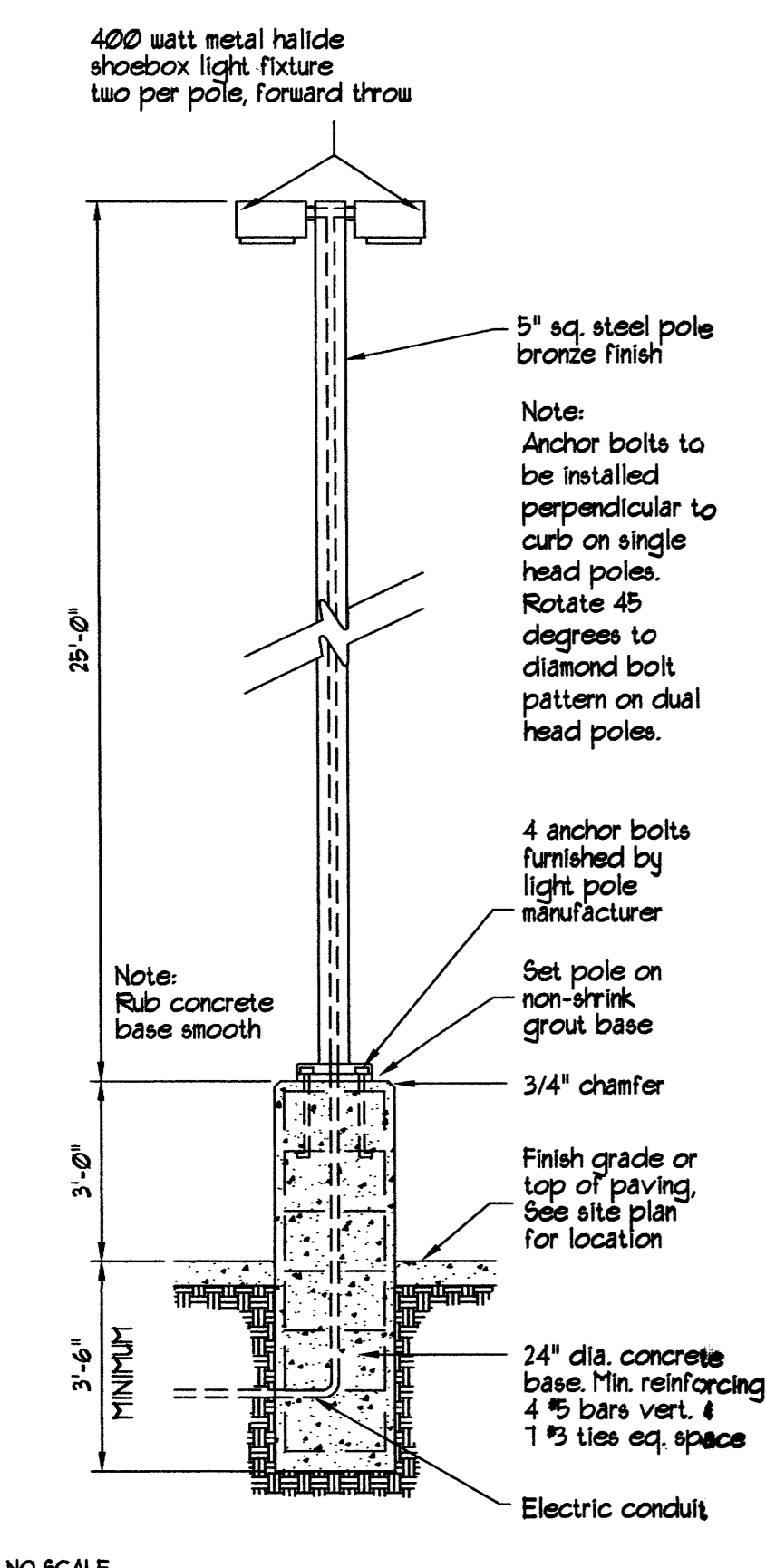
NO SCALE
 17 ASPHALT PAVING SECTION



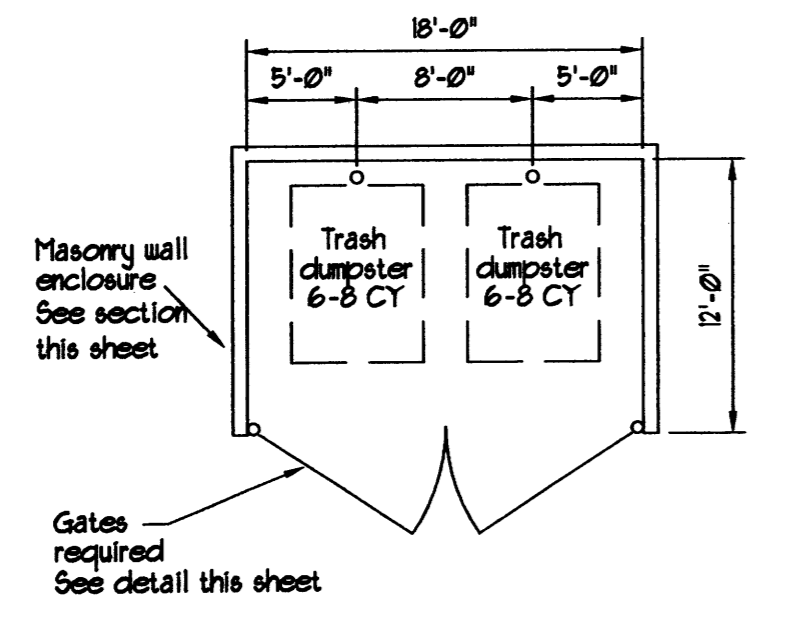
NO SCALE
 18 HANDICAP PARKING DETAIL



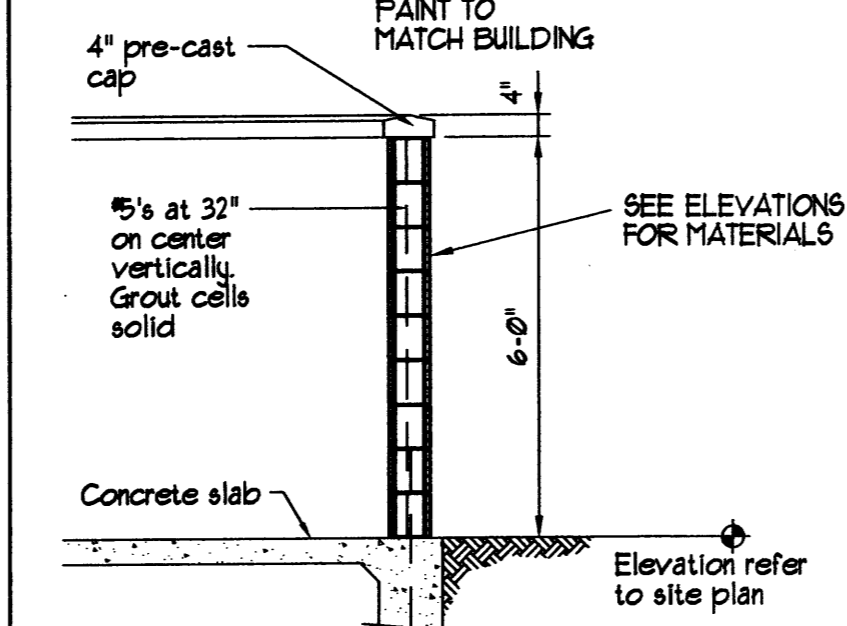
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 19 INT'L BARRIER FREE SYMBOL



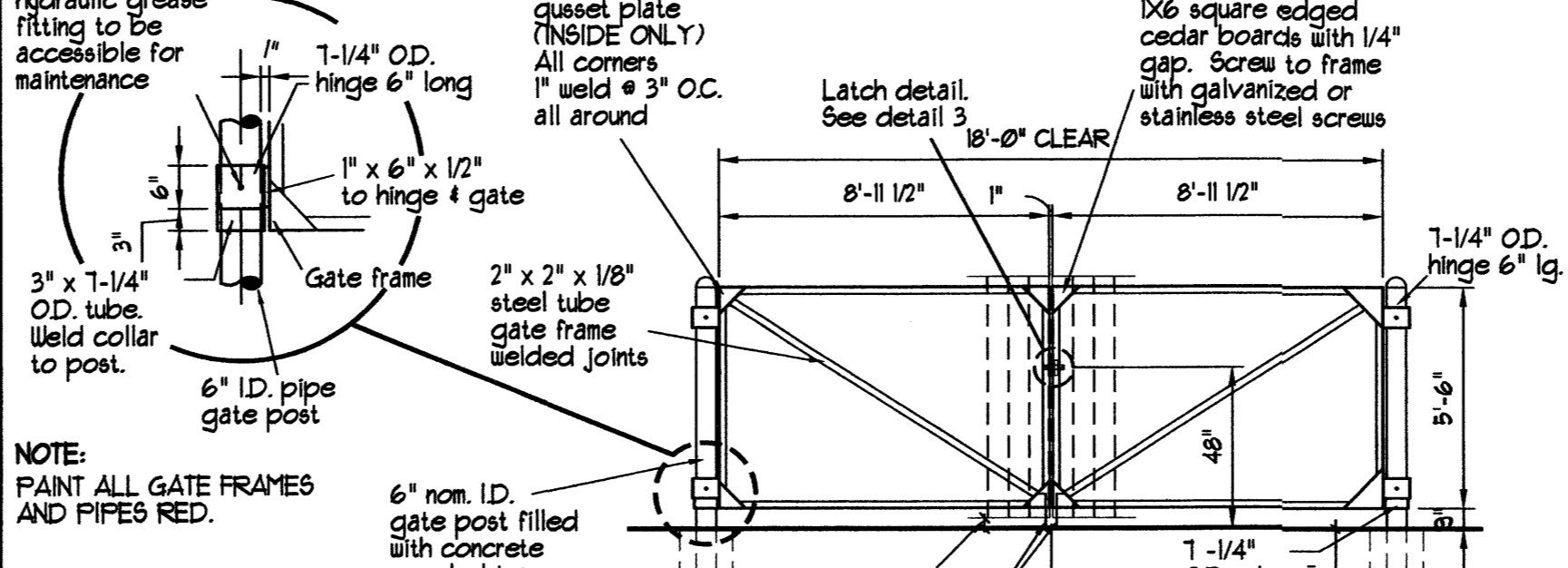
NO SCALE
 10 TYPICAL LIGHT POLE



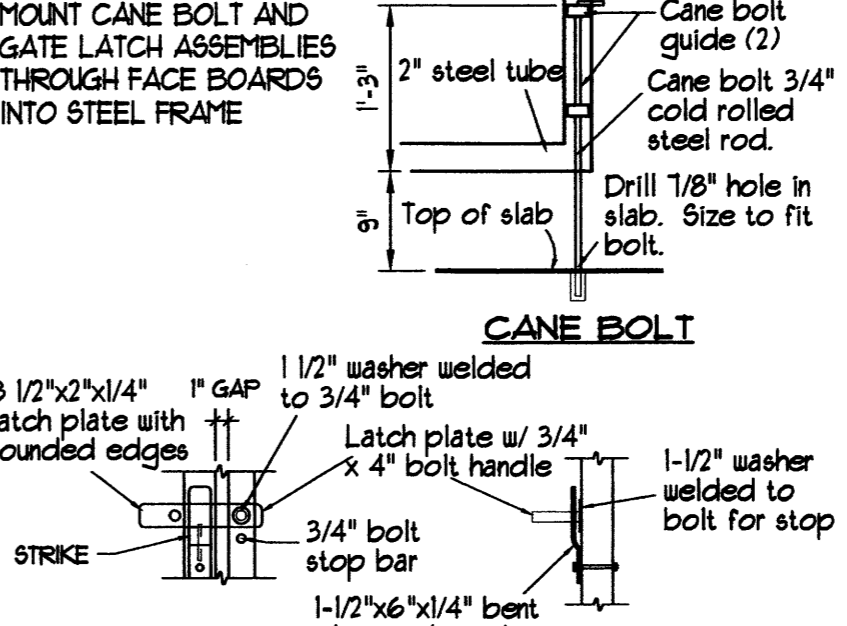
NO SCALE
 12 DUMPSTER LAYOUT



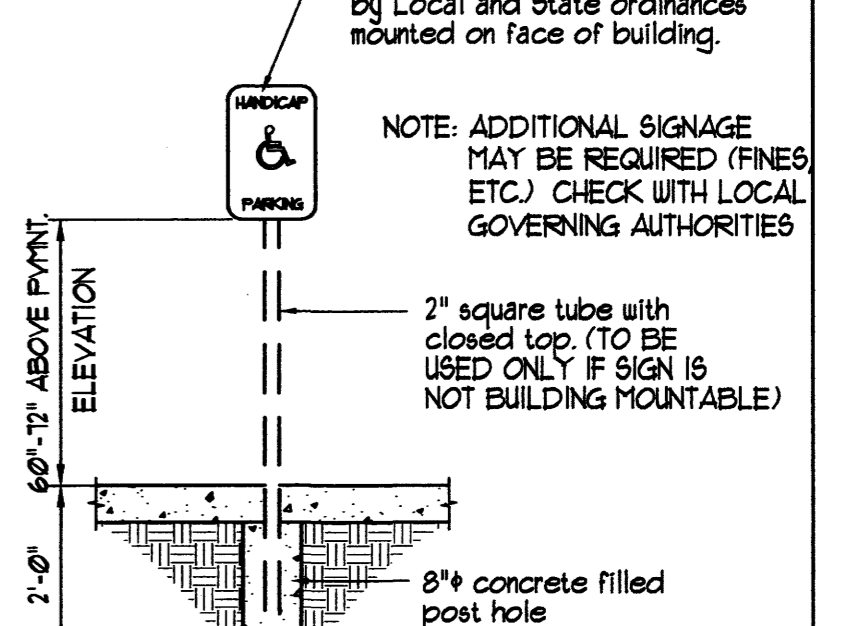
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 13 DUMPSTER SECTION MASONRY



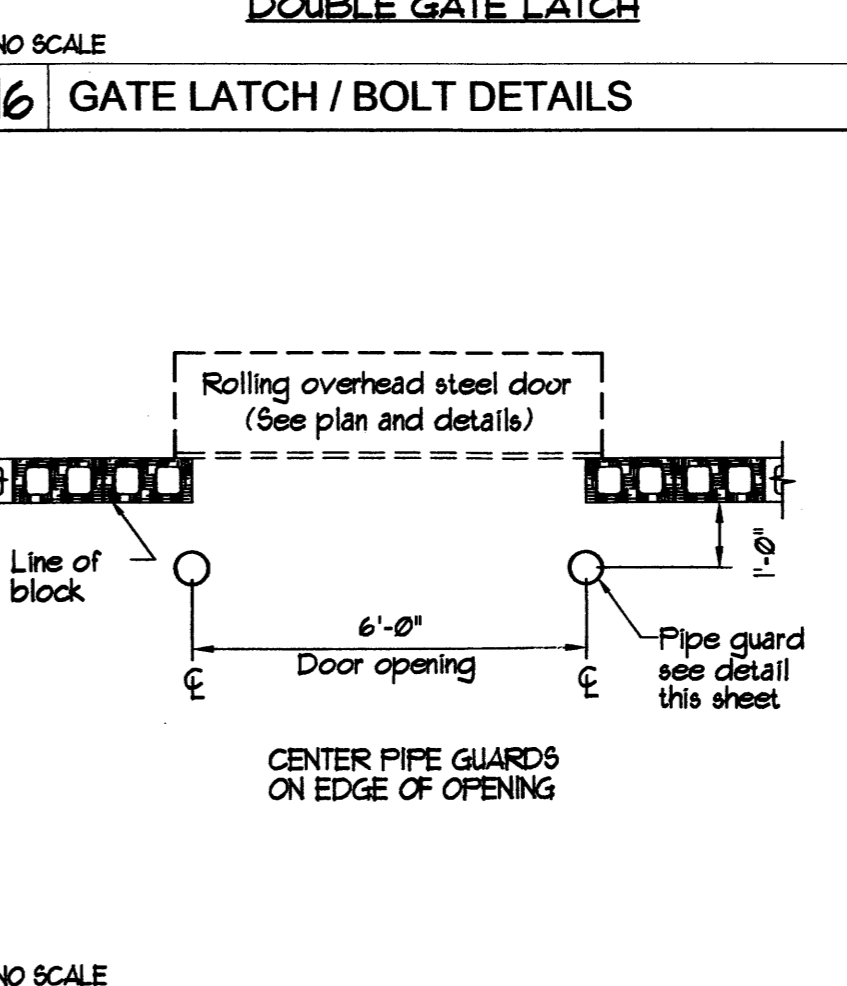
NO SCALE
 14 GATE DETAIL FOR DUMPSTER ENCLOSURE



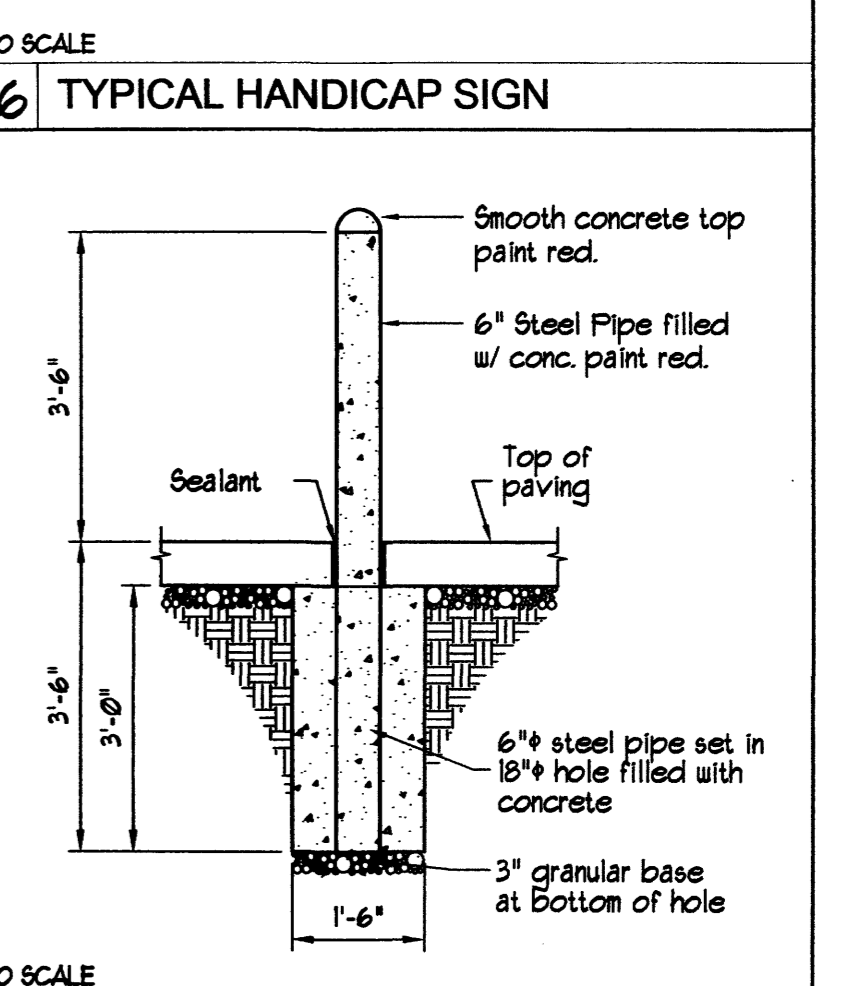
NO SCALE
 16 GATE LATCH / BOLT DETAILS



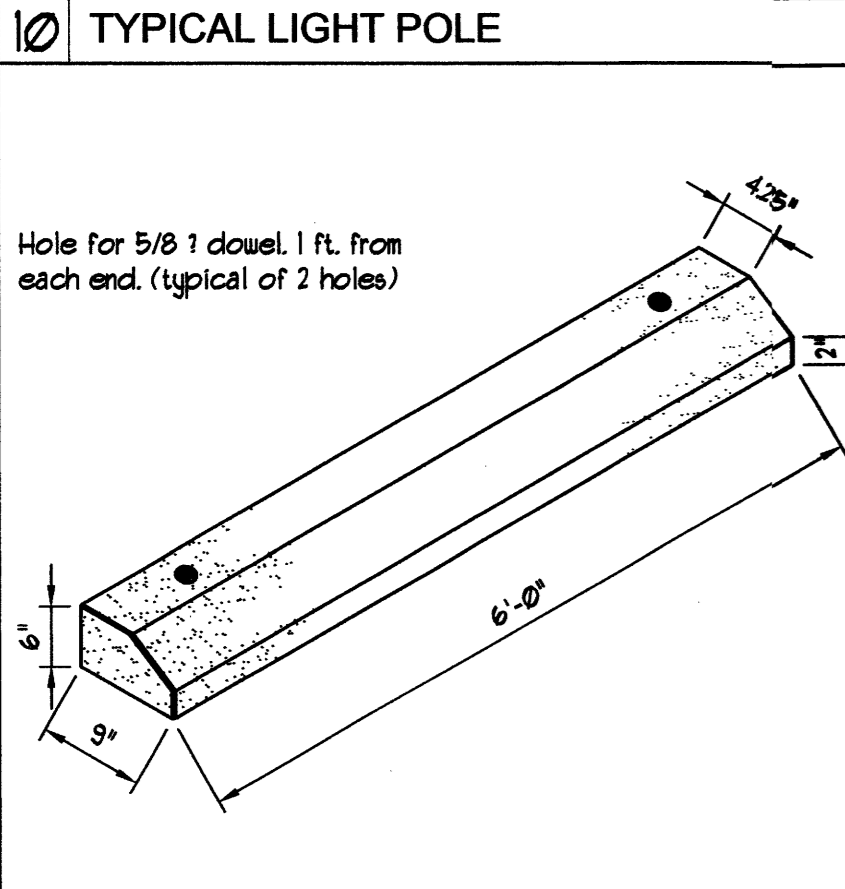
NO SCALE
 6 TYPICAL HANDICAP SIGN



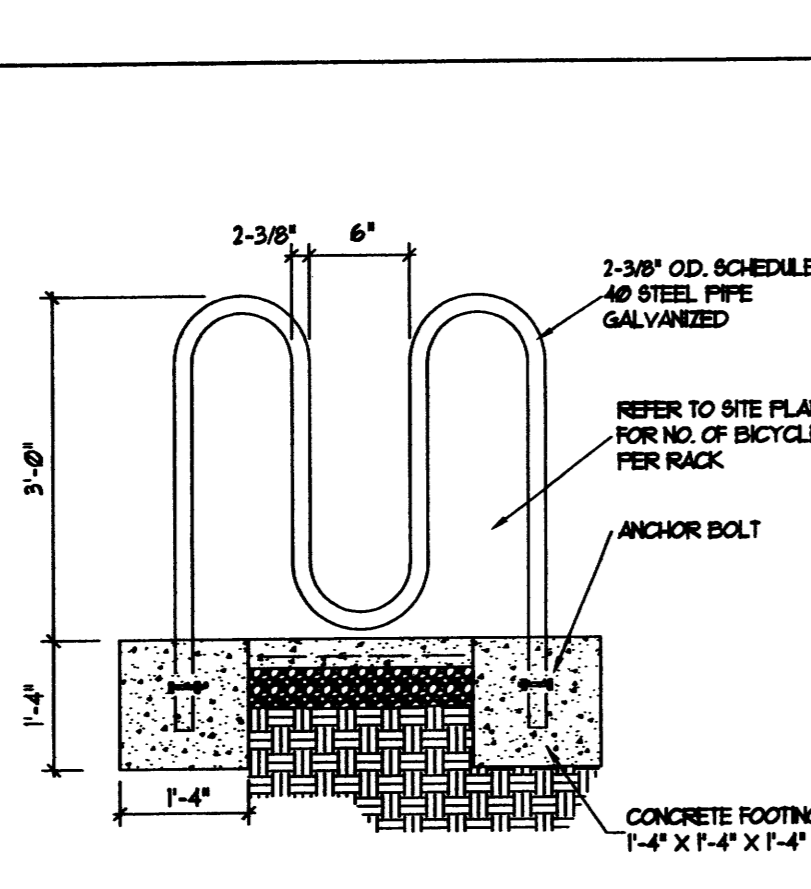
NO SCALE
 5 PIPE GUARD @ ROLL-UP DOOR



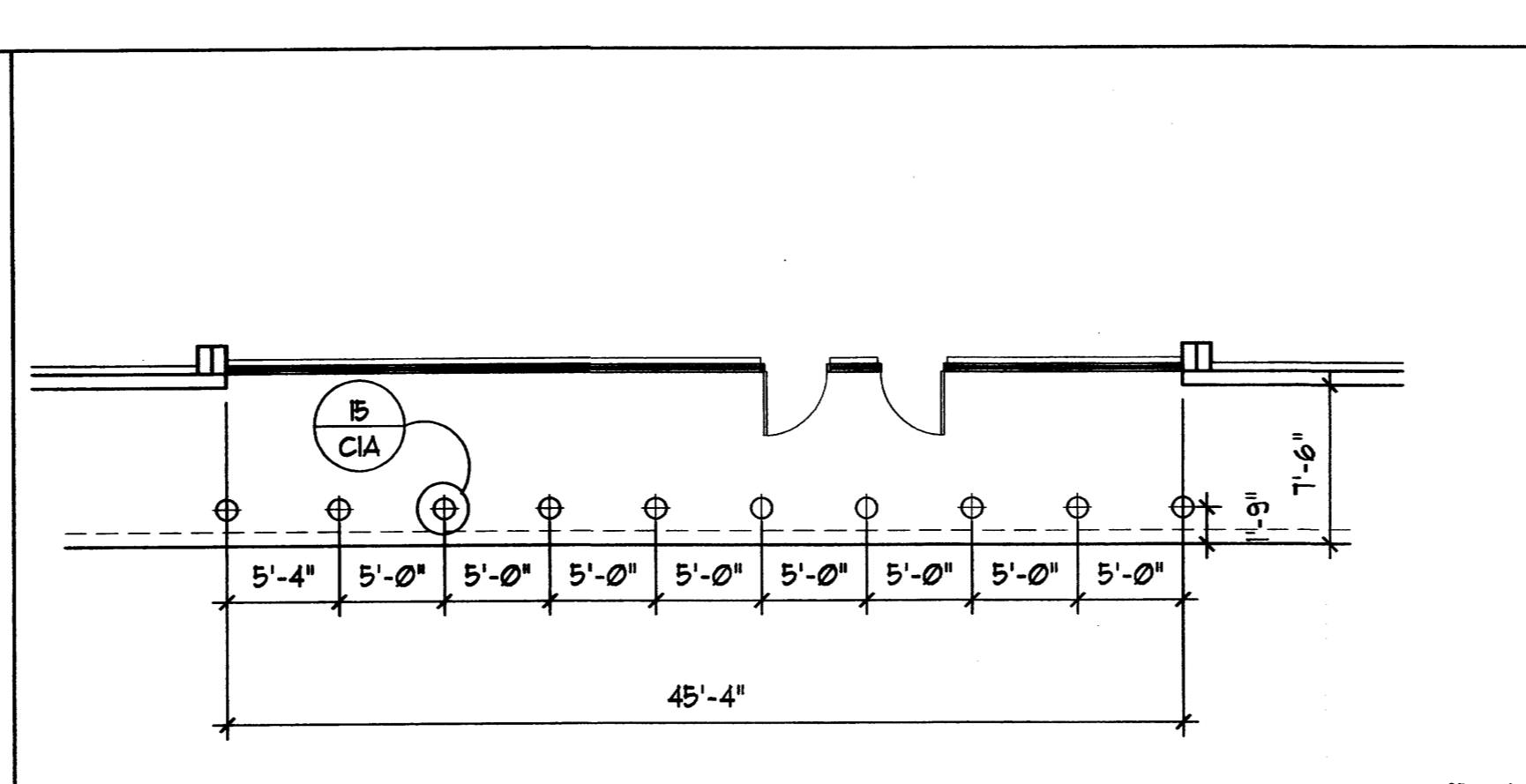
NO SCALE
 7 TYPICAL PIPE GUARD SECTION



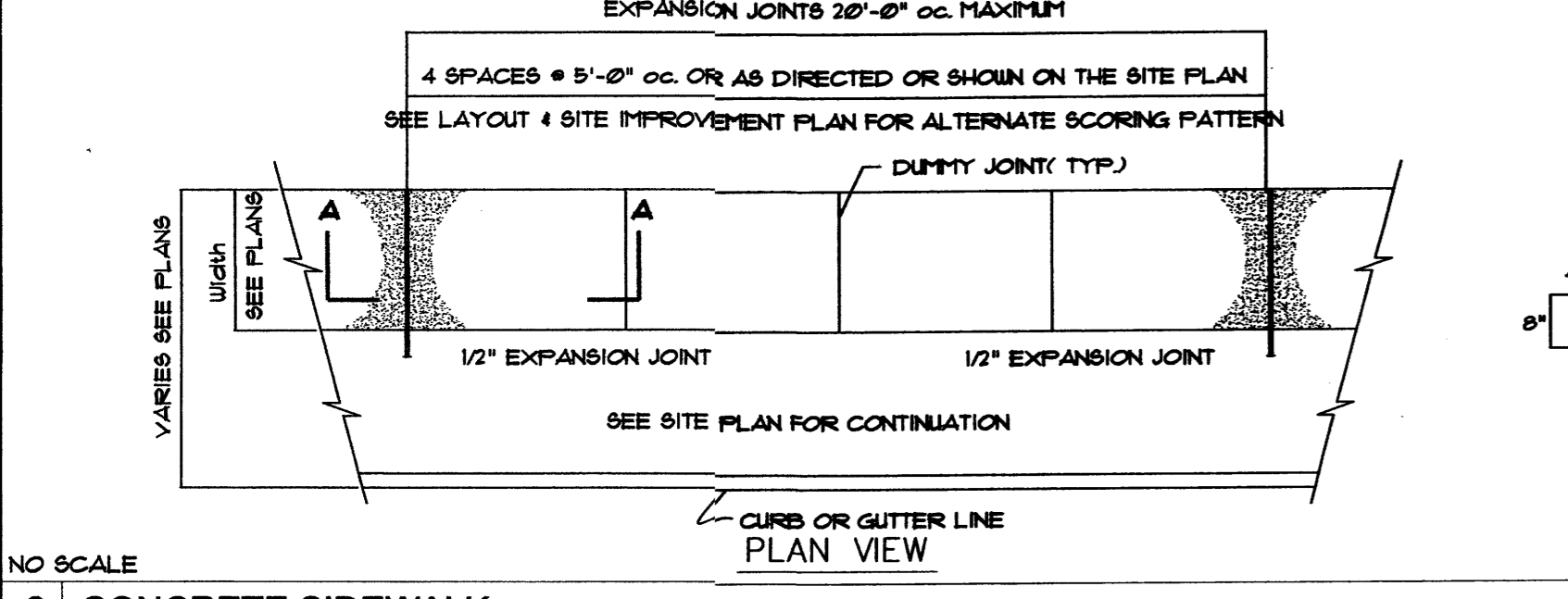
NO SCALE
 20 WHEEL STOP DETAIL



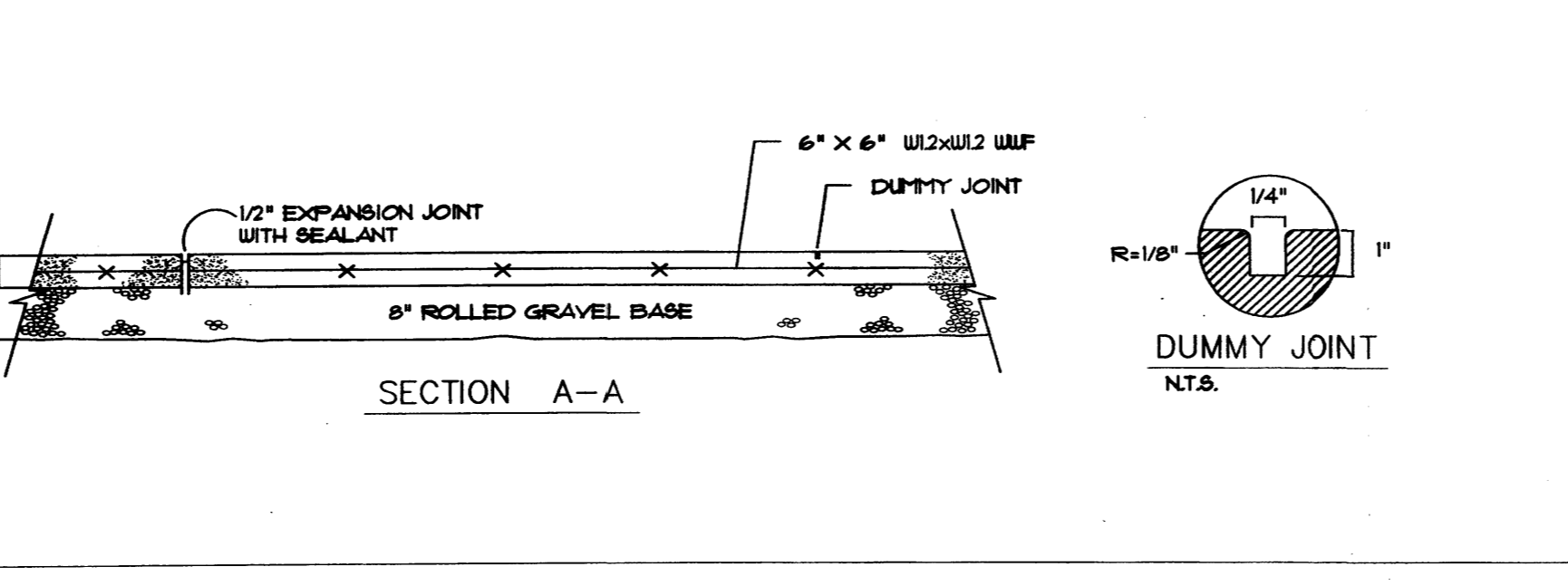
NO SCALE
 21 BICYCLE RACK DETAIL



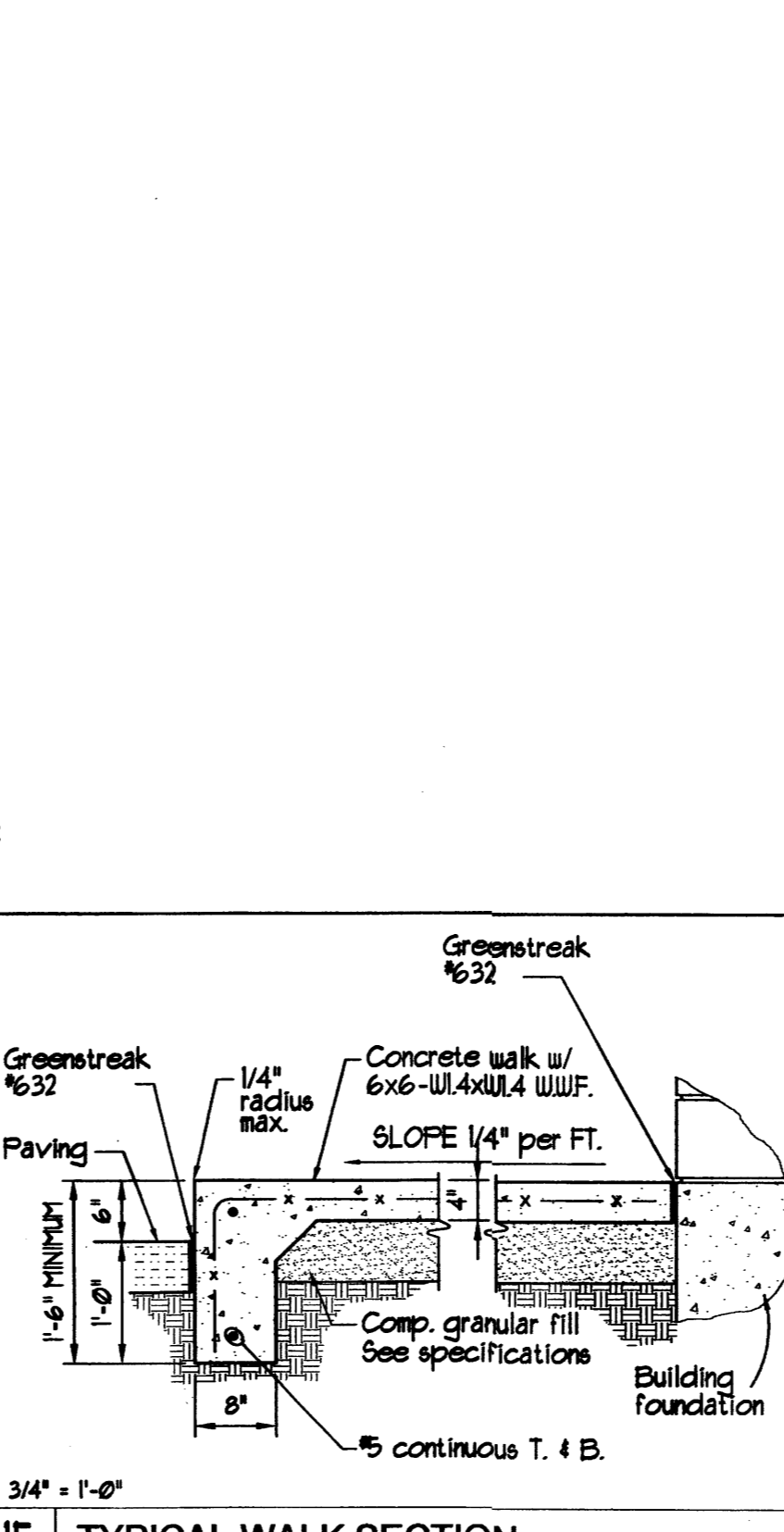
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 22 BOLLARD LAYOUT PLAN - 65w2



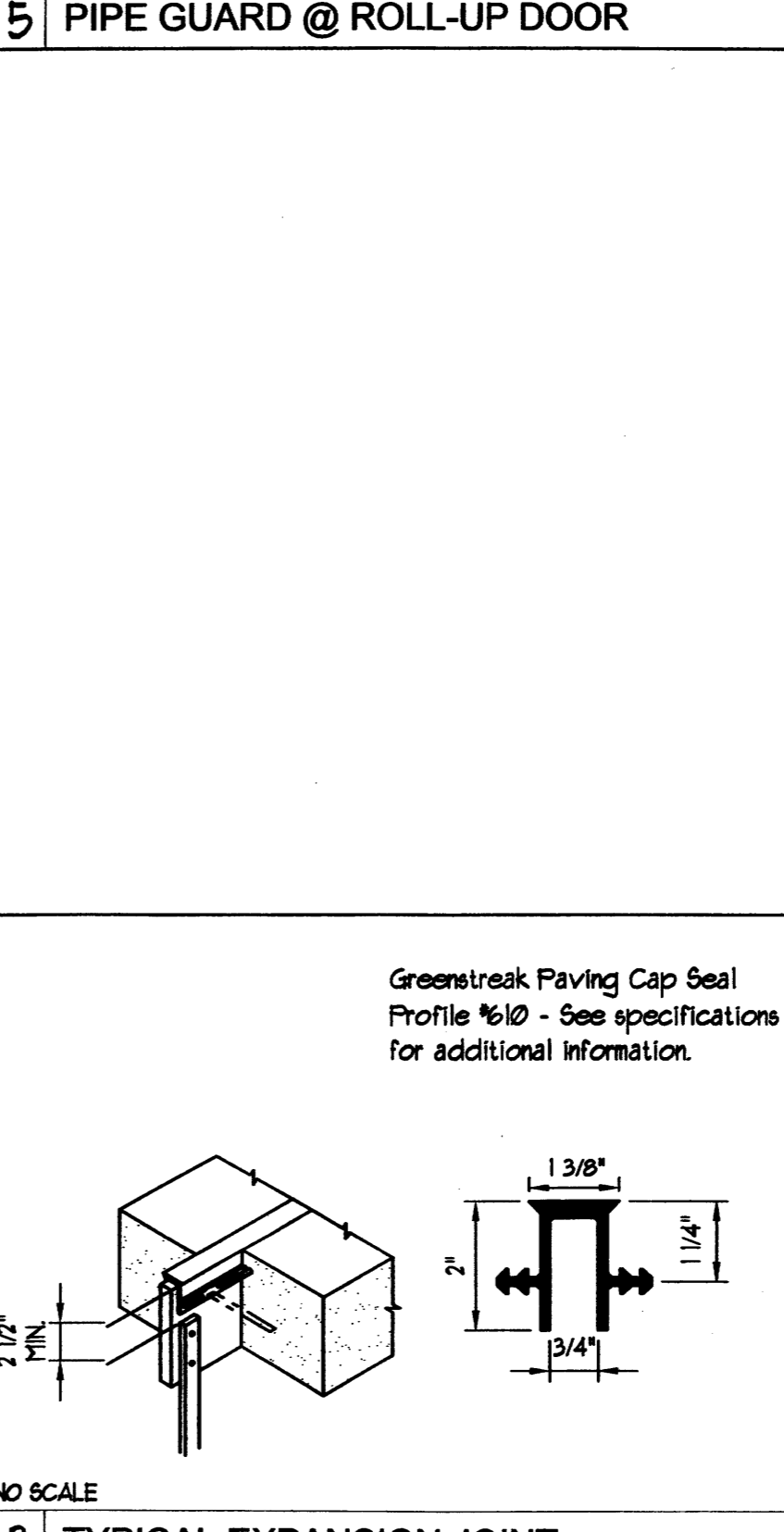
NO SCALE
 9 CONCRETE SIDEWALK



NO SCALE
 15 TYPICAL WALK SECTION

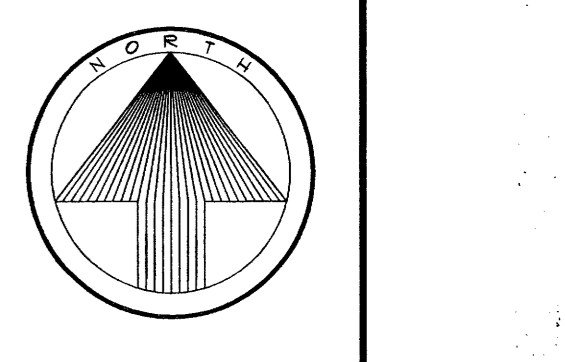


NO SCALE
 3 TYPICAL EXPANSION JOINT



NO SCALE
 4 TYPICAL CONTROL JOINT

ARCHITECT:
AUTOZONE
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103



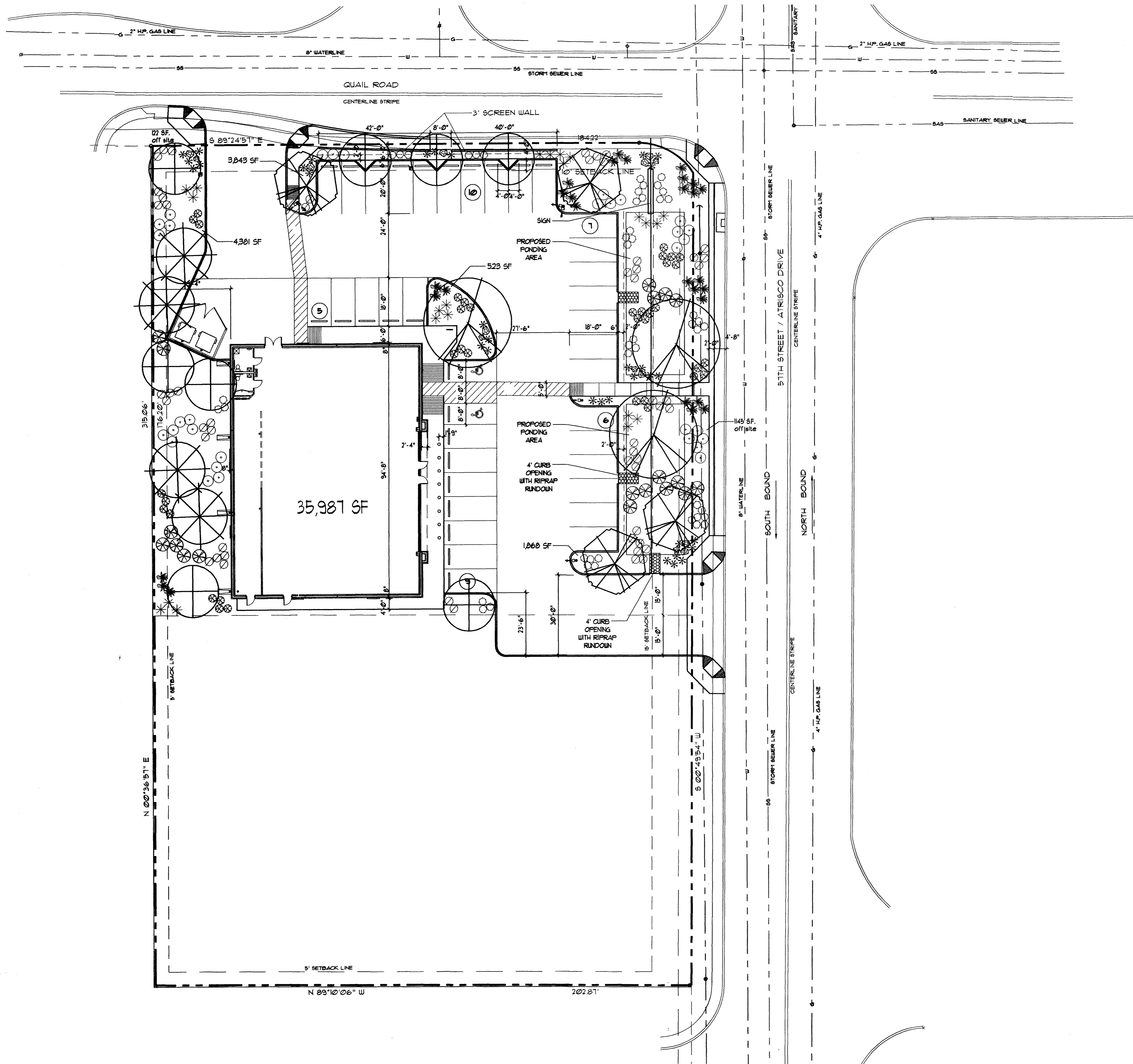
PREPARED FOR:
AutoZone STORE DEVELOPMENT
 Store No. 3406
 5TH & QUAIL
 ALBUQUERQUE NM 87102

SCALE: Not to scale

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

ARCHITECT: AN
 DRAFTSMAN:
 CHECKED BY:
 PERMIT DATE: 11-15-04
 PROTOTYPE SIZE: 65W2

C.I.A.
 3/17



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	WATER USE
Trees (2" B4B or 8' Height)		
	<i>Cercocarpus ledifolius</i> / Curl-leaf Mtn. Mahogany	Low+
	<i>Forestiera neomexicana</i> / New Mexico Olive	Low+
	<i>Prunus serrulata</i> / Flowering Cherry	Medium
	<i>Chilopsis linearis</i> 'Luc. Ham.' / Desert Willow	Low+
	<i>Koeleria paniculata</i> / Goldenrain Tree	Medium
	<i>Fraxinus velutina</i> 'Modesto' / Modesto Ash	Medium
	<i>Robinia</i> 'Purple Robe' / Purple Robe Locust	Medium
	<i>Platanus occidentalis</i> / Sycamore	Medium
	<i>Pinus leucodermis</i> / Bosnian Pine	Medium
	<i>Pinus nigra</i> / Austrian Pine	Medium
Shrubs (1 and 5 gallon)		
	<i>Artemisia</i> 'Fowis Castle' / Fowis Castle Sage	Low+
	<i>Oenothera berlandieri</i> / Evening Primrose	Low+
	<i>Rosmarinus officinalis</i> / Rosemary	Low+
	<i>Santolina</i> species / Santolina	Low
	<i>Caryopteris clandonensis</i> / Blue Mist	Medium
	<i>Salvia greggii</i> / Cherry Sage	Medium
	<i>Chrysothamnus nauseosus</i> / Chamisa	Low
	<i>Fallugia paradoxa</i> / Apache Plume	Low
	<i>Berberis</i> species / Barberry	Medium
	<i>Perovskia atriplicifolia</i> / Russian Sage	Medium
	<i>Mahonia aquifolium</i> / Dwarf Mahonia	Medium
	<i>Spartium junceum</i> / Spanish Broom	Medium
	<i>Juniperus sabinia</i> 'Buffalo' / Buffalo Juniper (female)	Low+
	<i>Cotoneaster apiculatus</i> / Cranberry Cotoneaster	Medium
Desert Accents (1 and 5 gallon)		
	<i>Dasylirion wheeleri</i> / Desert Spoon	Low+
	<i>Hesperaloe parviflora</i> / Red Yucca	Medium
	<i>Opuntia santorita</i> tupac / Frickley Pear	Low
Ornamental Grasses (1 and 5 gallon)		
	<i>Stipa tenuissima</i> / Threadgrass	Low+
	<i>Muhlenbergia capillaris</i> / Bush Muhly Grass	Medium
	Moss Rock Boulder (2' min. dia.)	

MULCHES
All shrub planting areas shall be top dressed with 3/4" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio).

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

STATEMENT OF WATER WASTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

LANDSCAPE REQUIREMENTS

Site Area:	0.82 acres	35,987 SF
Building Footprint:		6,816 SF
Total Area:		29,171 SF
Required Landscape %:		15
Landscape Area Required:		4,375 SF
Landscape Area Provided:		(36%) 10,615 SF

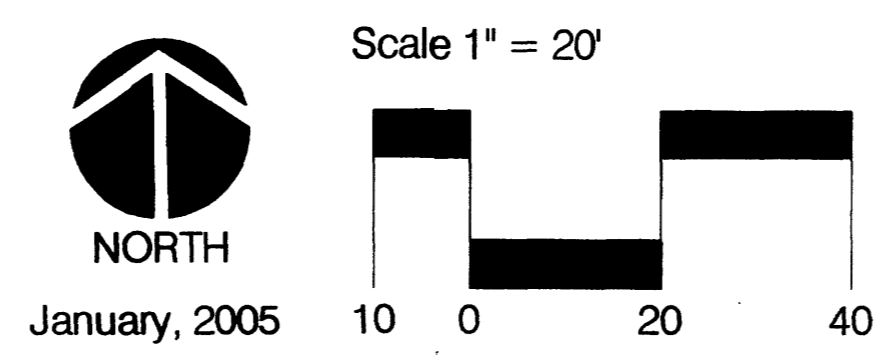
BPLW
Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759

49 West First Street
Suite 100
Mesa, Arizona 85201
(602) 827-2759

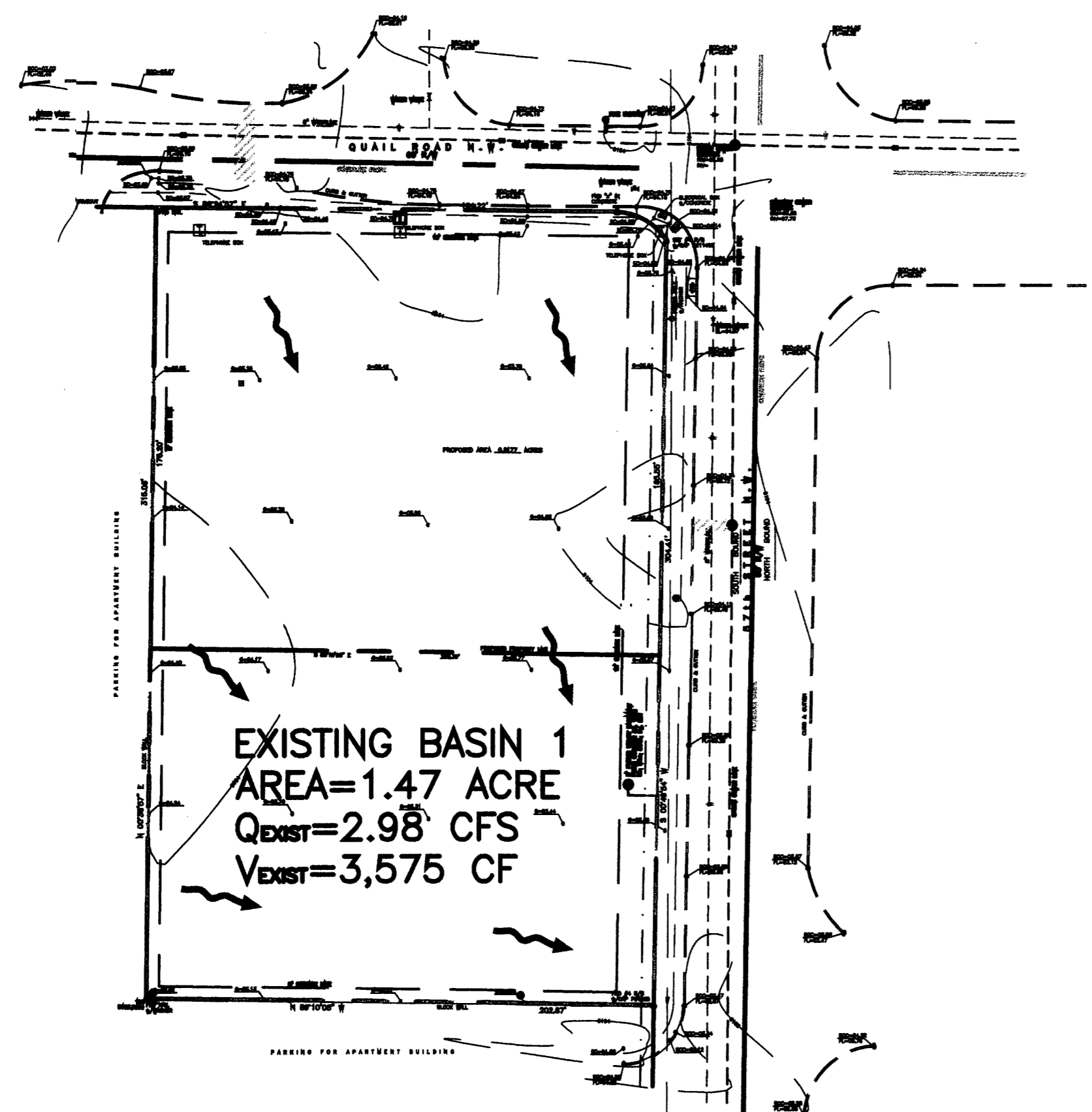
Designing to Shape the Future

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

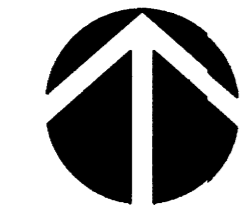


Auto Zone

Conceptual Landscape Plan



EXISTING DRAINAGE PLAN



SCALE: 1"=50'

LEGEND:

- DIRECTION OF FLOW
- EXISTING BASIN BOUNDARY

DRAINAGE PLAN

EXECUTIVE SUMMARY
 THIS PROJECT, LOCATED AT THE SOUTHWEST CORNER OF THE QUAIL RD. NW AND 57TH ST. NW INTERSECTION, CONSISTS OF NEW CONSTRUCTION OF AN 6446 SF, SINGLE STORY AUTOZONE STORE, PARKING LOT AND ASSOCIATED LANDSCAPING. THE SITE IS CURRENTLY UNDEVELOPED, BUT IS WITHIN A LARGELY DEVELOPED INFILL AREA. THE PURPOSE OF THIS DRAINAGE PLAN IS TO OBTAIN SITE PLAN FOR BUILDING PERMIT APPROVAL.

REFERENCES
 THE DRAINAGE ANALYSIS INCLUDES REFERENCES FROM THE DRAINAGE REPORT PREPARED FOR THE VILLA HERMOSA APARTMENT COMPLEX WHICH BOUNDS THE AUTOZONE PROPERTY TO THE WEST AND SOUTH.

PROJECT DESCRIPTION
 AS SHOWN ON VICINITY MAP H-11, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE QUAIL RD. NW AND 57TH ST. NW INTERSECTION. ACCORDING TO THE ALTA SURVEY PREPARED BY HARRIS SURVEYING, DATED JUNE 2004, THE SITE IS CURRENTLY ZONED C-1. THE ALTA SURVEY DESCRIBES THE CURRENT LEGAL DESCRIPTION AS THE TRACT C-1 OF THE PLAT OF TRACTS A-1 AND C-1, ALBUQUERQUE WEST, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN BY PANEL 327 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THIS SITE LIES WITHIN DESIGNATED FLOOD HAZARD ZONE X. ZONE X IS CHARACTERIZED BY AREAS WITHIN THE 500-YR FLOOD, AREAS OF 100-YR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YR FLOOD.

EXISTING CONDITIONS AND DRAINAGE PATTERNS
 THE SITE IS RELATIVELY FLAT WITH SLOPES LESS THAN 1%. THE SITE APPEARS TO MOSTLY DRAIN FROM THE NORTHWEST TO THE SOUTH EAST INTO THE 57TH STREET STORM DRAIN SYSTEM. ACCORDING TO THE USCS SOIL SURVEY FOR BERNALILLO COUNTY, THE SITE SOILS ARE MWA (MADUREZ) WHICH ARE CLASSIFIED AS WELL DRAINED SOILS WITH HYDROLOGIC SOIL GROUP 'B'. THE SITE CONSISTS OF ONE ONSITE BASIN WITH THE COMBINED AREA OF 1.47 ACRES. DUE TO THE EXISTING CURB AND GUTTER IN QUAIL RD. AND 57TH STREET, NO OFFSITE STREET FLOWS ENTER THE SITE. ALSO, THERE IS AN EXISTING BLOCK WALL ON THE WEST AND SOUTH PROPERTY LINES THAT RESTRICT OFFSITE FLOWS FROM ENTERING THE SITE. THE TOTAL HISTORIC UNDEVELOPED ON-SITE 100YR-6HR RUNOFF FROM THE SITE IS 3.0 CFS.

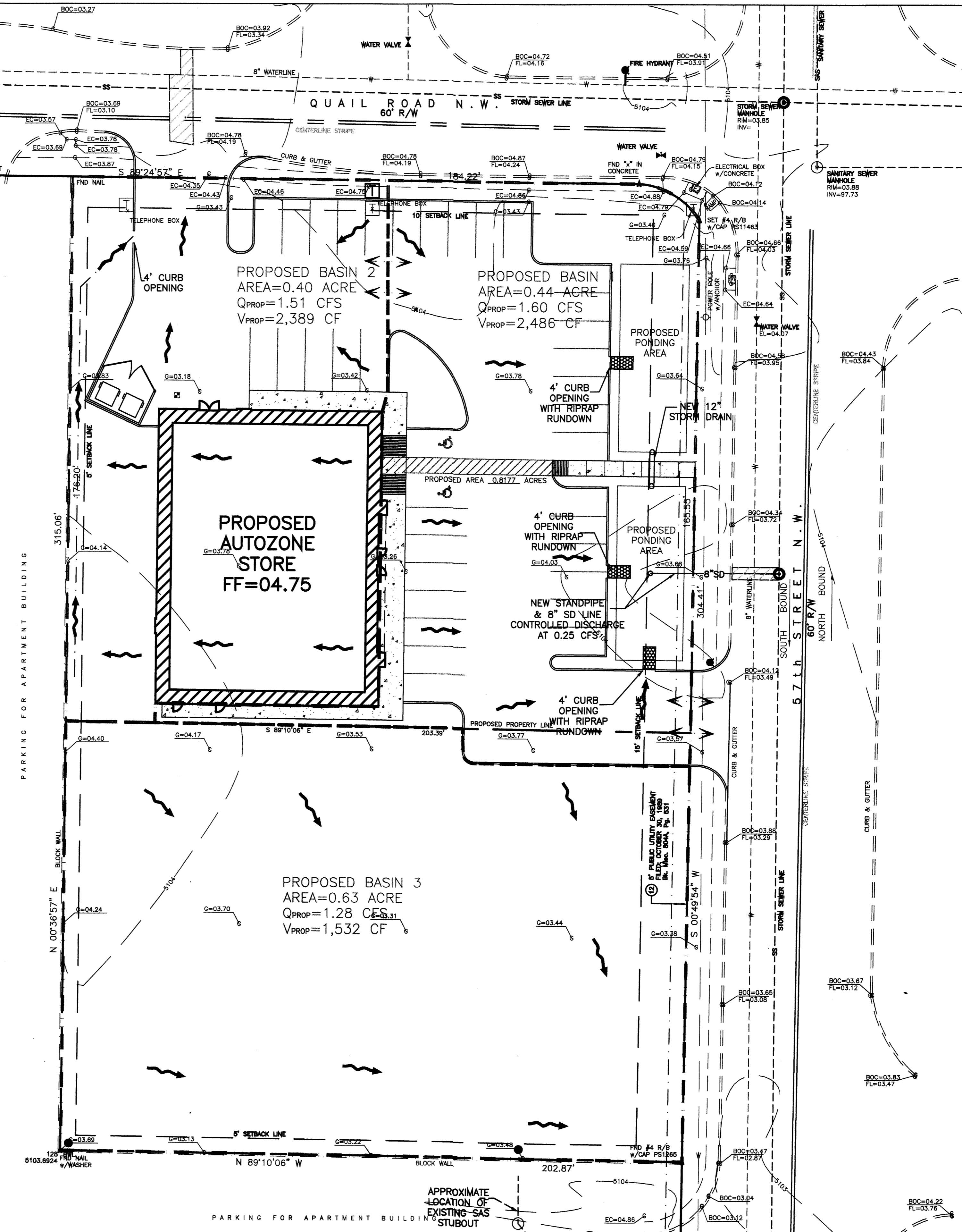
DEVELOPED CONDITIONS AND DRAINAGE PATTERNS
 THE PROPOSED SITE WILL BE SPLIT INTO THREE (3) DIFFERENT SUBBASINS. BY USE OF DETENTION PONDS TO BE LOCATED IN THE NORTHEASTERN PORTION OF THE SITE ADJACENT TO 57TH ST. THE TOTAL DEVELOPED DISCHARGE FROM THE SITE WILL BE CONTROLLED TO THE HISTORIC 100YR-6 HOUR EVENT. PROPOSED BASIN 1 WILL CONSIST OF 0.44AC WITH AN ANTICIPATED FLOWRATE OF 1.6 CFS. THIS DISCHARGE WILL BE CONTROLLED TO 0.25 CFS BY THE USE OF DETENTION PONDS, A STANDPIPE AND AN 8-INCH CONNECTION TO THE EXISTING 43" x 68" STORM DRAIN IN 57TH ST. WHICH FLOWS SOUTH. PROPOSED BASIN 2 WILL CONSIST OF 0.40AC WITH A DISCHARGE RATE OF 1.51 CFS. THESE DEVELOPED FLOWS WILL DRAIN DIRECTLY NORTH INTO THE QUAIL RD. RIGHT-OF-WAY AND EXISTING STORM SYSTEM. THIS EXISTING STORM DRAIN THEN FLOWS EAST WHERE IT JOINS THE EXISTING 43" X 68" STORM DRAIN IN 57TH ST. AS DESCRIBED ABOVE. PROPOSED BASIN 3 HAS A CONTRIBUTING AREA OF 0.63ACRES AND A DISCHARGE RATE OF 1.28 CFS WHICH WILL CONTINUE TO FLOW EAST INTO THE 57TH ST. RIGHT-OF-WAY. IT IS ANTICIPATED THAT THIS BASIN WILL REMAIN UNDEVELOPED DURING THE CONSTRUCTION OF THE AUTOZONE SITE.

CALCULATIONS
 THE CALCULATIONS, WHICH ARE ATTACHED, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

CONCLUSION
 AS STATED ABOVE, THE NET DEVELOPED FLOWS FROM THE PROPOSED THREE BASINS (0.25CFS + 1.51CFS + 1.28CFS = 3.0CFS), WHICH EQUALS THE HISTORIC DISCHARGE RATE DESCRIBED IN THE EXISTING CONDITIONS.

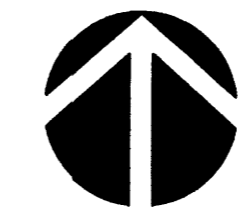
LEGAL DESCRIPTION
 TRACT LETTERED C-ONE (C-1), OF THE PLAT OF TRACTS A-1 AND C-1, ALBUQUERQUE WEST, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1997 IN PLAT BOOK 97C, FOLIO 232.

BENCH MARK
 ALBUQUERQUE CONTROL MONUMENT "12-H11"
 ELEV=5102.17



LEGEND:

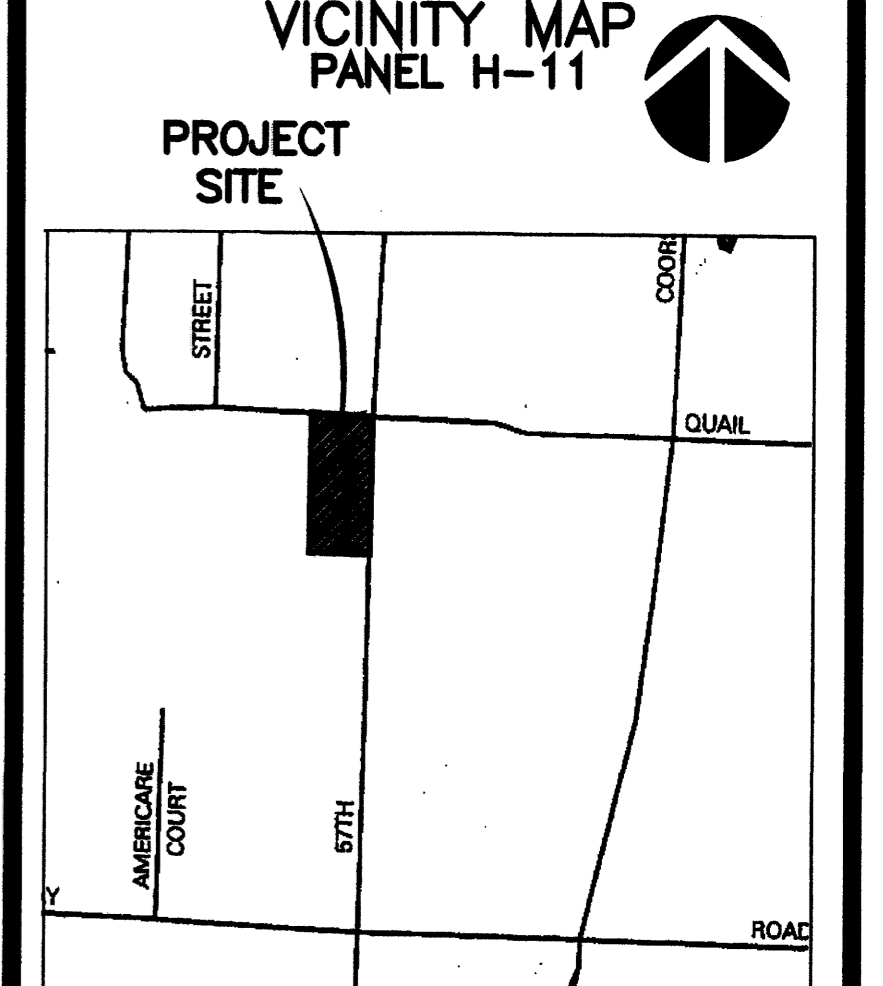
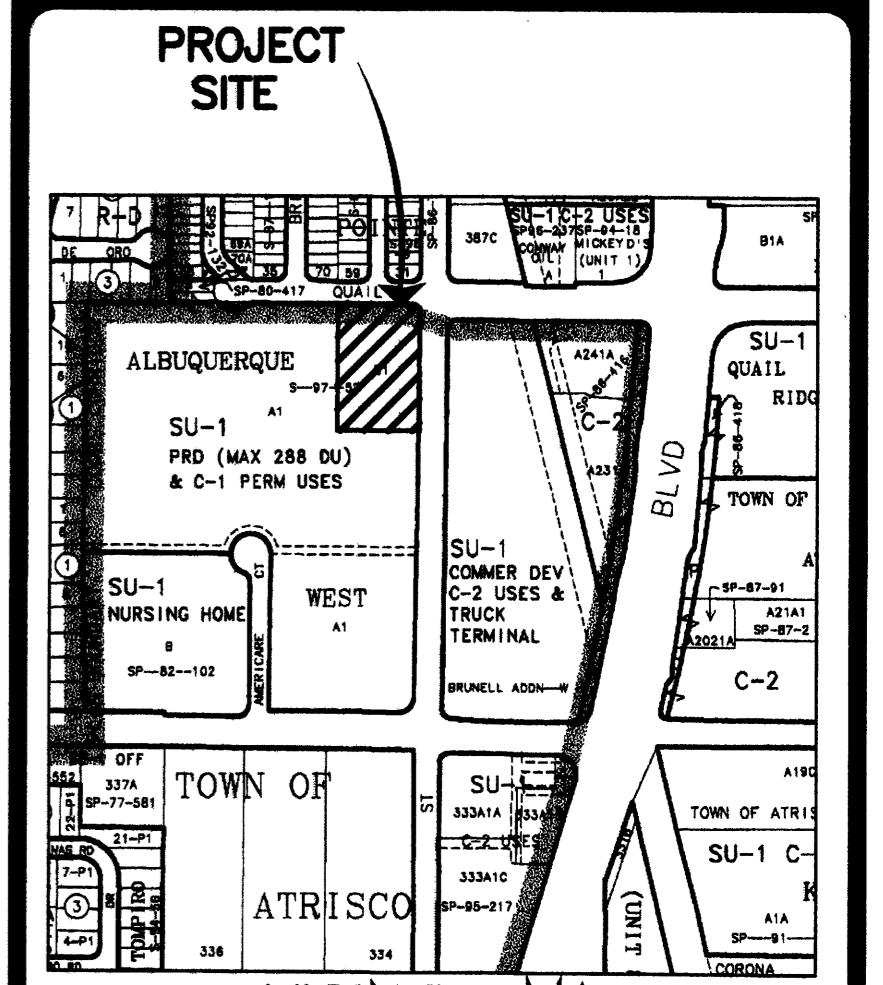
- DIRECTION OF FLOW
- PROPOSED BASIN BOUNDARY
- WATER BLOCK
- FLOWLINE



CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

BPLW
 Architects & Engineers, Inc.
 6200 Uptown Blvd. NE Suite 400 Albuquerque, New Mexico 87110 (505) 881-2759
 49 West First Street Suite 100 Mesa, Arizona 85201 (602) 827-2759
Designing to Shape the Future



F.I.R.M. PANEL 327 OF 825 N.T.S.

REV.	DESCRIPTION	DATE

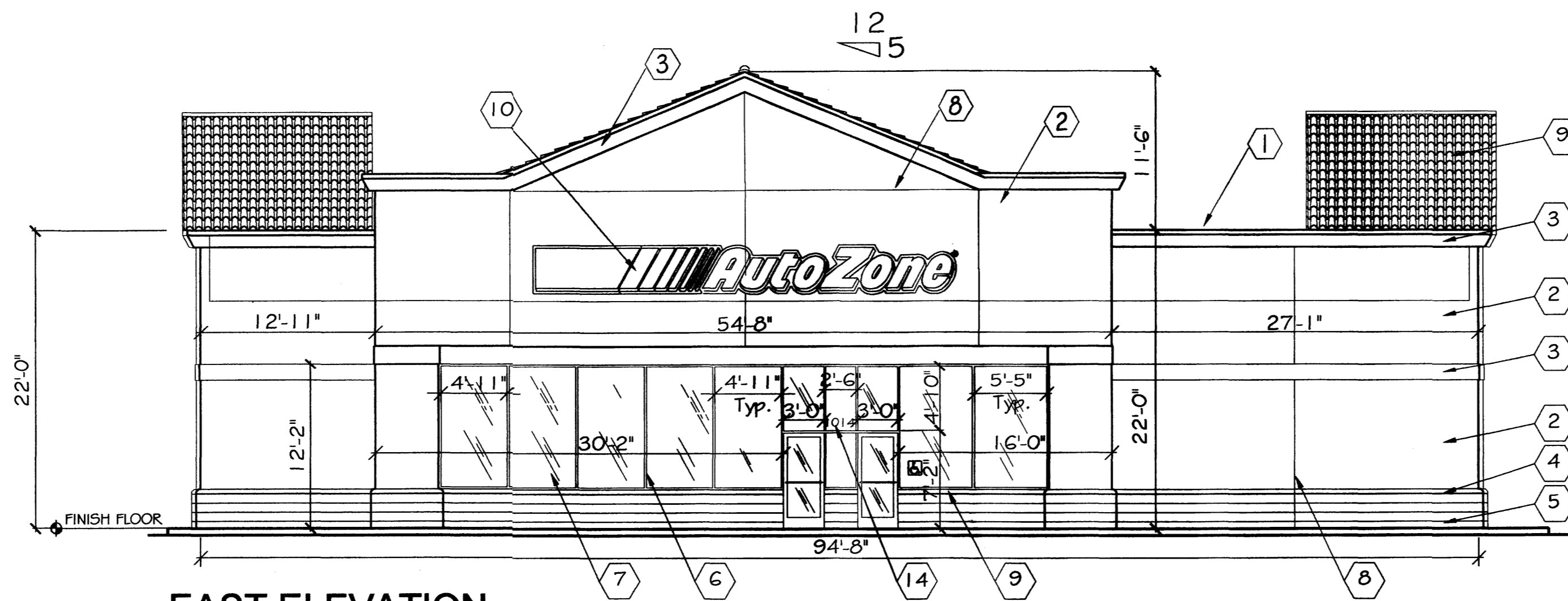
Professional Engineer Seal for Guy C. Jackson, State of New Mexico, License No. 43238, dated 11-03-04.

AUTOZONE 57TH & QUAIL

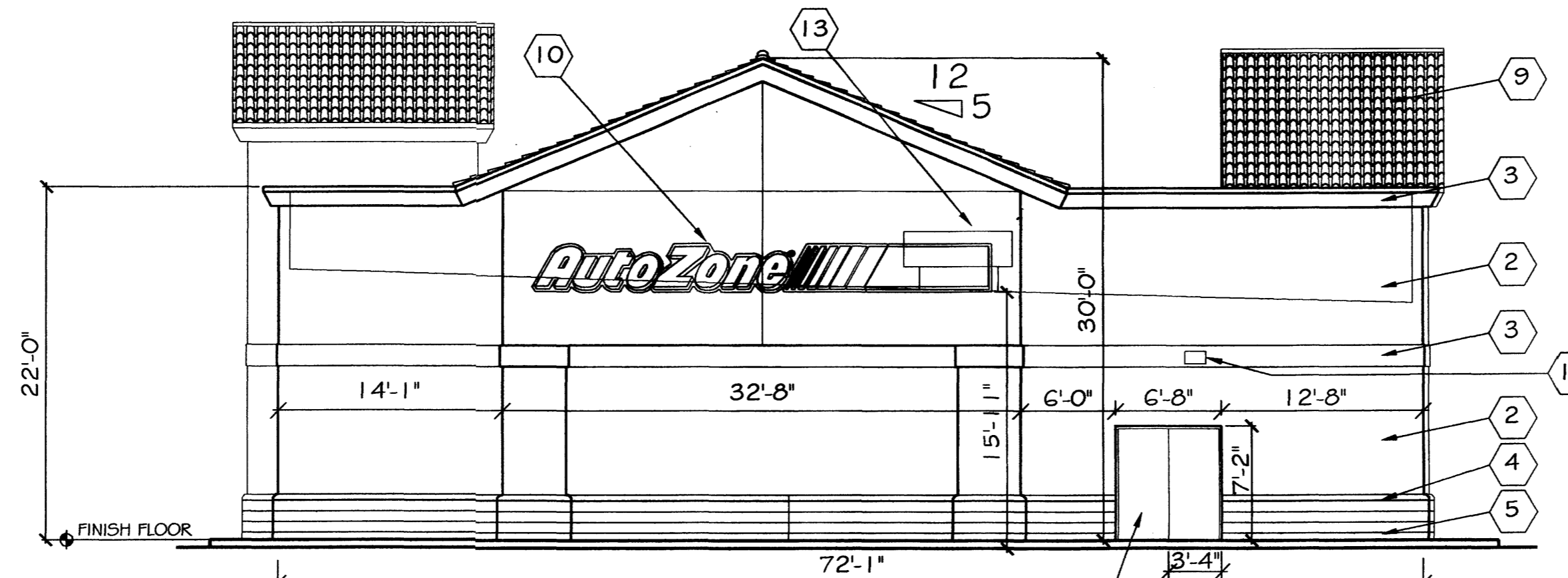
RFB# A04029 DATE 11-4-04

CONCEPTUAL GRADING & DRAINAGE PLAN

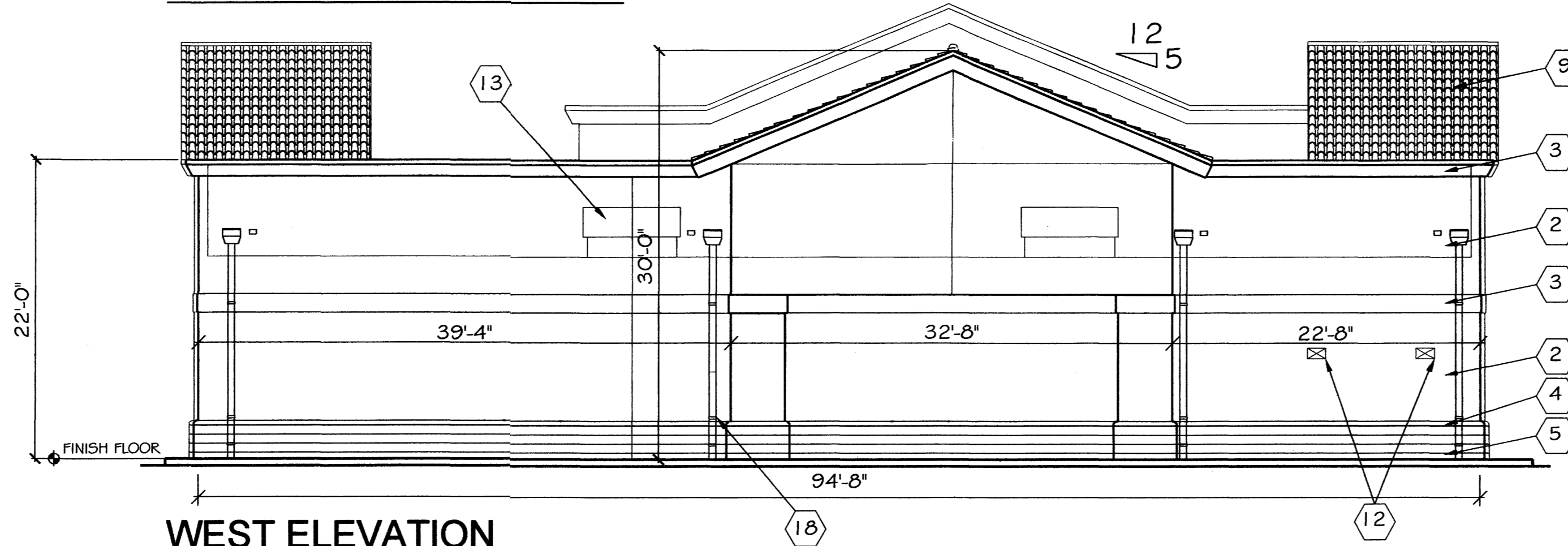
DRAWING NO. **C2.0**
 4/9



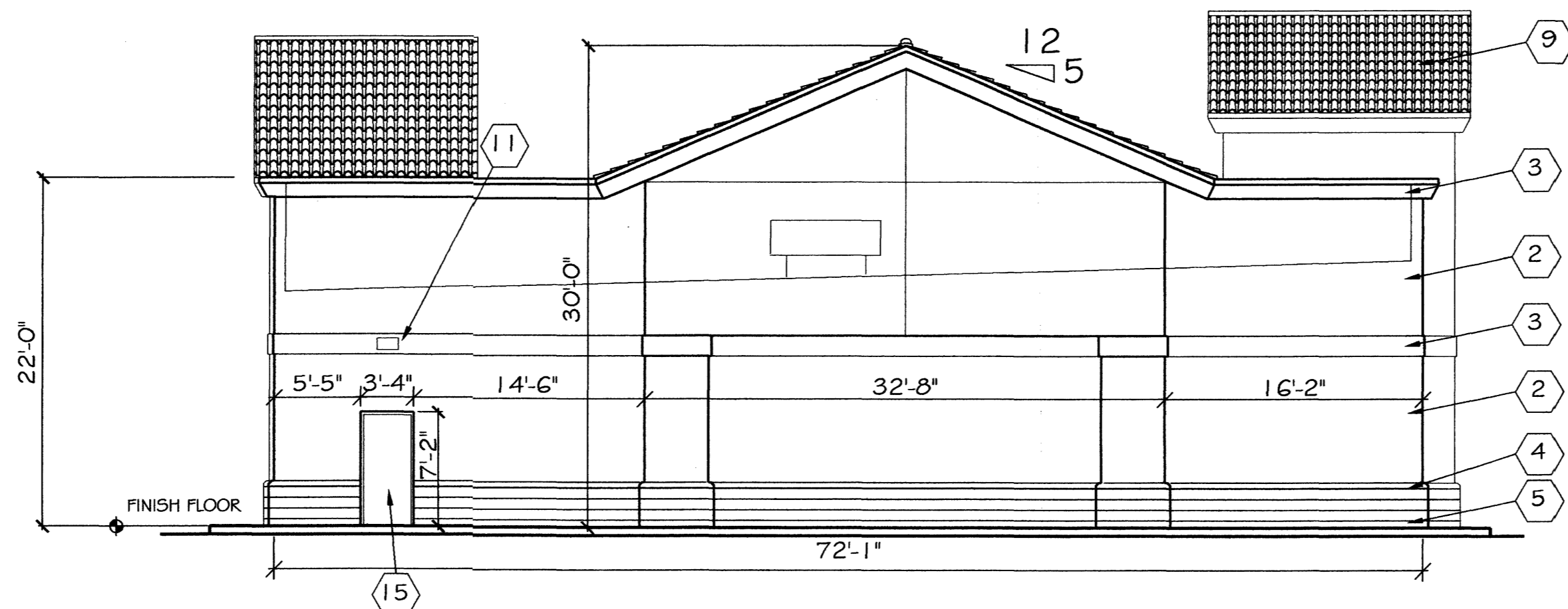
EAST ELEVATION



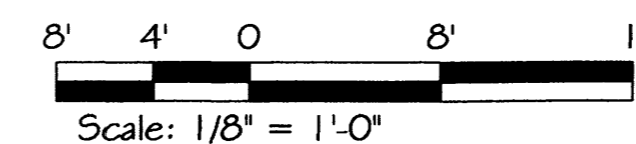
NORTH SIDE ELEVATION



WEST ELEVATION



SOUTH ELEVATION

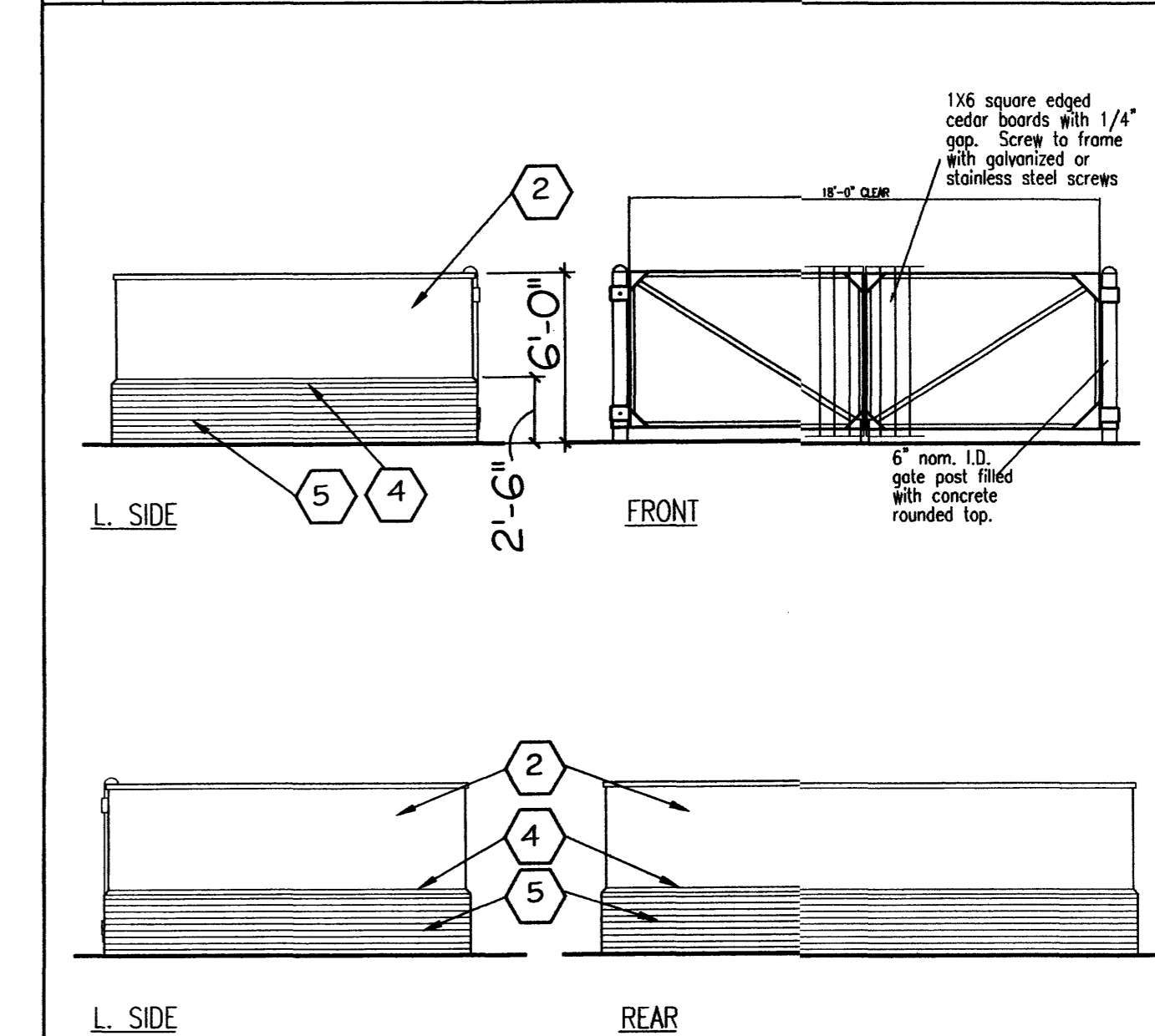


- 1 PREFINISHED ALUMINUM COPING COLOR: MED BROWN
- 2 SMOOTH STUCCO COLOR: LIGHT TAN
- 3 SMOOTH STUCCO COLOR: MED BROWN
- 4 4" SPLIT FACED KERF BLOCK COLOR: MED BROWN
- 5 4" SPLIT FACED BLOCK COLOR: MED BROWN
- 6 PRE-FINISHED ALUMINUM STOREFRONT COLOR: RED KYNAR
- 7 STOREFRONT GLASS COLOR: CLEAR
- 8 V-SCORE GROOZE JOINT, TYP
- 9 CONCRETE BARREL ROOF TILE MANIER LIFE-TILE COLOR: TERRA COTTA
- 10 42" CLOUD SIGN WITH STRIPES
- 11 I75W WALL-PAK LIGHT, TYP
- 12 TOILET WALL VENTS PAINT TO MATCH WALL
- 13 HVAC UNITS BEHIND PARAPET WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 MAN DOOR PAINTED LIGHT TAN
FRAMES PAINTED MED BROWN
- 16 DOUBLE DELIVERY DOORS PAINTED LIGHT TAN
FRAMES MED BROWN
- 17 BRONZE-OPAQUE-GLAZING
- 18 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH
BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W.
OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.

NO SCALE

AWN01AWU2

1 ELEVATION KEY NOTES



2 DUMPSTER ELEVATIONS

AutoZone, Inc.
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8424 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT

Prepared For: **AutoZone**
 Store No. 3406
 57th and QUAIL
 ALBUQUERQUE NM

EXTERIOR ELEVATIONS & NOTES

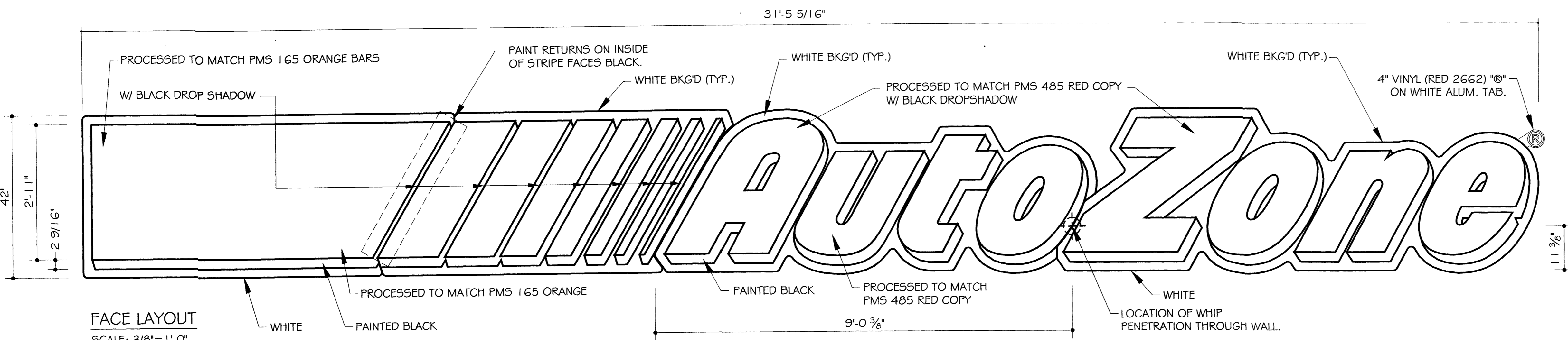
REVISIONS	DATE	SCALE
1.		
2.		
3.		
4.		

SCALE: AS NOTED

DATE
11/15/04

PROTOTYPE SIZE
65W2-RIGHT

PS2
 6/9

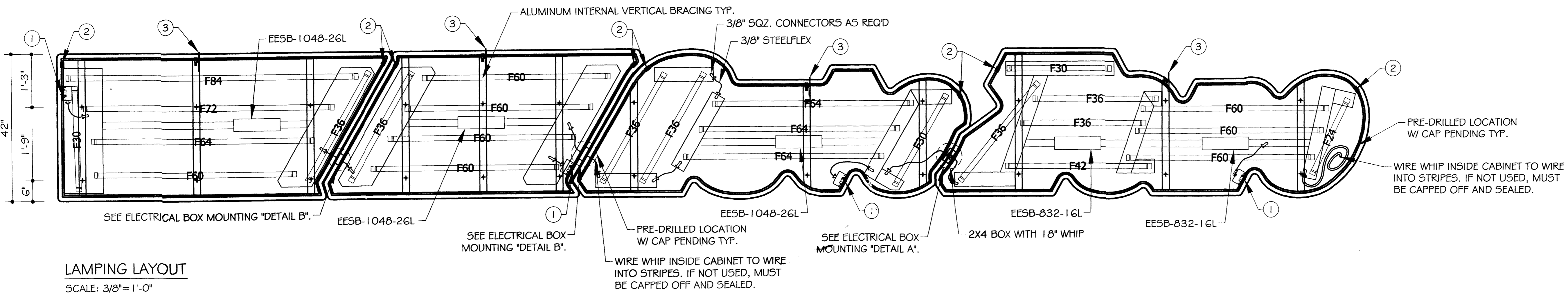


FACE LAYOUT
SCALE: 3/8"=1'-0"

NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

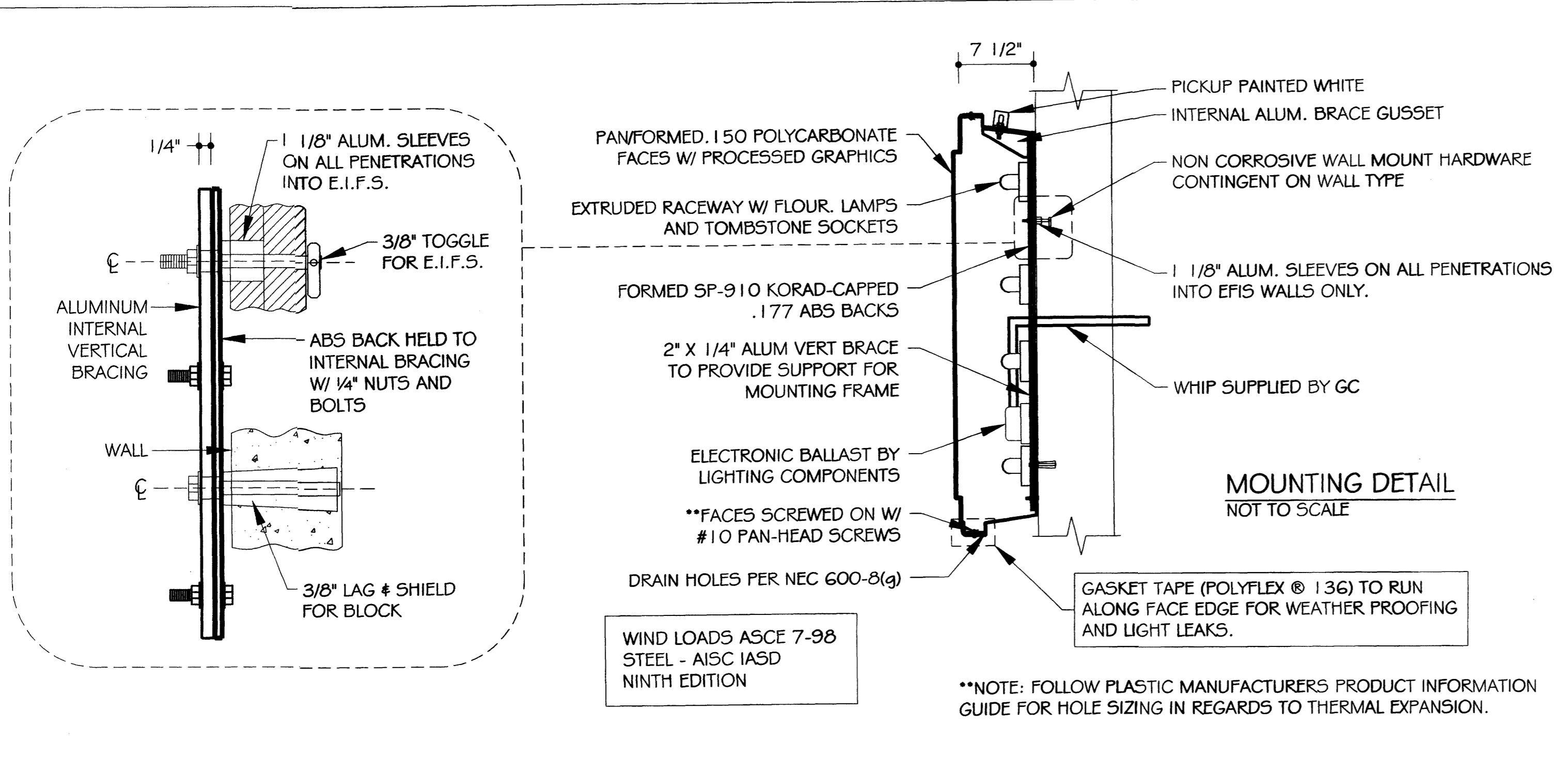
ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.

- "AUTO" CABINET (292 WATTS)**
 (1) F30T12 D/HO FLUORESCENT LAMP
 (2) F36T12 D/HO FLUORESCENT LAMPS
 (3) F64T12 D/HO FLUORESCENT LAMPS
 (6) PAIR -TOMBSTONE SOCKETS
 15' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EESB-1048-26L - 2.5 AMPS EA.
- "ZONE" CABINET (396 WATTS)**
 (1) F24T12 D/HO FLUORESCENT LAMP
 (1) F30T12 D/HO FLUORESCENT LAMP
 (3) F36T12 D/HO FLUORESCENT LAMPS
 (1) F42T12 D/HO FLUORESCENT LAMP
 (3) F60T12 D/HO FLUORESCENT LAMPS
 (9) PAIR -TOMBSTONE SOCKETS
 15' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (2) EESB-832-16L - 1.7 AMPS EA.
- 1-7 BAR CABINET (292 WATTS)**
 (1) F36T12 D/HO FLUORESCENT LAMP
 (4) F60T12 D/HO FLUORESCENT LAMPS
 (5) PAIR -TOMBSTONE SOCKETS
 18' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EESB-1048-26L - 2.5 AMPS EA.
- 8TH BAR CABINET (292 WATTS)**
 (1) F30T12 D/HO FLUORESCENT LAMP
 (1) F36T12 D/HO FLUORESCENT LAMP
 (1) F60T12 D/HO FLUORESCENT LAMP
 (1) F64T12 D/HO FLUORESCENT LAMP
 (1) F72T12 D/HO FLUORESCENT LAMP
 (6) PAIR -TOMBSTONE SOCKETS
 15' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EESB-1048-26L - 2.5 AMPS EA.



LAMPING LAYOUT
SCALE: 3/8"=1'-0"

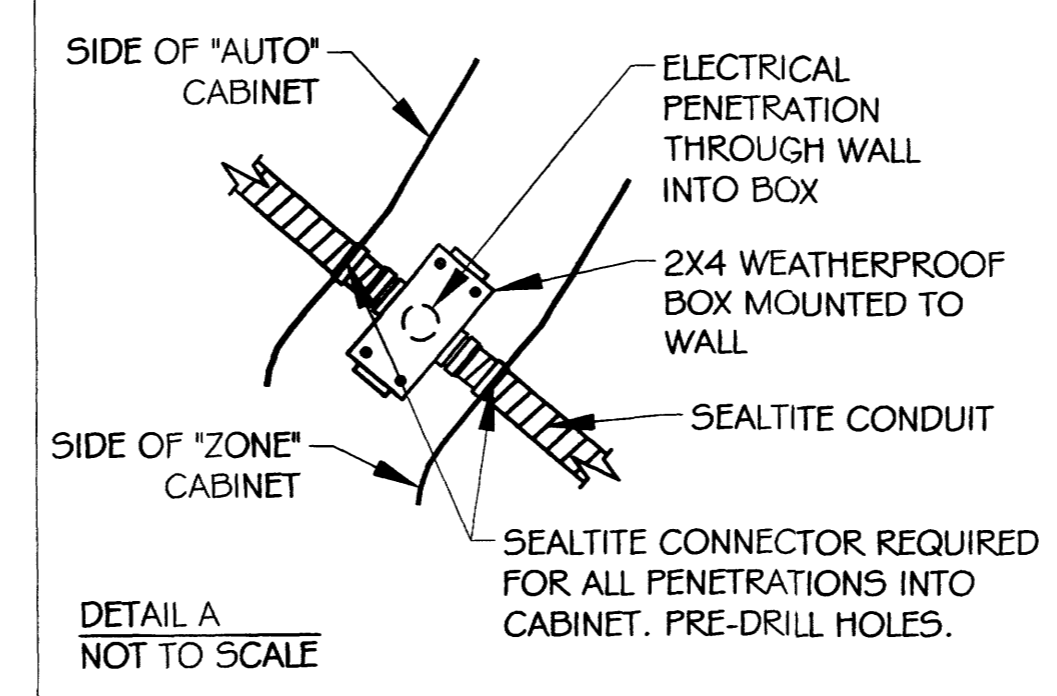
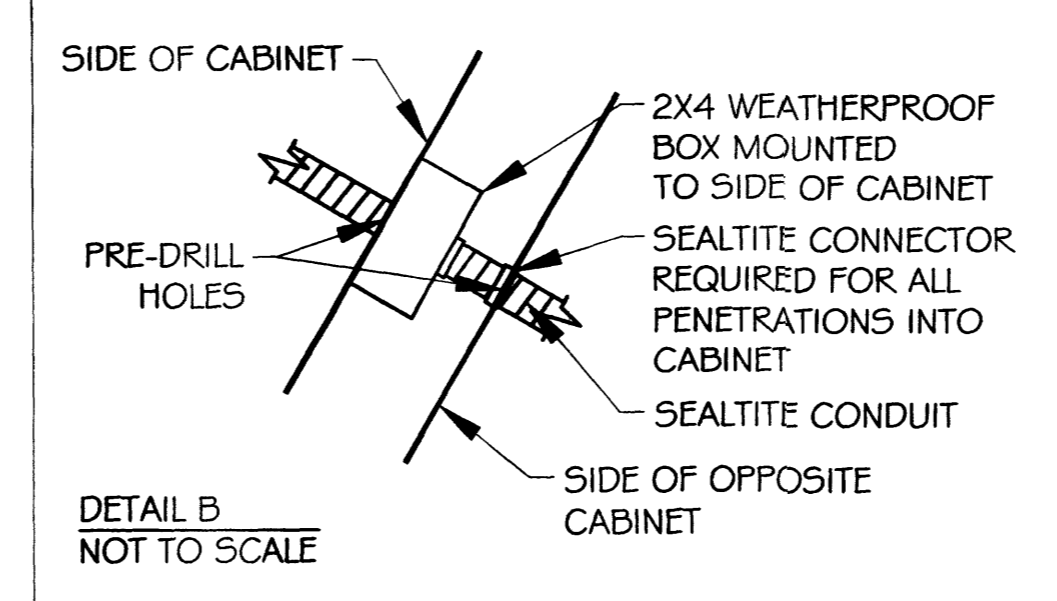
COLORS:
 CLOUD BACKS-----WHITE
 FACE BACKGROUND-----WHITE
 AUTOZONE-----PROCESSED TO MATCH PMS 485 RED
 STRIPES-----PROCESSED TO MATCH PMS 165 ORANGE
 DROP SHADOW-----PAINTED BLACK
 "®"-----MATCH PMS 485 RED
 SEE FACE DETAIL FOR CLARIFICATION



WIND LOADS ASCE 7-98
STEEL - AISC IASD
NINTH EDITION

**NOTE: FOLLOW PLASTIC MANUFACTURERS PRODUCT INFORMATION GUIDE FOR HOLE SIZING IN REGARDS TO THERMAL EXPANSION.

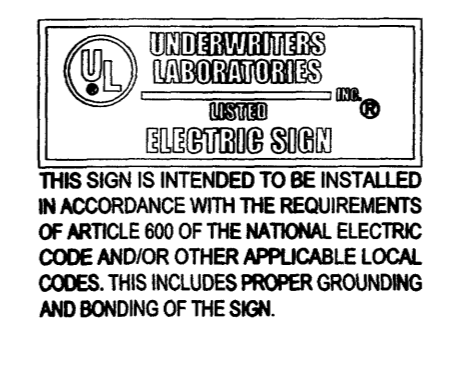
SQUARE FOOTAGE:
 TOTAL: 110.06 SQ. FT. W/SQUARE BOX
 TOTAL: 103.2964 SQ. FT. W/SECTION BOX



- KEY NOTES:**
- VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
 - 1" ALUM. VENT TYP.
 - PICKUP TYP.

ELECTRONIC BALLASTS
10.9 AMPS TOTAL

UNIT WEIGHTS:
 8TH STRIPE ---120 LBS
 7-1 STRIPE ---120 LBS
 "AUTO" ---120 LBS
 "ZONE" ---120 LBS



WINDLOADS	BOLT QTY. PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 1/2" (MIN.) LAG BOLTS*
130 MPH	6	3/8" x 2 1/2" (MIN.) LAG BOLTS*
150 MPH	6	3/8" x 2 1/2" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

POLYFLEX® 136 SINGLE COATED POLYETHYLENE TAPE
TECHNICAL PROPERTIES:
 TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (.229mm)
 ADHESIVE THICKNESS SYNTHETIC RUBBER) 3.5 mils (.089mm)

ADHESIVE TEST DATA:
 PEEL ADHESION (PSTC 1 MOD.) OZ./INCH (N/25mm)
 INITIAL TO 5.5. (20 MIN @ RT) 70 19

BACKING ADHESION (PSTC 1 MOD.) INITIAL TO BACKING SUBSTRATE 35 9.6
 TENSILE STRENGTH (ASTM D-1000) LBS./INCH (N/25mm) 22 96
 ELONGATION (ASTM D-1000) 100%

AutoZone, Inc.
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8726 FAX: (901) 495-8424

Prepared For: AutoZone Store No. 3406 57TH AND QUAIL ALBUQUERQUE NM

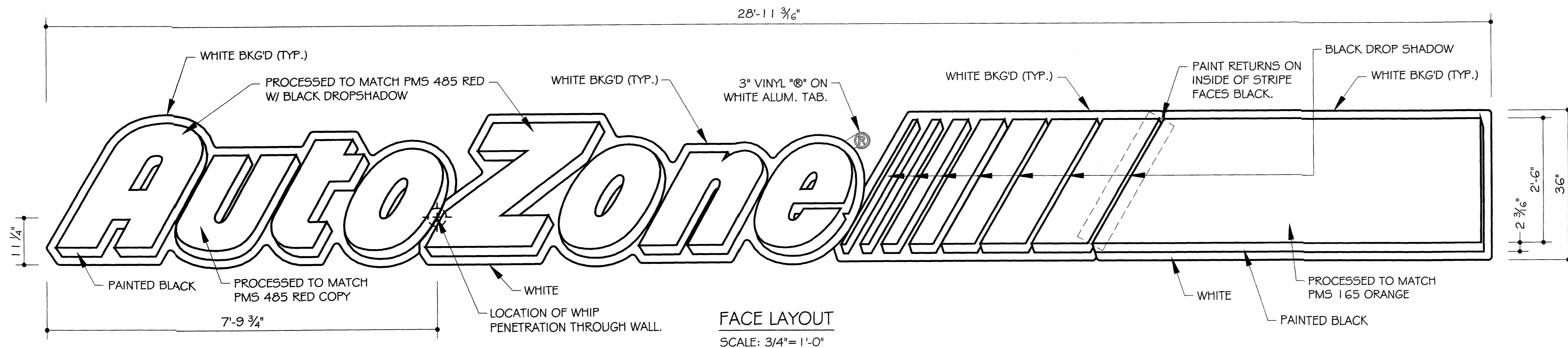
42" CLOUD SIGN WITH STRIPES ON LEFT

REVISIONS

1		
2		
3		
4		

SCALE: 3/4" = 1'-0"

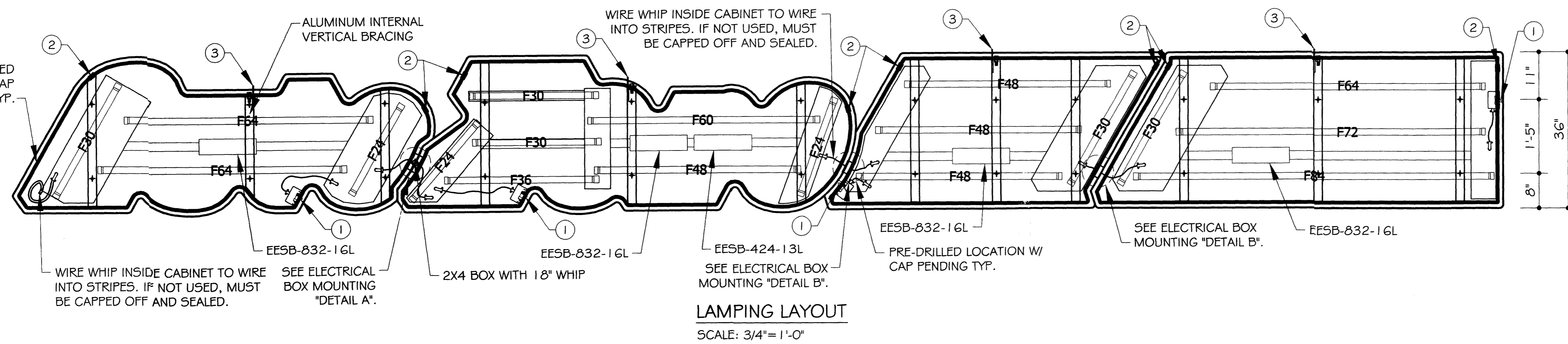
DATE: 11/01/04
 PROTOTYPE SIZE: 65W2-R
SN-1
 7/7



NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.

- *"AUTO" CABINET (198 WATTS)**
 (2) F64T12 D/HO FLUORESCENT LAMPS
 (1) F30T12 D/HO FLUORESCENT LAMP
 (1) F24T12 D/HO FLUORESCENT LAMP
 (4) PAIR -TOMBSTONE SOCKETS
 10' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EE5B-832-1GL - 1.7 AMPS
- *"ZONE" CABINET (332 WATTS)**
 (1) F60T12 D/HO FLUORESCENT LAMP
 (1) F48T12 D/HO FLUORESCENT LAMP
 (1) F36T12 D/HO FLUORESCENT LAMP
 (2) F30T12 D/HO FLUORESCENT LAMPS
 (2) F24T12 D/HO FLUORESCENT LAMPS
 (7) PAIR -TOMBSTONE SOCKETS
 15' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EE5B-832-1GL - 1.7 AMPS
 (1) EE5B-424-13L - 1.1 AMPS
- 1-7 BAR CABINET (198 WATTS)**
 (3) F48T12 D/HO FLUORESCENT LAMPS
 (1) F30T12 D/HO FLUORESCENT LAMP
 (4) PAIR -TOMBSTONE SOCKETS
 12' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EE5B-832-1GL - 1.7 AMPS EA.
- 8TH BAR CABINET (198 WATTS)**
 (1) F84T12 D/HO FLUORESCENT LAMP
 (1) F72T12 D/HO FLUORESCENT LAMP
 (1) F64T12 D/HO FLUORESCENT LAMP
 (1) F30T12 D/HO FLUORESCENT LAMP
 (4) PAIR -TOMBSTONE SOCKETS
 15' FT. OF 1" X 4" EXT. ALUM RACEWAY
 (1) EE5B-832-1GL - 1.7 AMPS EA.



- KEY NOTES:**
- ① VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
 - ② 1" ALUM. VENT TYP.
 - ③ PICKUP TYP.

COLORS:
 CLOUD BACKS-----WHITE
 FACE BACKGROUND-----WHITE
 AUTOZONE-----PROCESSED TO MATCH PMS 485 RED
 STRIPES-----PROCESSED TO MATCH PMS 165 ORANGE
 DROP SHADOW-----PAINTED BLACK
 "®"-----MATCH PMS 485 RED
 SEE FACE DETAIL FOR CLARIFICATION

WINDLOADS	BOLT QTY. PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 1/2" (MIN.) LAG BOLTS*
130 MPH	6	3/8" x 2 1/2" (MIN.) LAG BOLTS*
150 MPH	6	3/8" x 2 1/2" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

POLYFLEX ® 136 SINGLE COATED POLYETHYLENE TAPE

TECHNICAL PROPERTIES:
 TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (.229mm)
 ADHESIVE THICKNESS SYNTHETIC RUBBER 3.5 mils (.089mm)

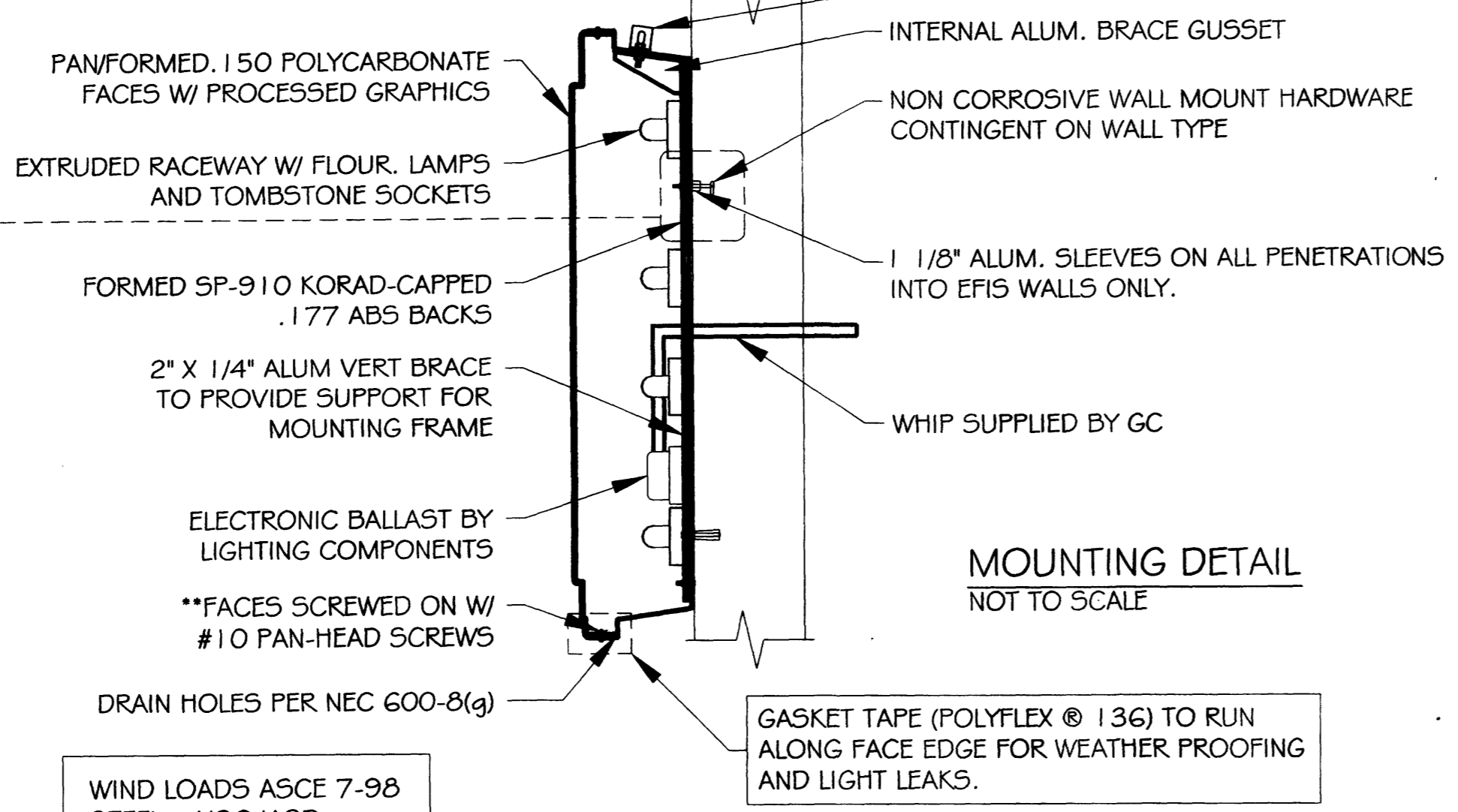
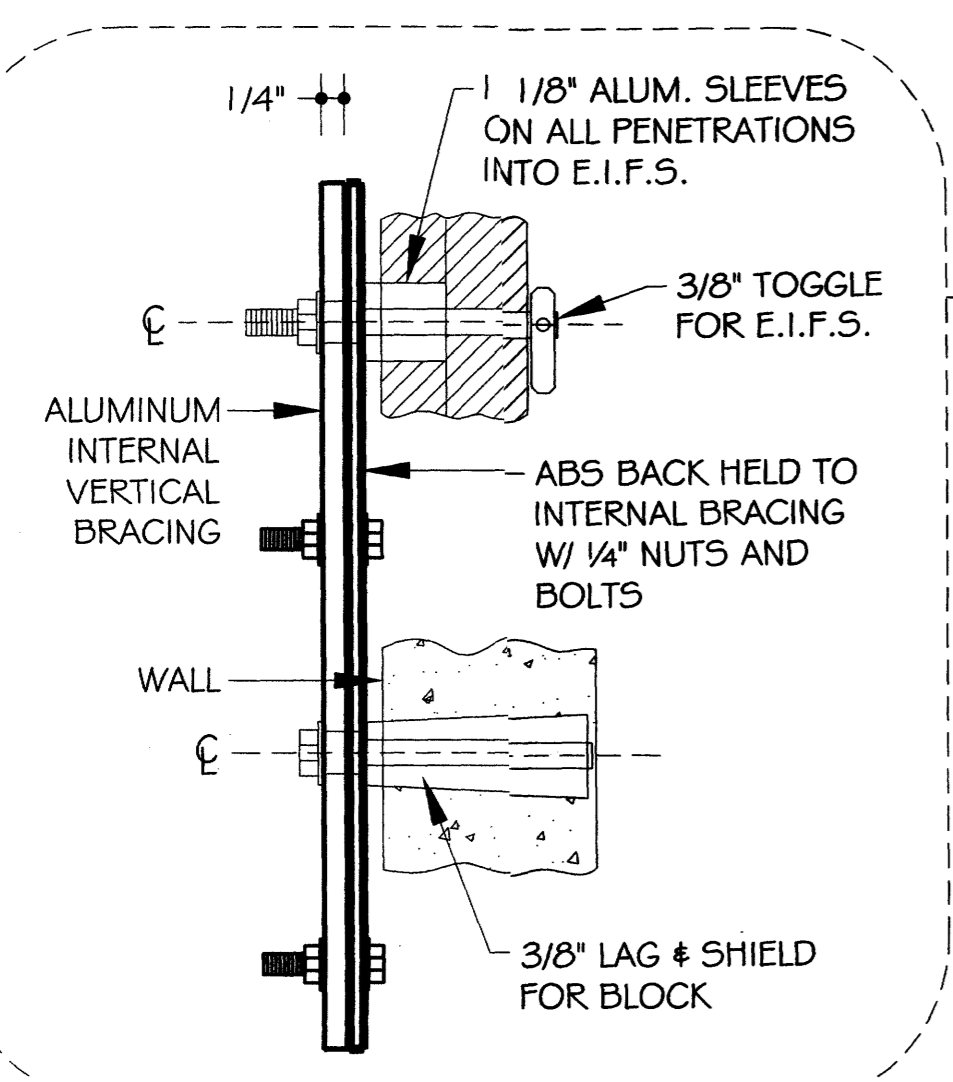
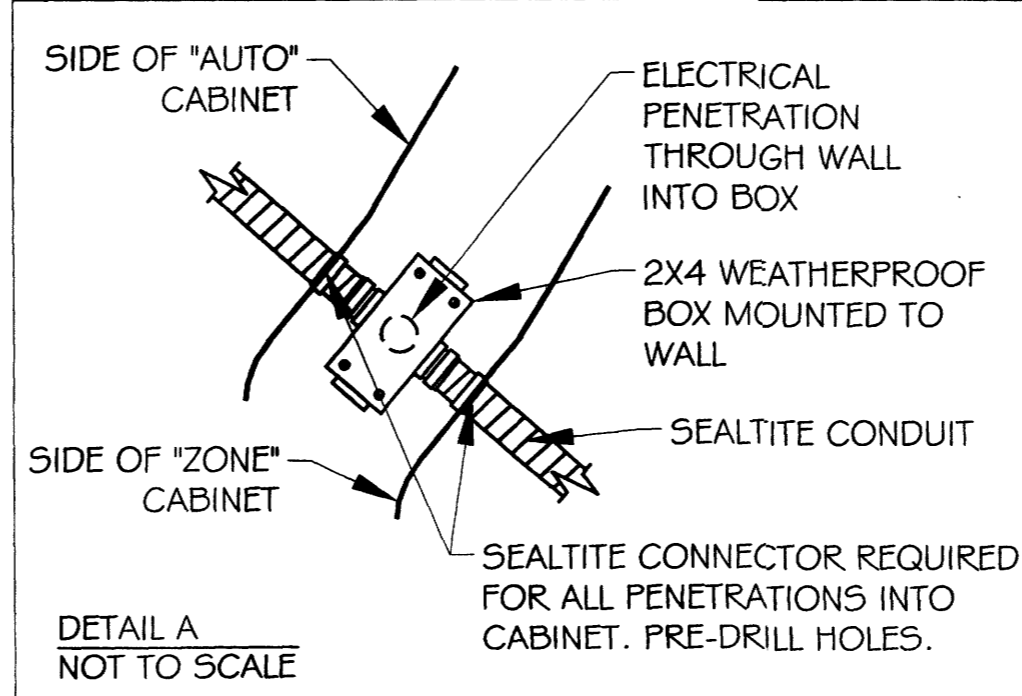
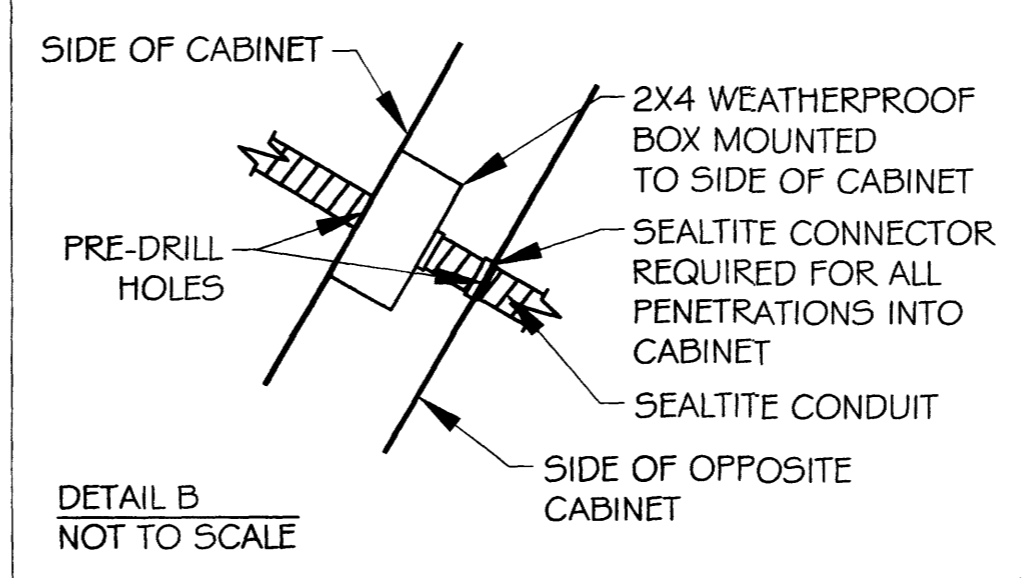
ADHESIVE TEST DATA:
 PEEL ADHESION (PSTC 1 MOD.) OZ./INCH (N/25mm) 70 19
 INITIAL TO 5.5. (20 MIN @ RT)

BACKING ADHESION (PSTC 1 MOD.)
 INITIAL TO BACKING SUBSTRATE 35 9.6

TENSILE STRENGTH (ASTM D-1000) LBS./INCH (N/25mm)
 22 96

ELONGATION (ASTM D-1000) 100%

SQUARE FOOTAGES:
 TOTAL: 86.81 SQ. FT. W/SQUARE BOX
 TOTAL: 81.6029 SQ. FT. W/SECTION BOX

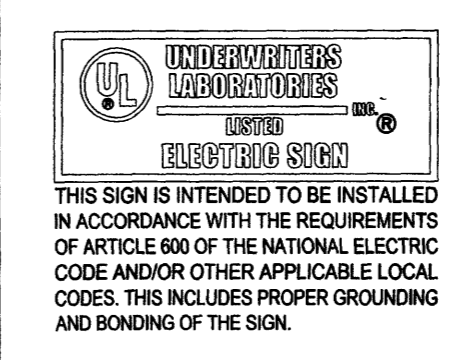


WIND LOADS ASCE 7-98 STEEL - AISC IASD NINTH EDITION

**NOTE: FOLLOW PLASTIC MANUFACTURERS PRODUCT INFORMATION GUIDE FOR HOLE SIZING IN REGARDS TO THERMAL EXPANSION.

ELECTRONIC BALLASTS 7.9 AMPS TOTAL

UNIT WEIGHTS:
 8TH STRIPE 100 LBS
 7-1 STRIPE 100 LBS
 "AUTO" 100 LBS
 "ZONE" 100 LBS



AutoZone, Inc.
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8726 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT
 Prepared For: Store No. 3406
 57TH AND QUAIL ALBUQUERQUE NM

36" CLOUD SIGN WITH STRIPES ON RIGHT

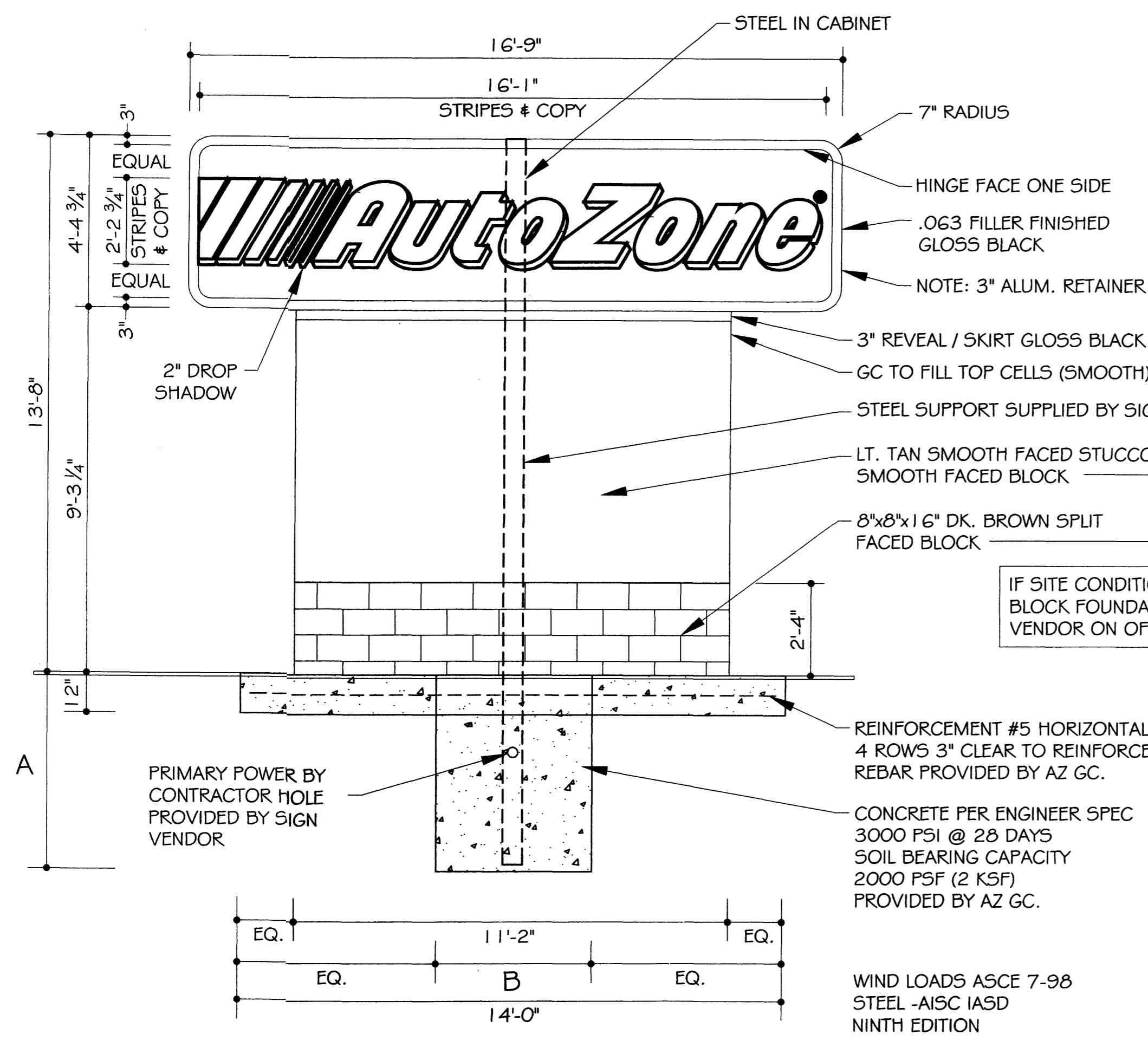
REVISIONS: 1. 2. 3. 4.

DATE: 11/01/04
 PROTOTYPE SIZE: 65W2-R
SN-2
 8/7

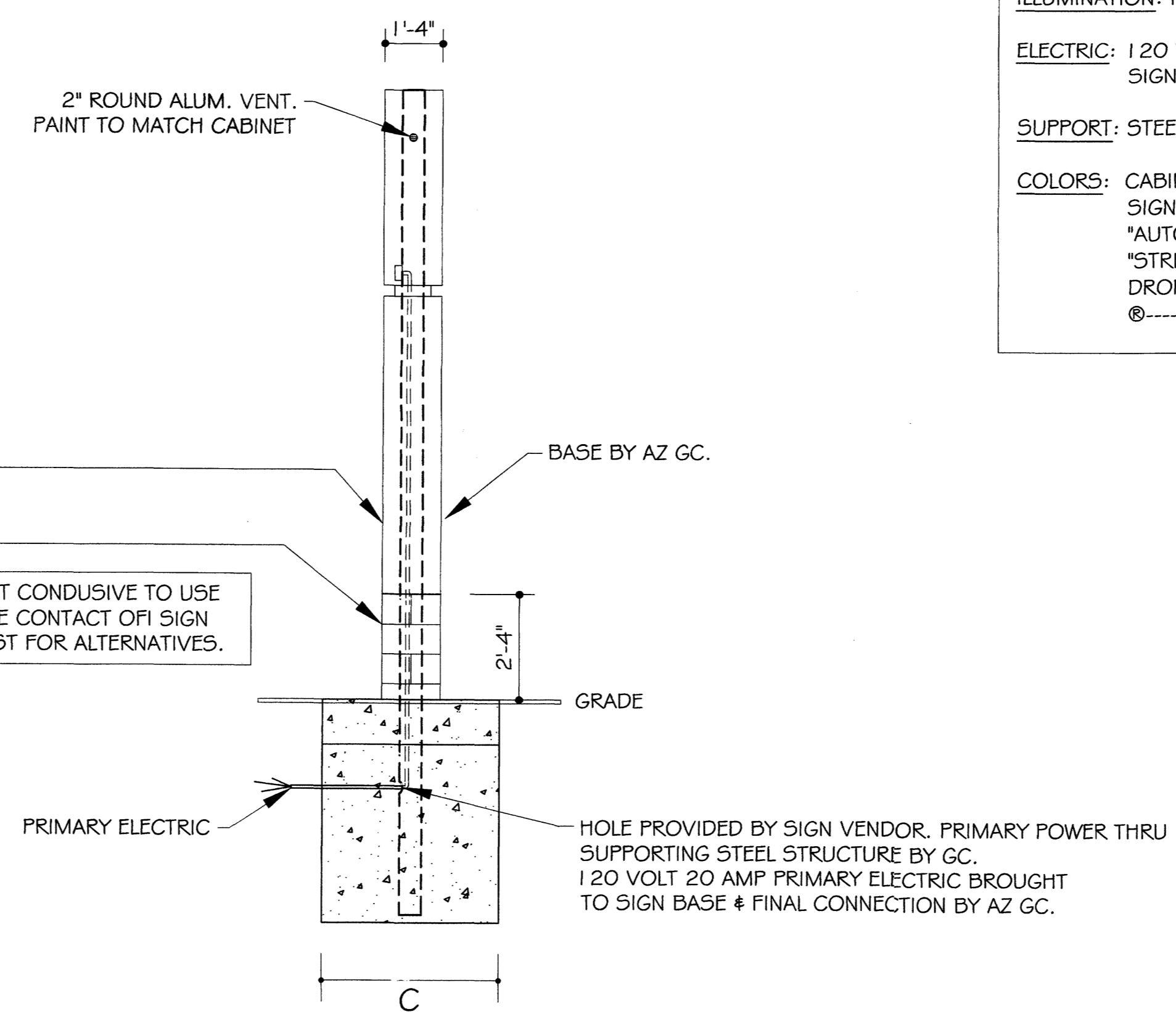
73.63 SQ. FT.

417M-14 MONUMENT SIGN
INTERNALLY ILLUMINATED

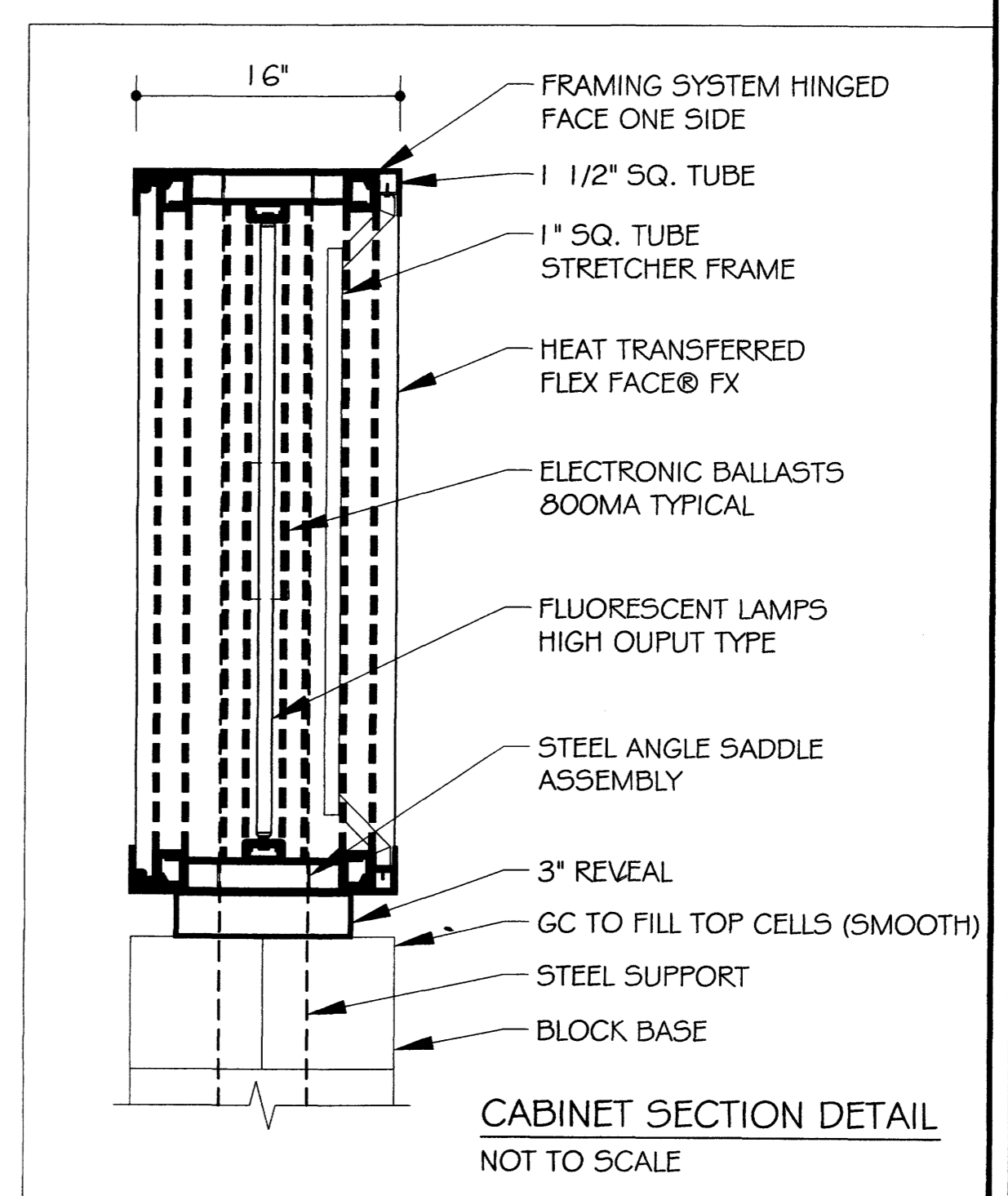
DESIGN LEADER: AN CHECKED: CT DRAWN: AN CHECKED: CT COPYRIGHT 1997



FRONT ELEVATION
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/8" = 1'-0"



CABINET SECTION DETAIL
NOT TO SCALE

GENERAL SPECIFICATIONS:
D/F ILLUMINATED MONUMENT SIGN:

CABINET: FABRICATED OF EXTRUDED ALUMINUM W/ ALUMINUM COMPONENTS.

FACES: ARLON/SIGNECH HEAT TRANSFERRED FLEX FACE® FX.

ILLUMINATION: H.O. FLUORESCENT LIGHTING POWERED BY ELECTRONIC BALLAST.

ELECTRIC: 120 VOLT 20 AMP PRIMARY ELECT. CKTS BROUGHT TO SIGN & FINAL HOOK UP BY AZ GC.

SUPPORT: STEEL PIPE & CONCRETE FOUNDATION PER ENGINEERS SPEC.

COLORS: CABINET-----GLOSS BLACK
SIGN FACE-----WHITE
"AUTOZONE"-----RED (ARLON #FX2GG2) (PMS #485)
"STRIPING"-----ORANGE (ARLON #FX2119) (PMS #165)
DROP SHADOW-----BLACK (ARLON #FX2025)
@-----RED (ARLON #FX2GG2) (PMS #485)

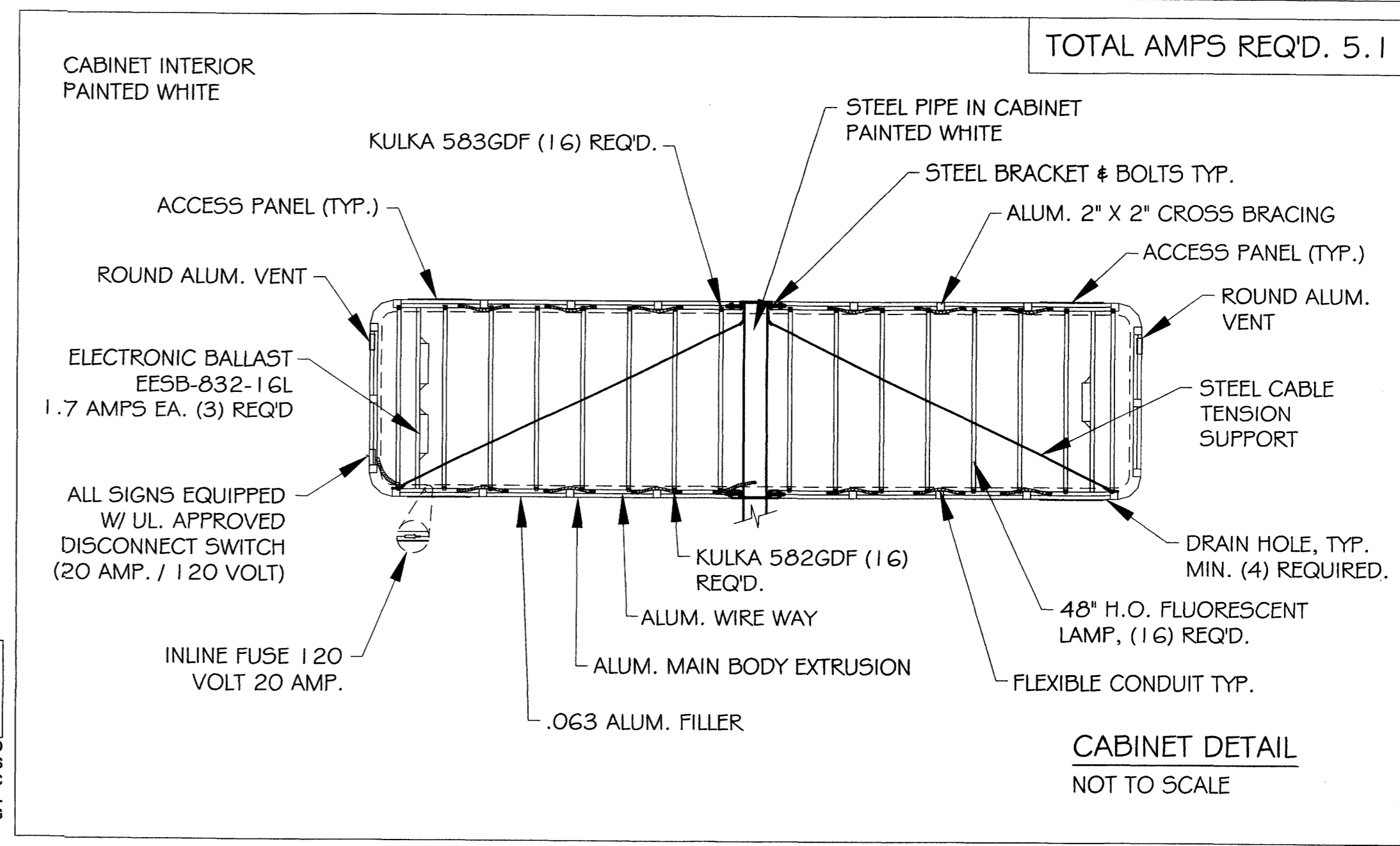
AUTHORITY: SEE N. E. C. ARTICLE 600. ALL PRIMARY CONNECTIONS ARE TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.

PRIMARY ELECTRICAL: ALL PRIMARY ELECTRICAL CONNECTIONS ARE TO MEET OR EXCEED N.E.C. U.L. 48 OR LOCAL ENFORCING.

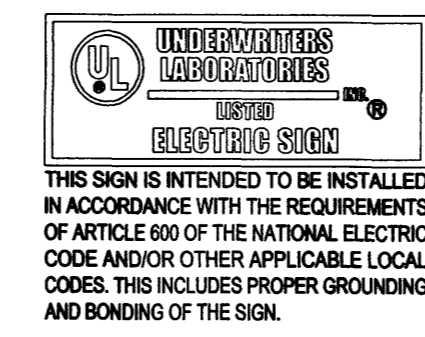
PRIMARY WIRING: SHALL BE (3) #12 THW/THWN (BY OTHERS). GROUNDING PER NEC ARTICLE 250 (BY OTHERS).

BLOCK STYLE FOUNDATION					
WIND LOADS	STEEL IN CABINET	STEEL SUPPORT	FOUNDATIONS		
			A-DEPTH	B-FRONT	C-SIDE
EXPOSURE B-100 MPH	6" DIA. X .280 WALL	6" DIA. X .280 WALL	3'-0"	3'-0"	3'-0"
CONCRETE APPROX. 1.00 CU. YD.					

BLOCK STYLE FOUNDATION
ENGINEERING SPECIFICATIONS
BASED ON 100 MPH WIND LOAD



CABINET DETAIL
NOT TO SCALE



AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8726 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT
Prepared For: Store No. 3406
57TH AND QUAIL
ALBUQUERQUE NM
417-14 MONUMENT SIGN

REVISIONS	DATE
1.	11/01/04
2.	PROTOTYPE SIZE
3.	65W2-R
4.	SN-3

SCALE: 3/8" = 1'-0"

SU-1 PRD (max. 288 du) AND
C-1 PERMISSIVE USES

Site:
The Site is composed of one 1.4726 acre tract, Tract C-1, Albuquerque West Subdivision. Upon platting two tracts will be created; Tract C-1-A and Tract C-1-B. Tract C-1-A will consist of .8262 acres and Tract C-1-B will consist of .6464 acres. Zoning for the site is SU-1 PRD (Max 288 du) and C-1 Permissive Uses.

Proposed Use:
Tract C-1-A is proposed as an AutoZone retail store. Tract C-1-A is planned for neighborhood commercial uses per the C-1 zone.

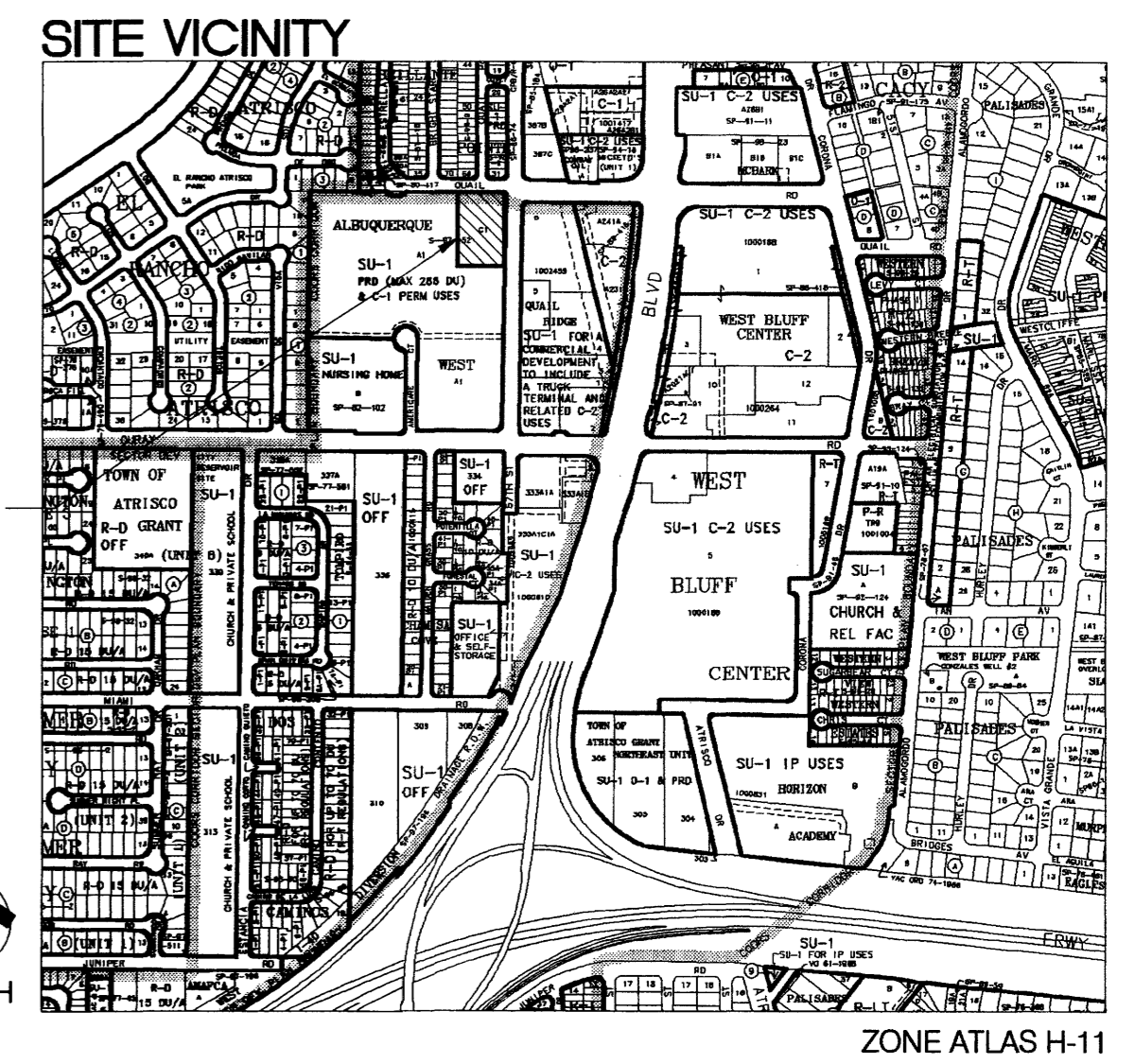
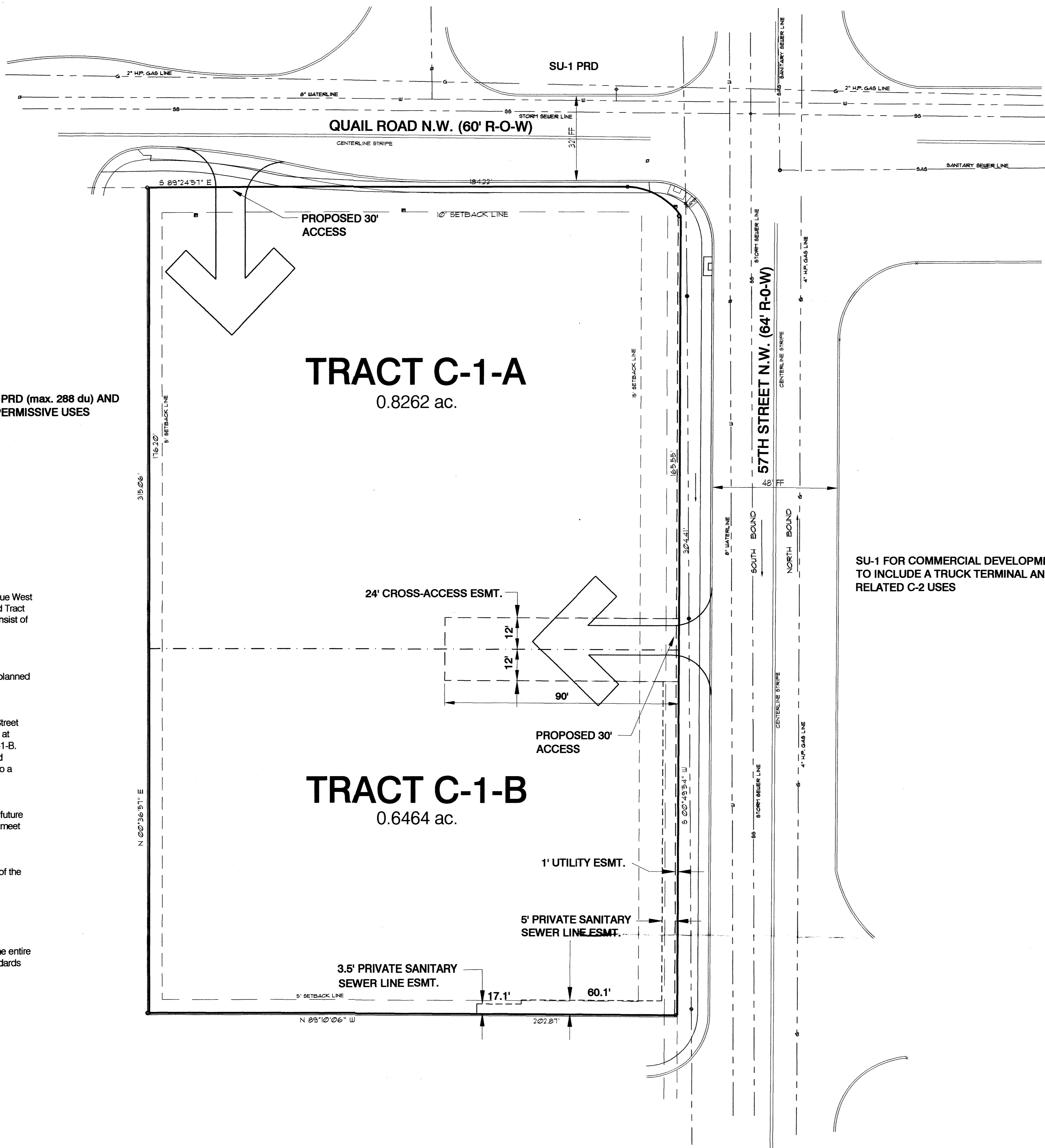
Pedestrian and Vehicular Ingress and Egress:
Access is proposed to both Tract C-1-A and Tract C-1-B from 57th Street through a shared 24 foot private access easement to be established at platting. Additional access is proposed from Quail Road for Tract C-1-B. Pedestrian access will be provided in accordance with City plans and policies. Pedestrian access for Tract C-1-A is proposed to connect to a 4-foot sidewalk along 57th Street.

Internal Circulation Requirements:
Internal pedestrian and vehicular circulation shall be provided in any future Site Plans for Building Permit. All internal circulation standards shall meet City requirements.

Building Height and Setbacks:
Building height and setbacks shall be consistent with the provisions of the C-1 Zone.

Maximum FAR:
A maximum .30 FAR shall be allowed

Landscape Plan:
The Design Standards (see Sheet 2) provide landscape criteria for the entire site. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation contained in the City Comprehensive Zoning Code.



*Scanned
10/27/06*

SPS
PRELIMINARY PLAT
APPROVED BY DRB
ON 1/26/05

PROJECT NUMBER: 1001263
Application Number: CHER-0716

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Dec. 9, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRB 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 SIGNOFF APPROVAL:

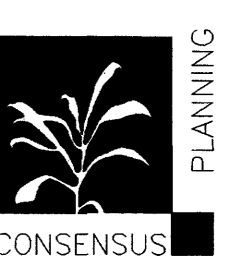
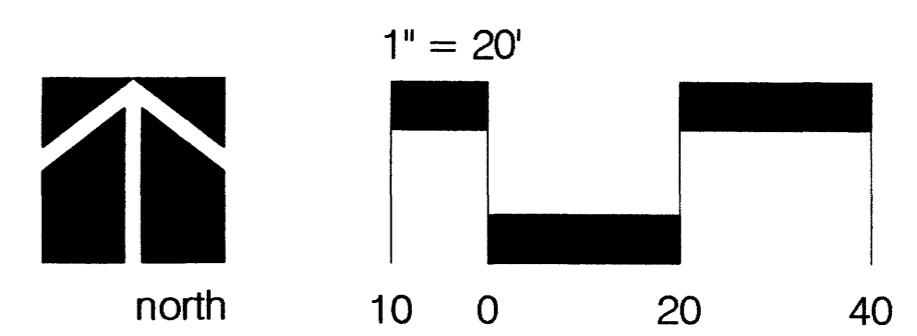
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SU-1 FOR COMMERCIAL DEVELOPMENT
TO INCLUDE A TRUCK TERMINAL AND
RELATED C-2 USES

Site Development Plan for Subdivision AutoZone

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S. Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



DESIGN STANDARDS

INTRODUCTION

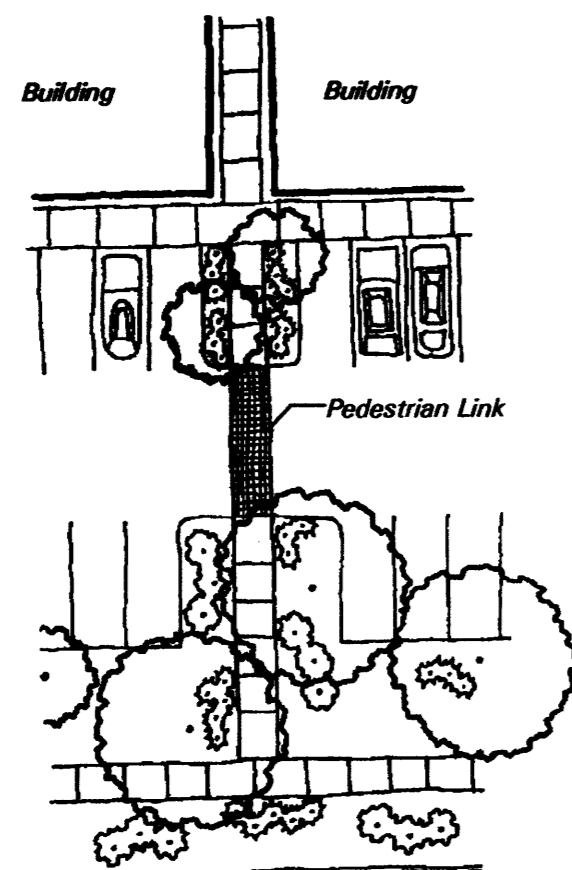
These Design Standards provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract C-1, Albuquerque West Subdivision. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents. In cases where these standards are not consistent with City regulations, the more stringent standards shall.

STREETSCAPE

The intent is to create a visually attractive and inviting streetscape. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards:

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and different paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets.
- Trees shall be provided along pathways at an average spacing of 30 feet.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



Pedestrian links shall be provided to connect buildings on-site and to the adjacent streets

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from residential uses. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive Zoning Code.

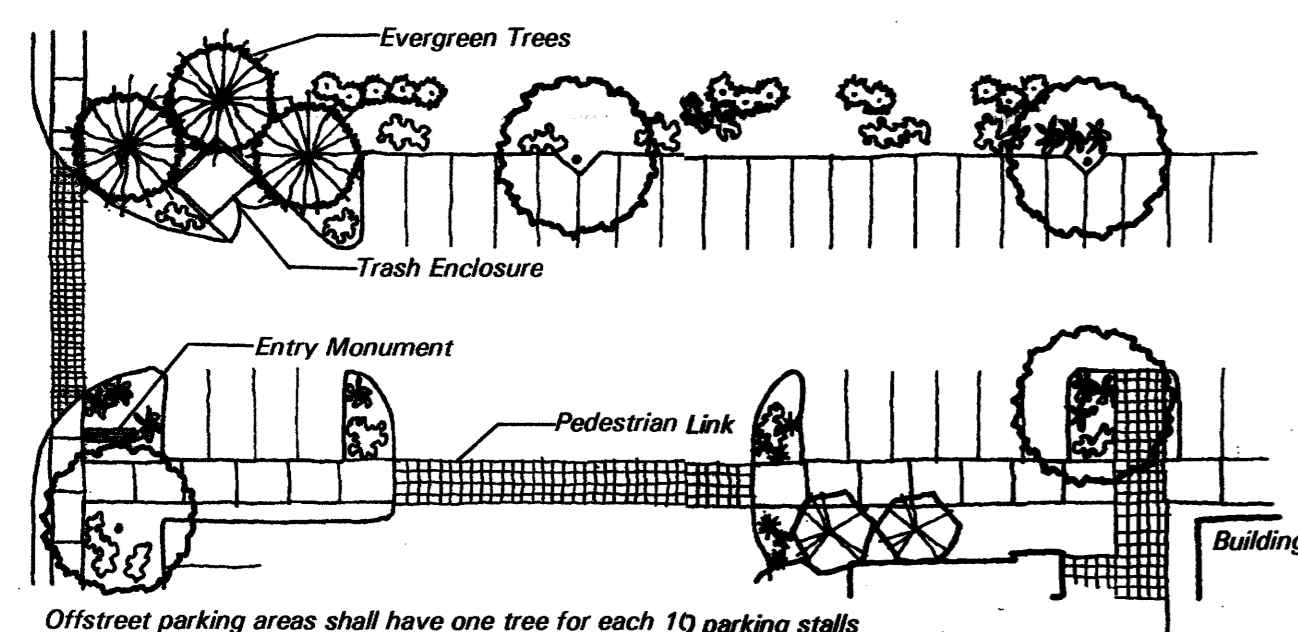
Standards:

Landscape Buffers

- Landscape materials shall be used as a transition between this commercial site and residential properties to the south and west.

Frequency of Plantings, Installation, and Size

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking stalls with no stall being more than 100 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet, except where trees are (planted) then they shall be a minimum of 36 sf and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.



Offstreet parking areas shall have one tree for each 10 parking stalls

- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

Street Trees

Fraxinus spp.
Pinus nigra
Pistachia chinensis
Prunus spp.

Ash varieties
Austrian Pine
Chinese Pistache
Flowering Plum varieties

General Use Plant Materials:

Trees

Chilopsis linearis
Chitalpa tashkentensis
Forestiera neomexicana
Fraxinus spp.
Gleditsia spp.
Koeleruteria paniculata
Pinus nigra
Platanus acerifolia
Pyrus calleryana
Vitex agnus - castus

Desert Willow
Chitalpa
New Mexico Olive
Ash varieties
Goldenrain Tree
Austrian Pine
London Planetree
Ornamental Pear
Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia
Artemisia tridentata
Baccharis pilularis
Caesalpinia gilliesii
Caryopteris clandonensis
Chrysothamnus nauseosus
Cotoneaster spp.
Dalea spp.
Hesperaloe parviflora
Juniper chinensis spp.
Lonicera japonica 'Halliana'
Perovskia atriplicifolia
Photinia fraseri
Potentilla fruticosa
Raphiolepis indica
Rhus trilobata
Rosmarinus officinalis
Salvia greggii

Sand Sage
Big Leaf Sage
Dwarf Coyotebush
Bird of Paradise
Blue Mist
Chamisa
Cotoneaster varieties
Dalea varieties
Red Yucca
Juniper varieties
Hall's Honeysuckle
Russian Sage
Photinia
Shrubby Cinquefoil
India Hawthorn
Threelobed Sumac
Rosemary
Cherry Sage

Ornamental Grasses

Miscanthus sinensis
Muhlenbergia spp.
Pennisetum spp.
Stipa tenuissima

Maiden Grass
Muhly Grass
Fountain Grass
Threadgrass

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards:

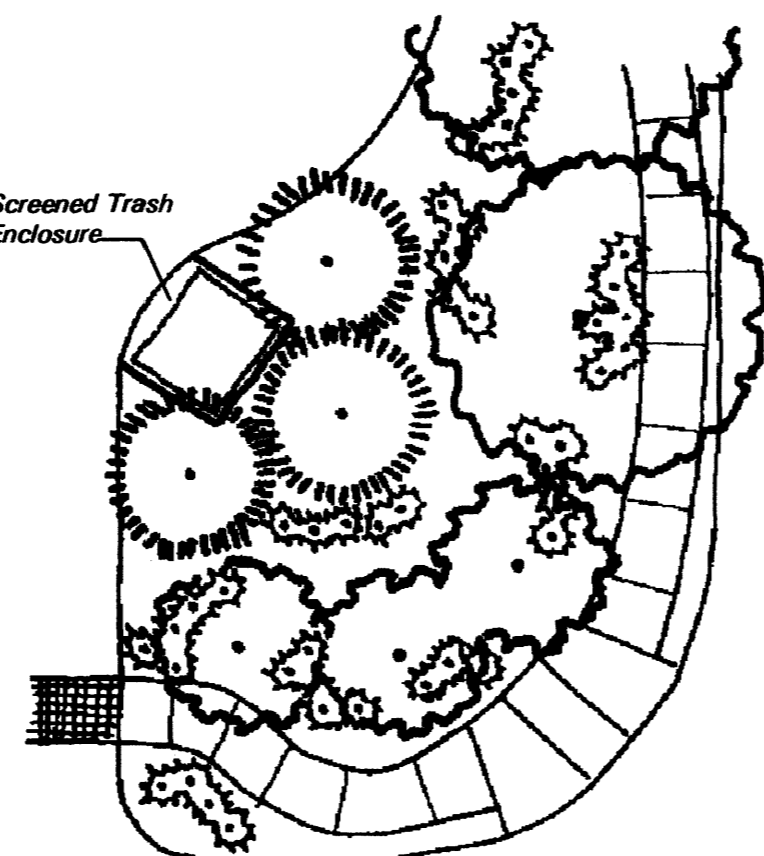
All building setbacks and parking area setbacks will be consistent with C-1 setback standards.

SITE PLANNING/ARCHITECTURE

Site Planning Standards:

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for non-residential uses of the Comprehensive City Zoning Code.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code, plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip along the (front) of the property shall be a minimum of 10 feet in width. The landscape strip along the side of the property shall have an average width of six feet. Front and side landscape strips shall be designed with a combination of plant materials, walls or fences, and/or earthen berming.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with architecturally integrated walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- All walls shall be designed in accordance with the City of Albuquerque Wall Regulations contained in the City Comprehensive Zoning Code, Section 14-16-3-19.



All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the C-1 zone per Section 14-2-16-16 of the City of Albuquerque Comprehensive Zoning Code. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards:

- Free-standing monument style signs are encouraged.
- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 75 square feet.
- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on (façades) that are visible from residential areas.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

Standards:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing. Additional shielding shall be provided for all lights northern edge of the property to provide additional screening for the adjacent residential areas.



The use of pedestrian scale lighting is encouraged to accent pedestrian zones.

Tract C-1 Albuquerque West Subdivision

Prepared for:
AutoZone, Inc.
Design Department #8320
123 S Front Street
Memphis, TN 38103

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



CONSENSUS
PLANNING
January 11, 2005
Sheet 2 of 2