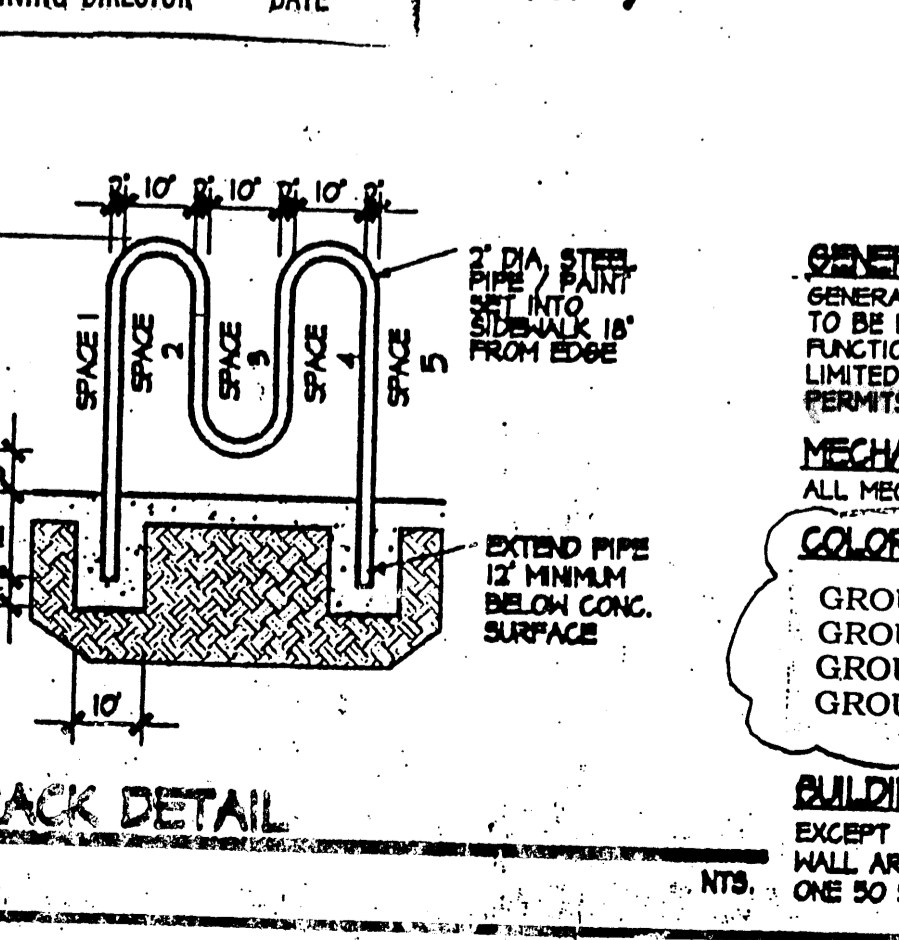
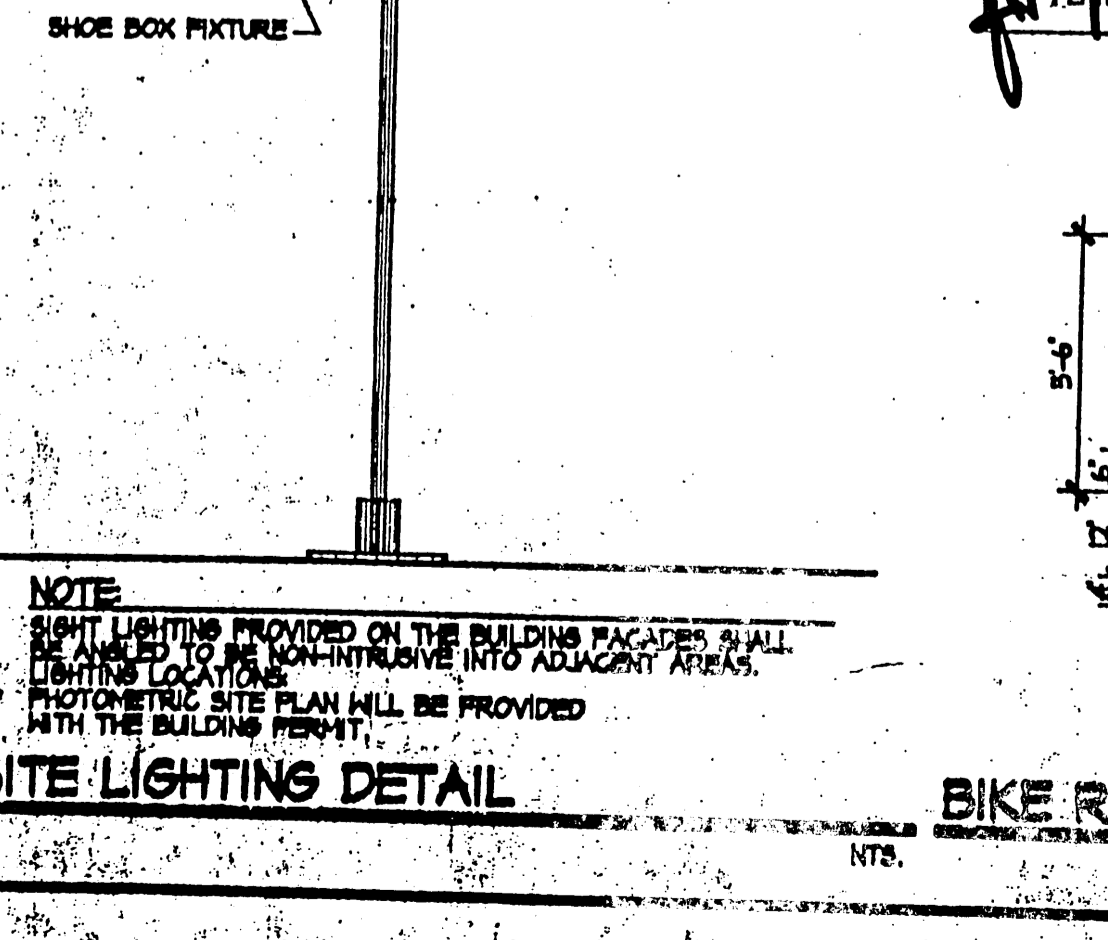
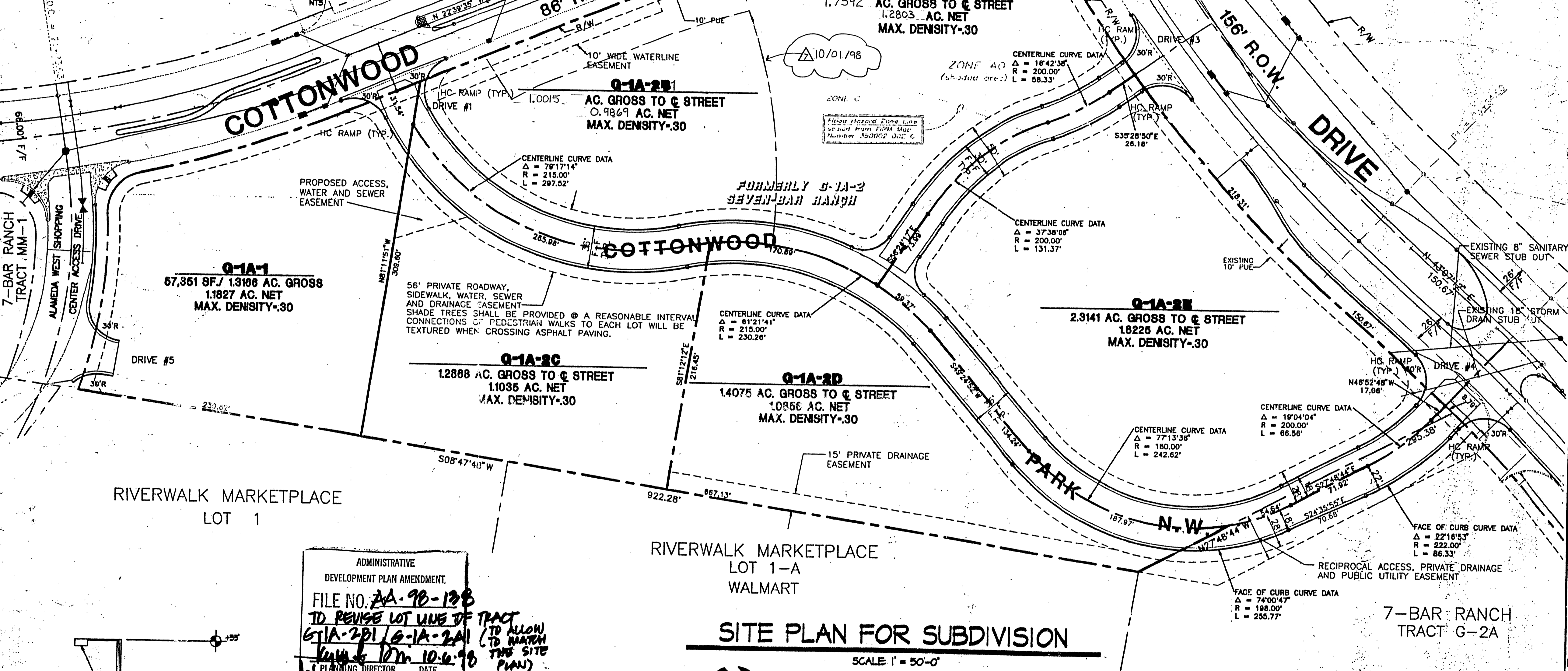
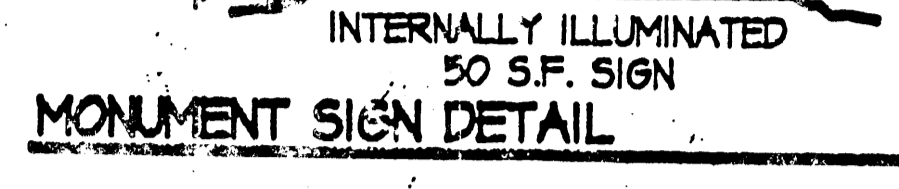


- KEYED NOTES**
- 6" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
  - FINISH GRADE.
  - SLOPE STUCCO CAP.
  - 4-4 BARS CONT. @ BOTTOM OF FOOTING 14 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
  - 2-4 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS @ 16" O.C. VERTICAL. BRUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
  - 1/2" EXP. JUNCTION MATERIAL.
  - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6M6 - 10X10 B.M.
  - 5" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6M6 - 10X10 B.M. W/ TURN-DOWN EDGE.
  - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-4" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
  - BRUT PAVING.
  - BRUT ALL CELLS SOLID BELOW GRADE TYPICAL.

**REFUSE ENCLOSURE**



**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**  
 GENERAL ARCHITECTURE CHARACTER FOR 6-1 SITES IS AS FOLLOWS: STRUCTURES WILL BE CEMENTITIOUS FINISH. STRUCTURES ARE TO BE PREDOMINANTLY FLAT-ROOFED. HOWEVER, PARTIAL BUILDING AREAS SUCH AS PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO THE MAJOR BUILDING MASS MAY HAVE SLOPED ROOFS. BUILDING HEIGHTS ARE LIMITED TO 32' FOOT PARAPET HEIGHTS FOR THE MAIN BUILDING WALL. THE APPROVAL OF THE SITE PLANS FOR BUILDING PERMITS FOR EACH SITE WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD.

**MECHANICAL EQUIPMENT SCREENING**  
 ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT-OF-WAY.

**COLOR PALETTE**  
 GROUP #1 (PRIMARY): LIGHT TAN TO LIGHT PINK  
 GROUP #2 (BANDING): TAN, CREAM, ROSE  
 GROUP #3 (ACCENTS): BRONZE, BLUE/GREEN, WHITE  
 GROUP #4 (ROOF): GREEN, TEAL

**BUILDING SIGNAGE**  
 EXCEPT AS NOTED UNDER AWNINGS ALL SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NO TO EXCEED 4% PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. LETTERS ARE TO BE INTERNALLY ILLUMINATED EXPOSED NEON IS PERMITTED. ONE 50 SF. MONUMENT SIGN PER SITE IS ALLOWED.

**DRIVEWAY NOTES**  
 DRIVEWAYS ARE TO BE LOCATED AWAY FROM THE FRONTS OF STORES TO MINIMIZE CONFLICTS BETWEEN PEDESTRIANS AND CURBS

**AWNINGS**  
 AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED 10 PERCENT OF THE AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCEPTED COLORS ON AWNING ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO PROVIDED WITH EACH SUBMITTAL.

**ROOF SURFACE**  
 THE FLAT ROOF SURFACES IS TO BE GRAVEL AND BURROOFING IS TO BE STANDING SEAM MET. ROOF.

**GLAZING**  
 REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR TINTED GLASS IS PERMITTED.

**SERVICE AREAS**  
 SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE ADJACENT PUBLIC RIGHTS OF WAY AND FREE-STANDING DUMPSTER LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING WALL COLOR AND MATERIAL.

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

**TRIP GENERATION BUDGET**

Approval of this Plan for Subdivision is based in part on the traffic study dated July 1994 which established an overall budget of trips to be generated by the Subdivision. The maximum of a drive-in Credit Units facility was not contemplated in that study. In order to ensure the budget is not exceeded, the undersigned owner, its successors and assigns, agree to the following conditions:

- One year after issuance of a Certificate of Occupancy by the Credit Union, the developer shall perform a field traffic count for AM and PM peak hours to verify proposed trip generation rate of the facility. This count will be compared to the theoretical generation for such a facility. If a 40% peak ratio in the AM peak and 35% total trips in the PM peak. Pass-By and Mixed Use adjustments may not be applied.
- If the field counts show the Credit Union generates a greater number of trips than projected, the developer will adjust the land uses in the remainder of the subdivision to compensate. In the alternative, the developer will be required to re-analyze and have re-approved a Traffic Study for the Subdivision based on the new uses.
- 6 drive-in lanes and 1 ATM lane are hereby approved on the Credit Union site; future expansion of the drive-in lanes will require the Credit Union to re-analyze and have re-approved the Traffic Study for the Subdivision.

VRANGLER PROPERTIES LIMITED LIABILITY COMPANY  
 An Oklahoma Limited Liability Company  
*Donald L. Chalmers*  
 Donald L. Chalmers, Manager

**LEGAL DESCRIPTION:**  
 TRACTS 6-1A-1 AND 6-1A-2A THRU 6-1A-2E OF SEVEN-BAR RANCH, PART OF TRACT 6-1A-1, COTTONWOOD DRIVE NW, AND ELLISON DRIVE NW, ALBUQUERQUE, NEW MEXICO.

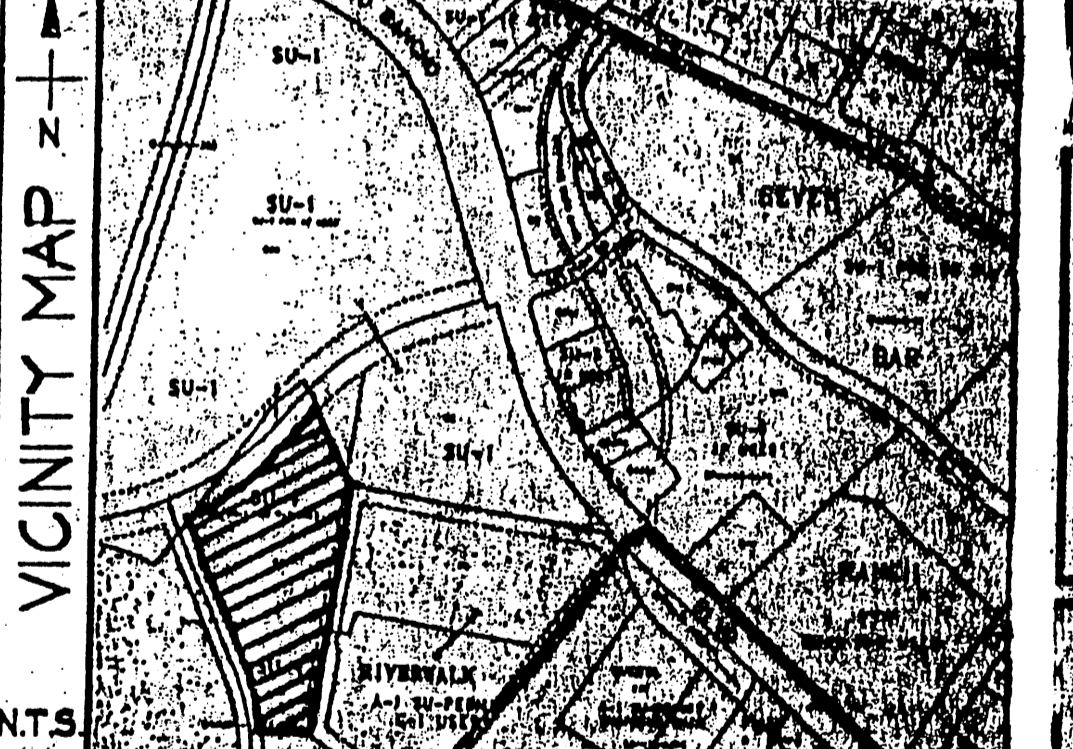
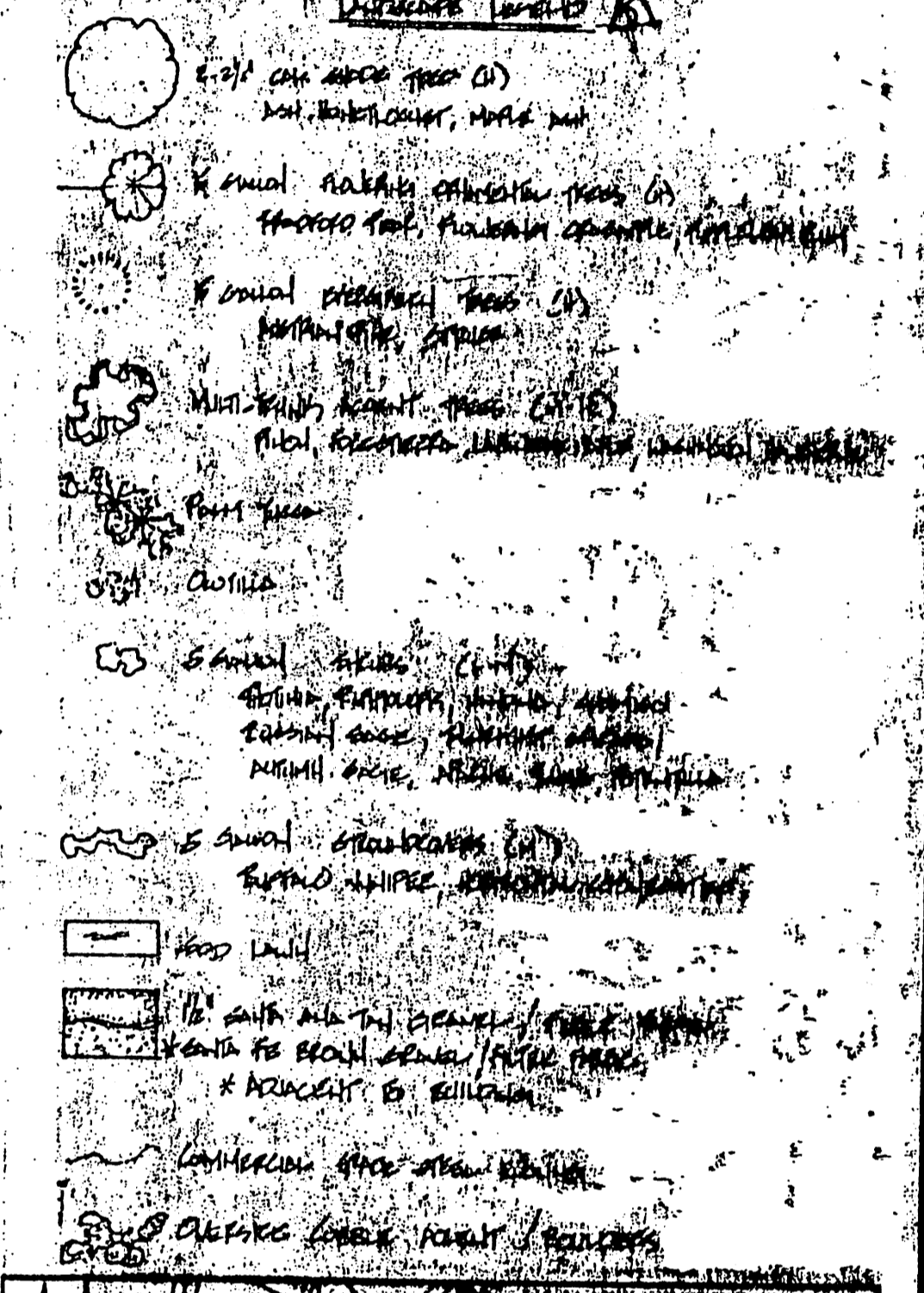
**CURRENT ZONING:** SU-1 FOR 2.5 LOTS  
**ZONE ATLAS:** A-14-Z

**TOTAL ACREAGE:** 9.11 AC.  
**ZONE ATLAS:** A-14-Z

**PARKING CALCULATIONS:**  
 PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE

**LANDSCAPE NOTES:**  
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY DESCRIPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING & WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

1) ALL LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.  
 2) ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.



THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON FEBRUARY 11, 1999. DRG CASE # 96-355

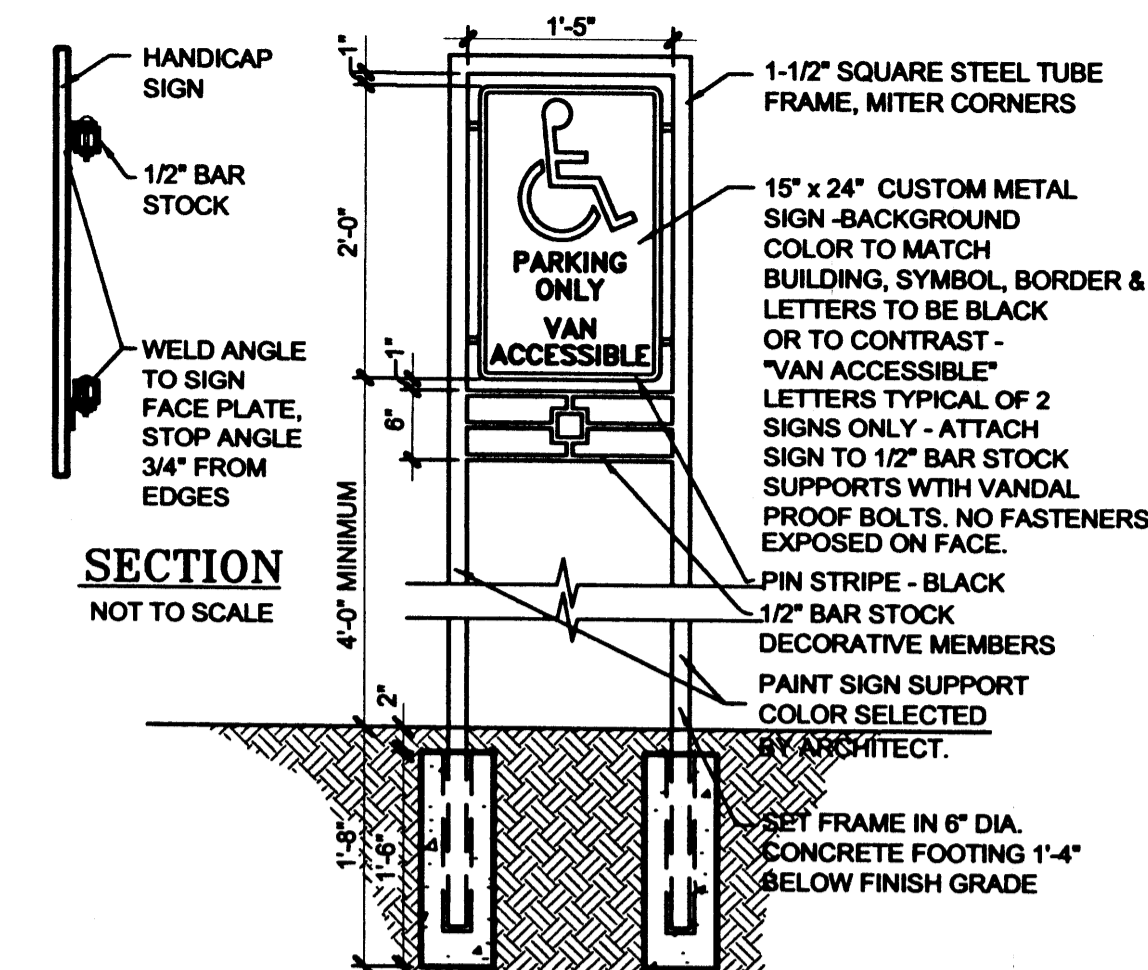
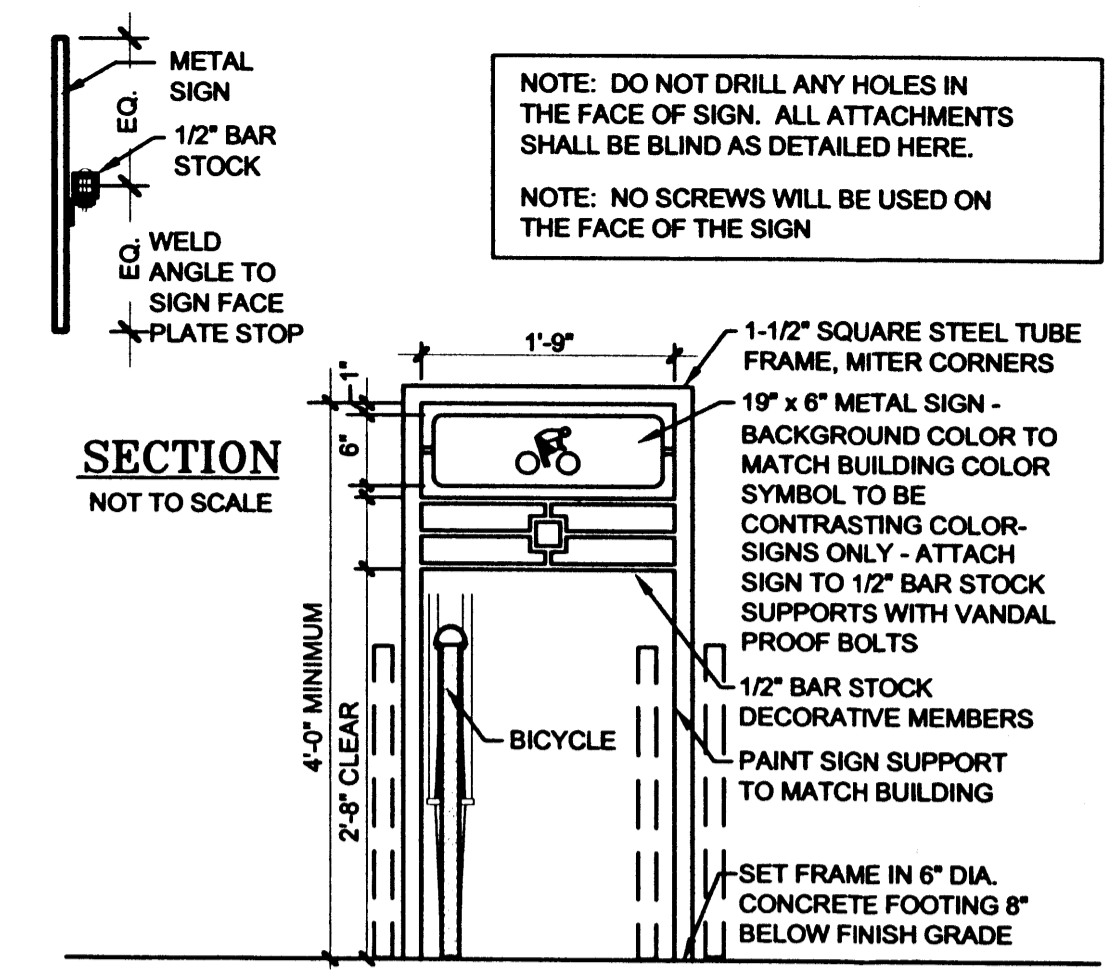
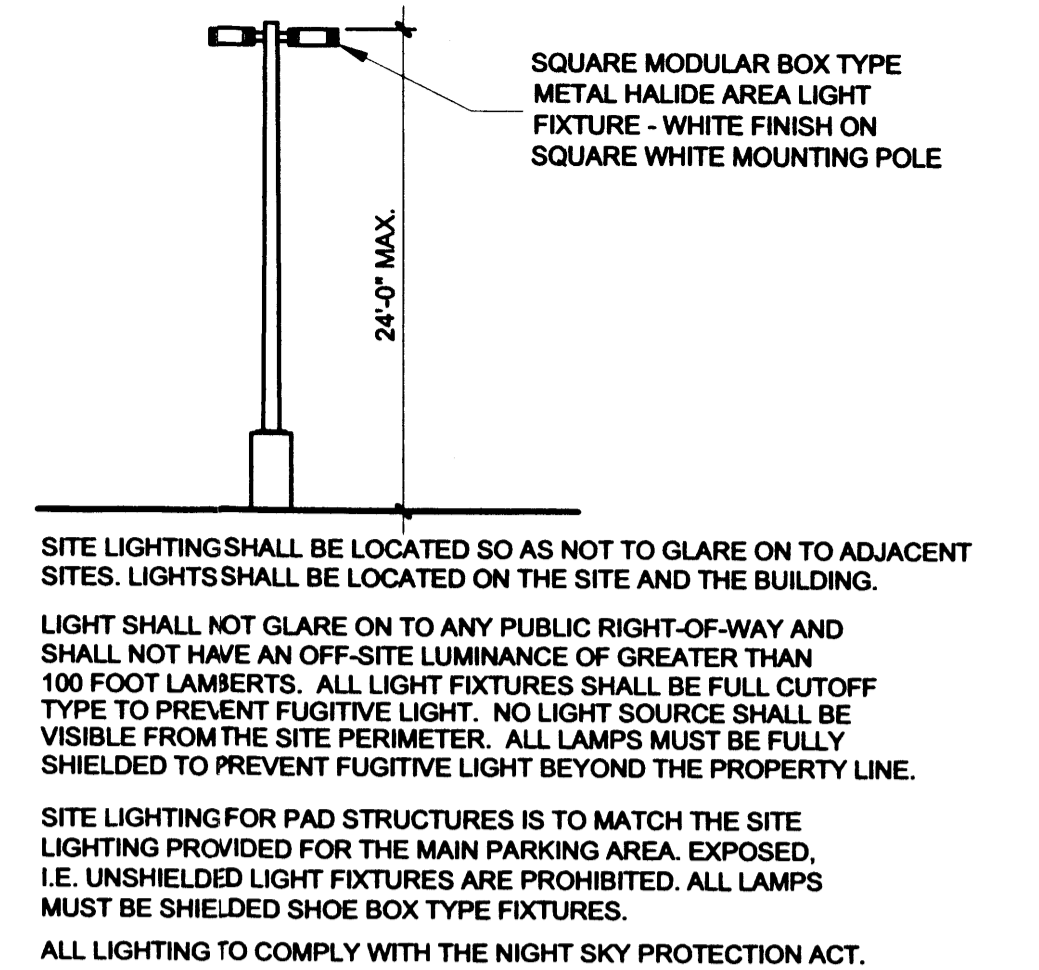
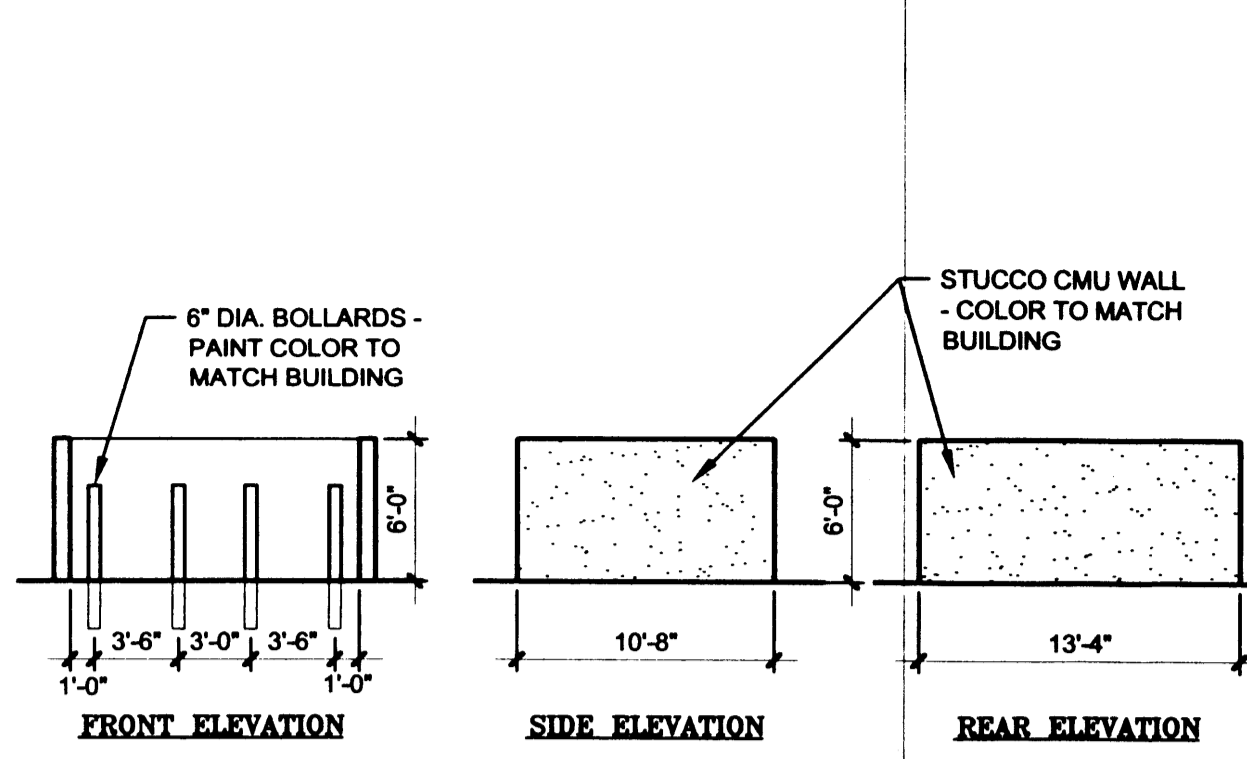
PLANNING DIRECTOR: *Michael P. ...* DATE: 2-18-99  
 TRAFFIC ENGINEER: *...* DATE: 2-18-99  
 CITY ENGINEER: *...* DATE: 2-18-99

NEW MEXICO UTILITIES, INC. DATE: 2-17-99

GEORGE BARRI ARCHITECT & ASSOCIATES, P.C.  
 2825 SAN PEDRO NE, SUITE 210  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 886-0100 FAX (505) 886-0107

TRACT 6-1A-1 TRACT 6-1A-2  
 COTTONWOOD DRIVE NW AND ELLISON DRIVE NW

DATE: 2/18/99  
 SCALE: AS SHOWN

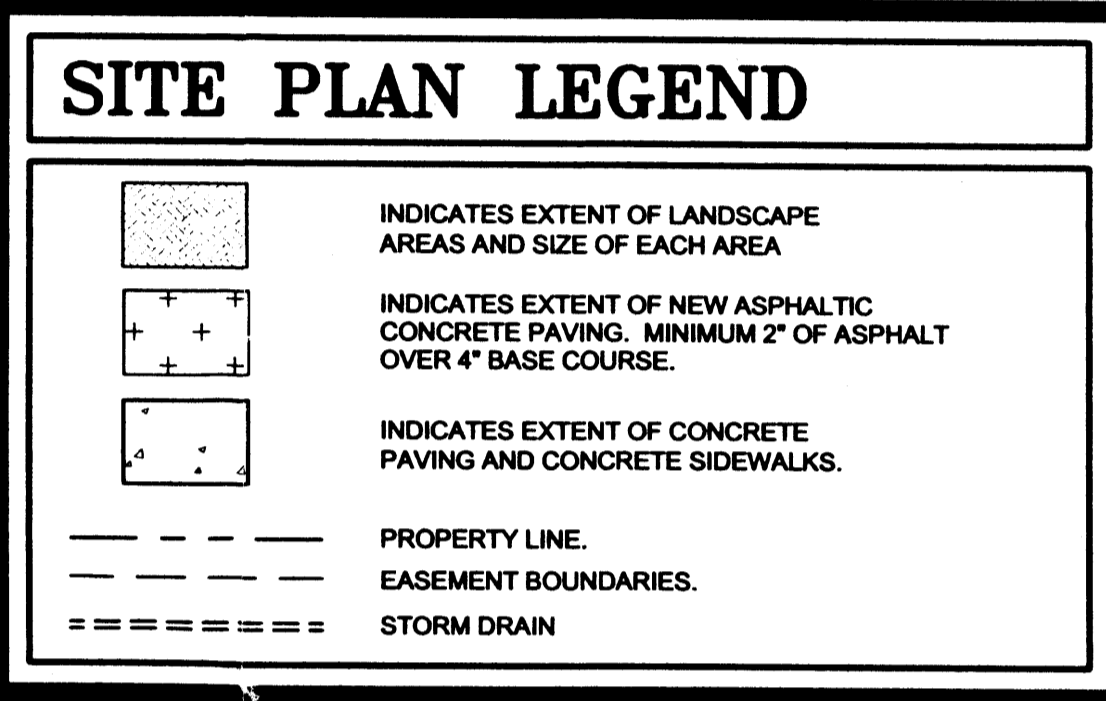


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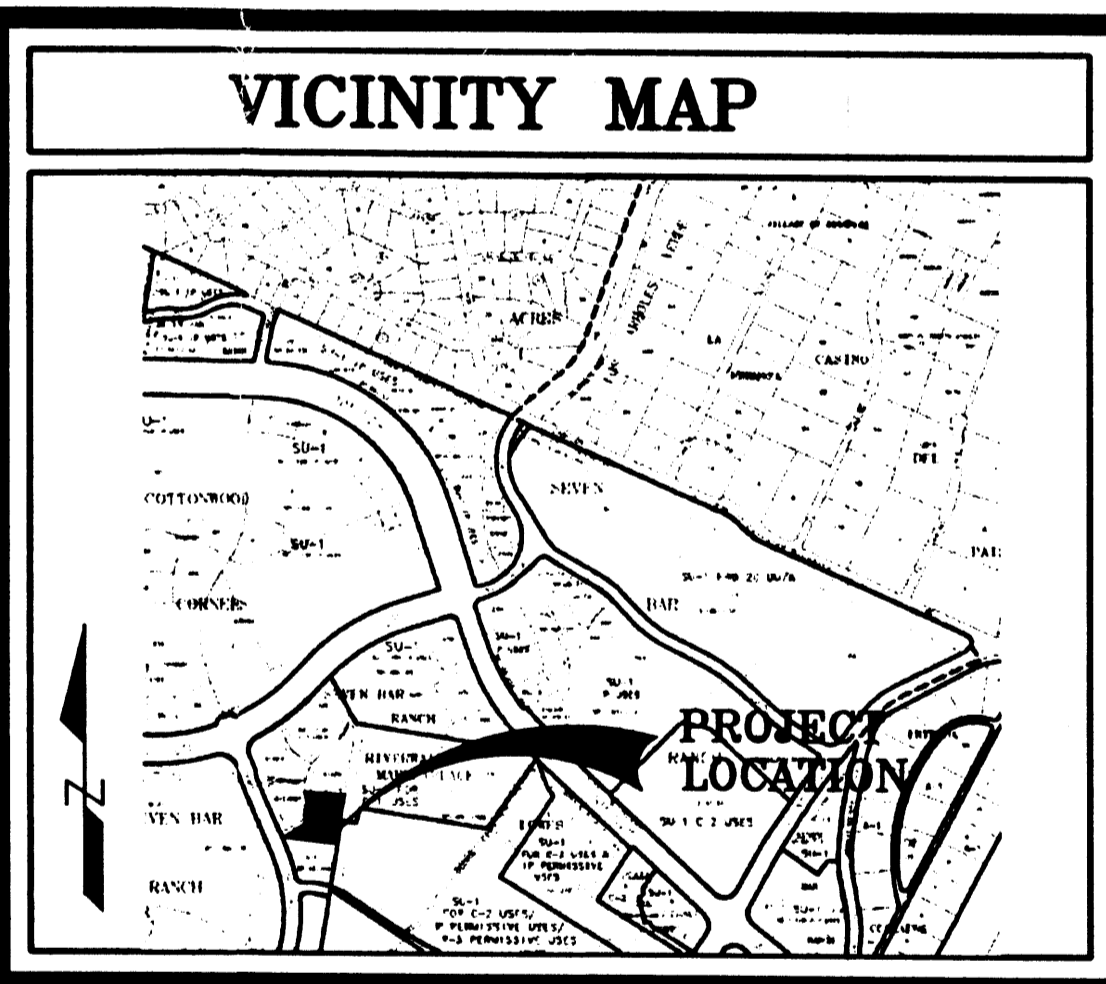
PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS  
 DRB SITE DEVELOPMENT PLAN APPROVAL:  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER, ENGINEERING DIVISION / AMAPCA \_\_\_\_\_ DATE \_\_\_\_\_  
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional) \_\_\_\_\_ DATE \_\_\_\_\_  
*Michael Helton* 10/10/05 \_\_\_\_\_ DATE \_\_\_\_\_  
 SOLID WASTE MANAGEMENT  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 PLN2(10705) 12/18/05

**CLAUDIO VIGIL ARCHITECTS**  
 1801 Rio Grande Boulevard, N.W.  
 Albuquerque, New Mexico  
 Phone: (505) 842-1113  
 Fax: (505) 842-1330

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### CONSULTANTS

**PROFESSIONAL SEAL**

PRELIMINARY  
NOT FOR CONSTRUCTION

**COLDWELL OFFICE BUILDING**

10300 COTTONWOOD PARK NW  
ALBUQUERQUE, NEW MEXICO

### BUILDING CRITERIA

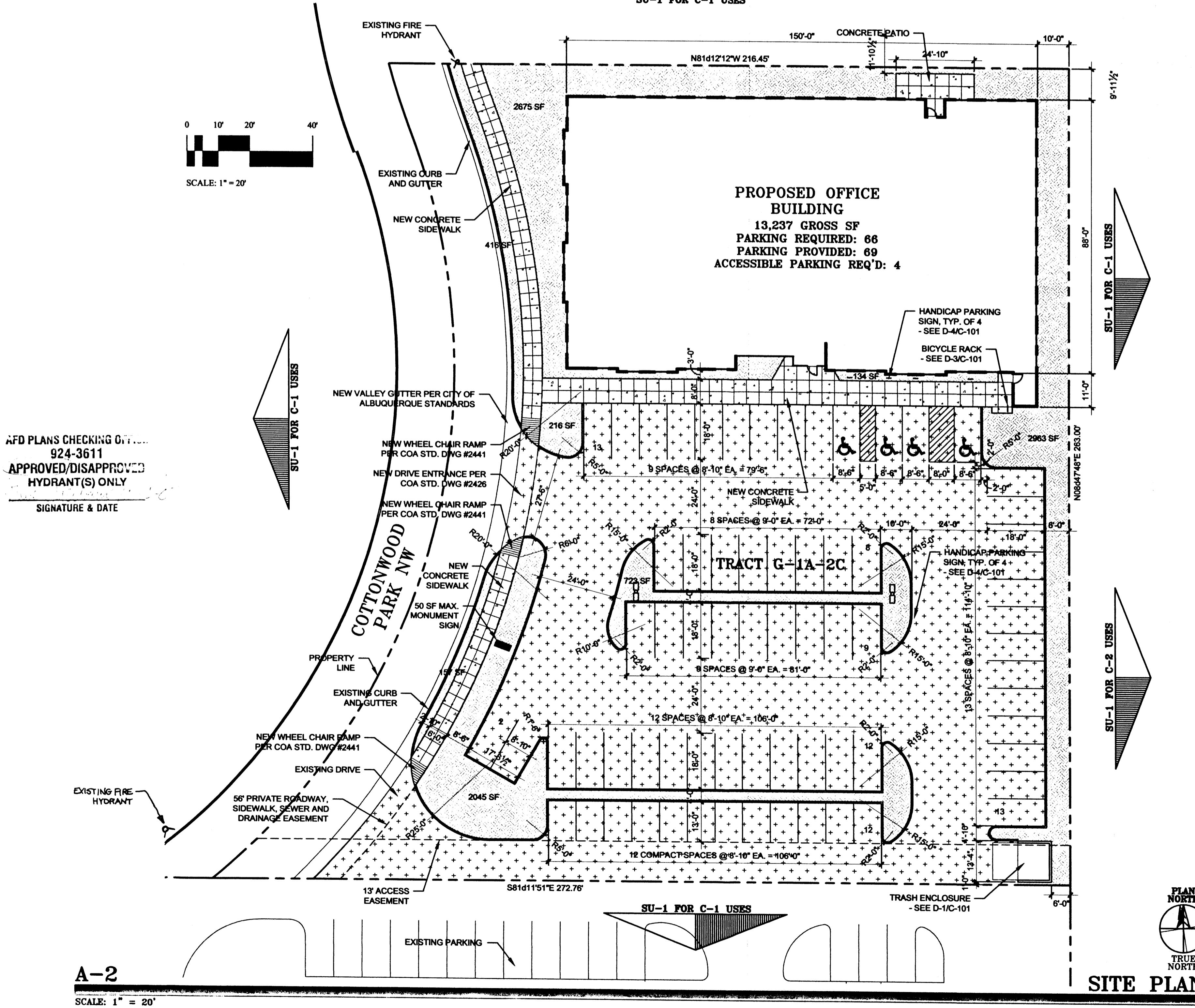
PROJECT: COLDWELL OFFICE BUILDING  
 10300 COTTONWOOD PARK NW  
 LEGAL DESCRIPTION: TRACT G-1A-2C OF SEVEN BAR RANCH  
 ZONING ATLAS MAP: A-14-Z  
 ZONING CLASSIFICATION: SU-1  
 APPLICABLE BUILDING CODE: 2003 IBC  
 BUILDING TYPE: OFFICE  
 CONSTRUCTION TYPE: V-8, AUTOMATIC SPRINKLER SYSTEM  
 OCCUPANT LOAD: 13,237 SF / 100 = 132 OCCUPANTS  
 OCCUPANCY GROUP: B  
 NUMBER OF FLOORS: ONE  
 GROSS SQUARE FOOTAGE: 13,237 SF  
 PARKING ANALYSIS:  
 REQUIRED: 13237 / 200 = 66  
 PROVIDED: 69 INCL. 4 ADA PARKING SPACES (4 REQUIRED)  
 PARKING SPACE SIZES:  
 REGULAR: 8'-10" OR 9'-0" X 18'-0" + 2'-0" OVERHANG  
 COMPACT: 8'-10" X 13'-0" + 2'-0" OVERHANG  
 BICYCLE SPACES: REQUIRED: 66 / 20 = 3  
 PROVIDED: 4  
 TOTAL LOT AREA: 56,051 SF  
 NET LOT AREA: 56,051 SF - 13,237 SF = 42,814 SF

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	05275
DRAWING FILE:	DRBMC-C-101-SP
DRAWN BY:	LH
CHECK BY:	XXX
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DATE:	OCTOBER 10, 2005

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C-101**



AFD PLANS CHECKING OFF...  
 924-3611  
 APPROVED/DISAPPROVED  
 HYDRANT(S) ONLY  
 SIGNATURE & DATE

**A-2**  
 SCALE: 1" = 20'



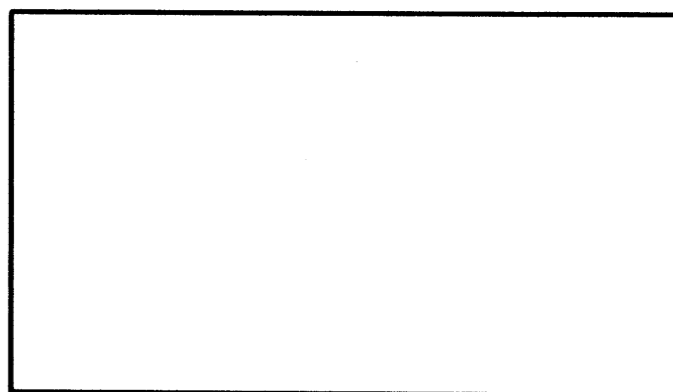


**CLAUDIO VIGIL  
ARCHITECTS**

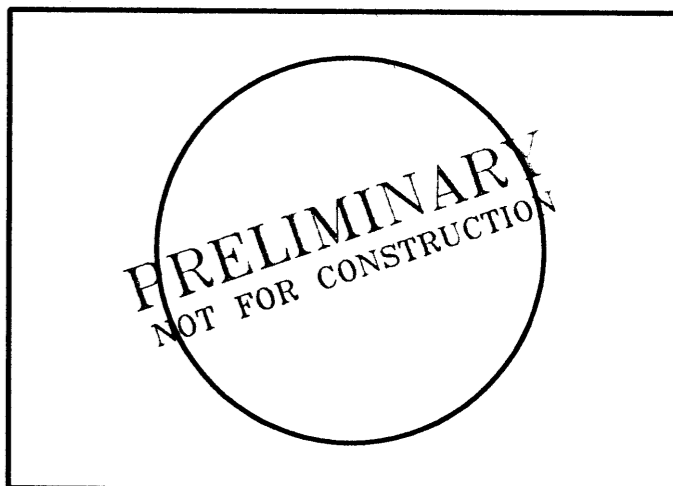
1801 Rio Grande Boulevard, N.W.  
Albuquerque, New Mexico  
Phone: (505) 842-1113  
Fax: (505) 842-1330

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**PROFESSIONAL SEAL**



**COLDWELL  
OFFICE  
BUILDING**

10300 COTTONWOOD PARK NW  
ALBUQUERQUE, NEW MEXICO

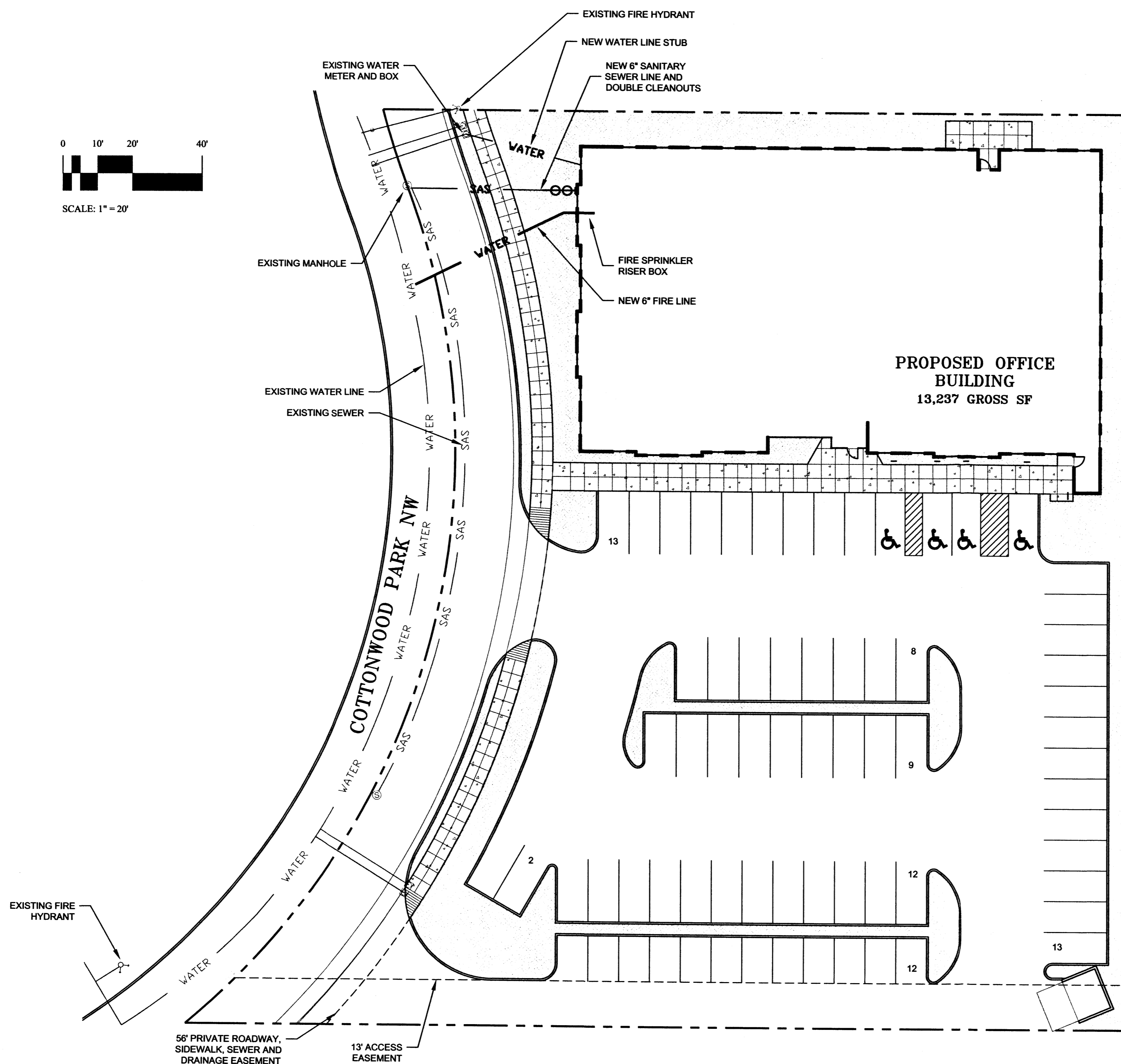


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**DRAWN BY:** LH  
**CHECK BY:** XXX  
**COPYRIGHT:** CLAUDIO VIGIL ARCHITECTS 2005  
**DATE:** OCTOBER 10, 2005

**SHEET TITLE  
CONCEPTUAL  
UTILITY PLAN  
DRB**

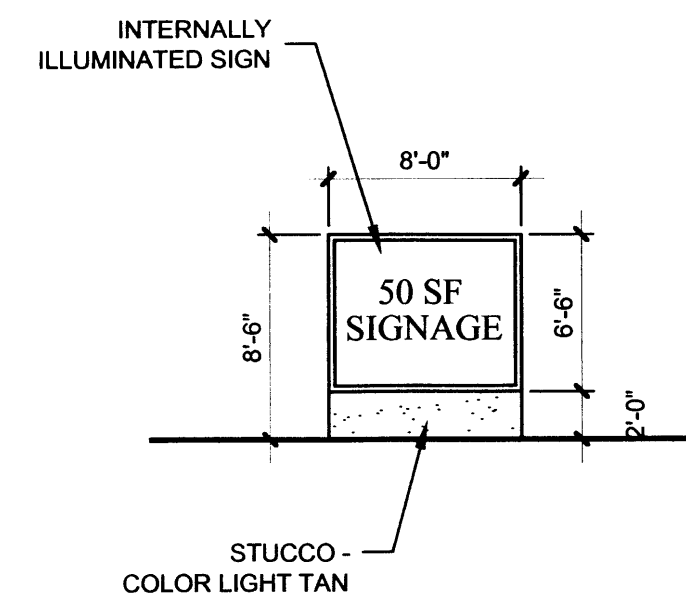
**SHEET NUMBER  
C-102**



**SITE PLAN**

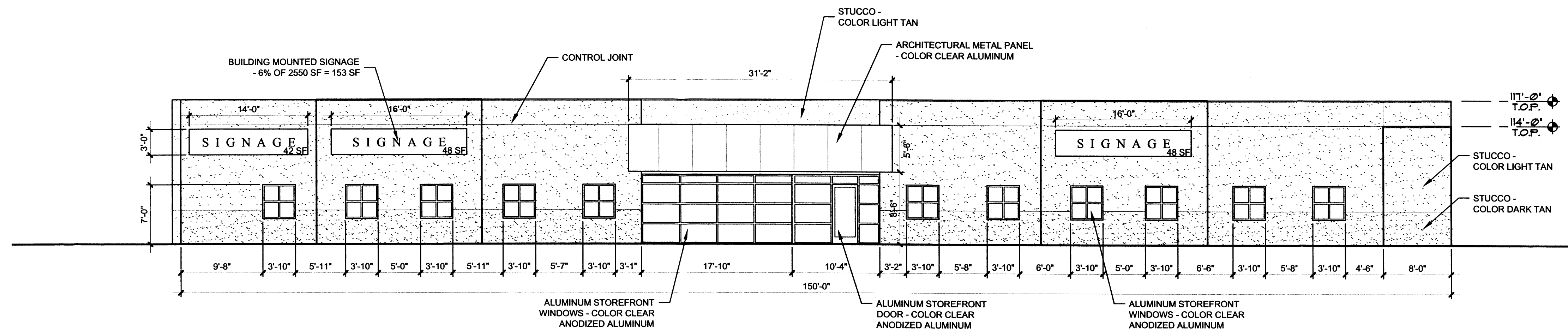
**A-3**

SCALE: 1" = 20'



**D-1 MONUMENT SIGN**

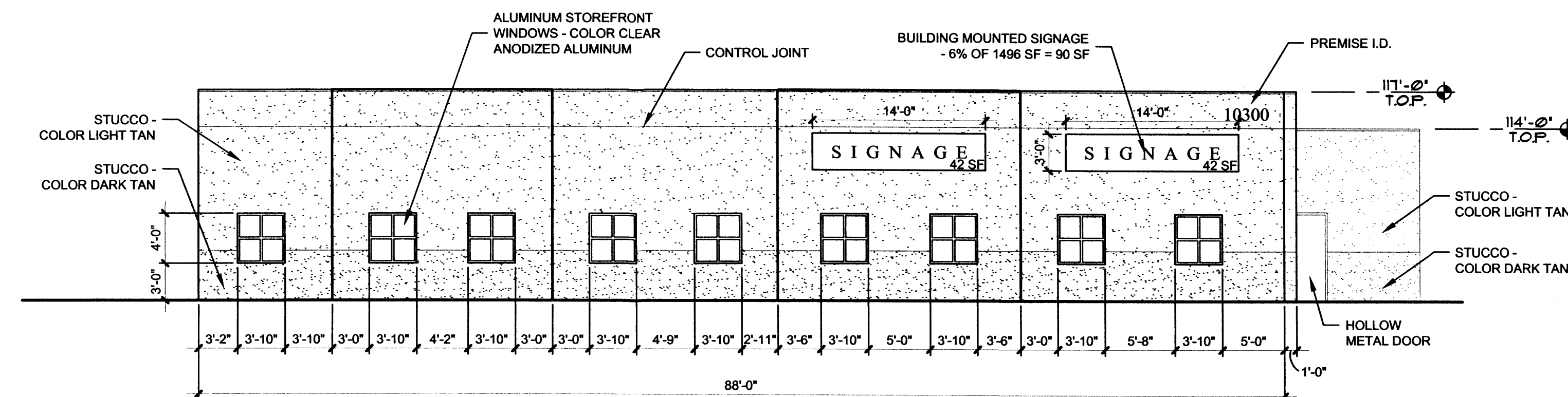
SCALE: 1/8" = 1'-0"



**D-2**

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

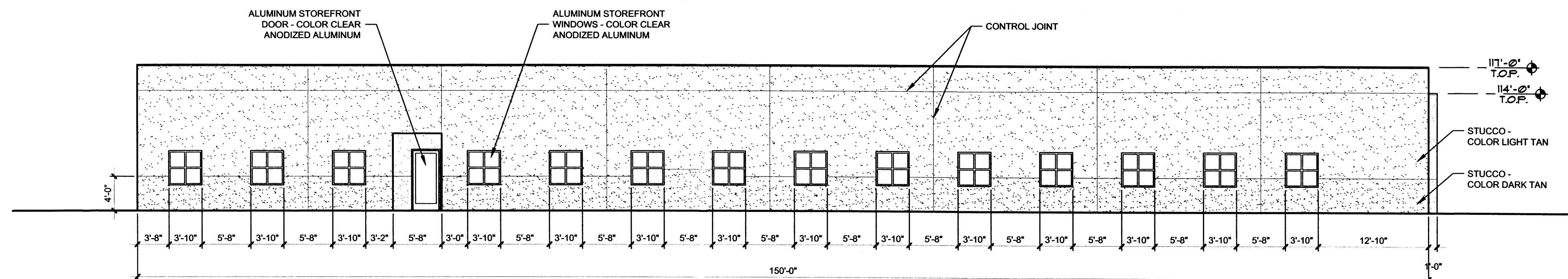
**SOUTH ELEVATION**



**C-2**

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

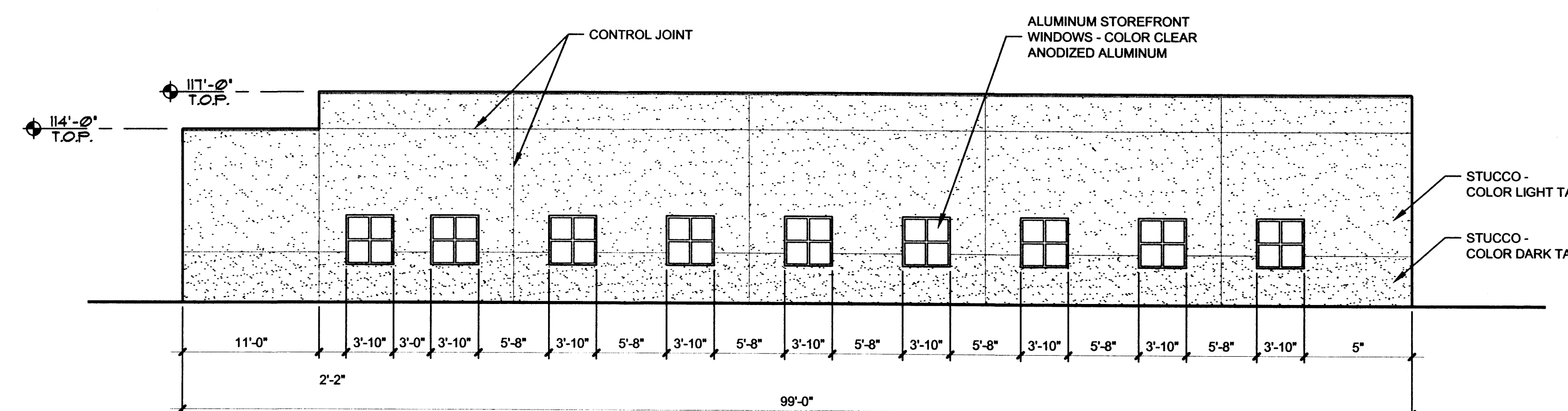
**WEST ELEVATION**



**B-2**

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

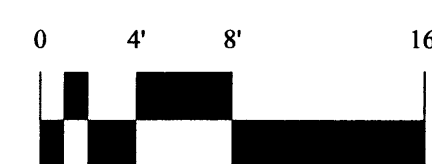
**NORTH ELEVATION**



**A-2**

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

**EAST ELEVATION**



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

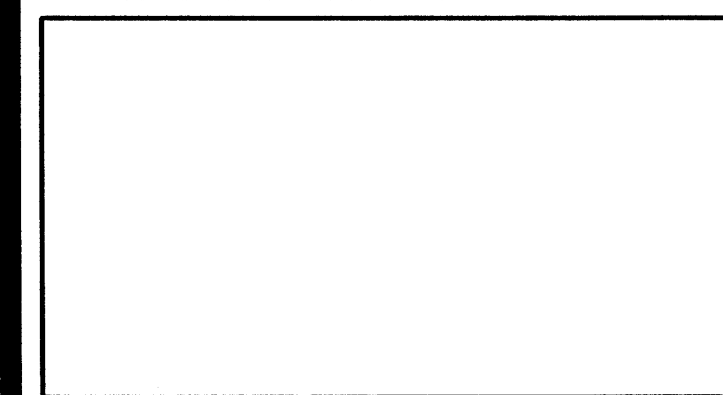


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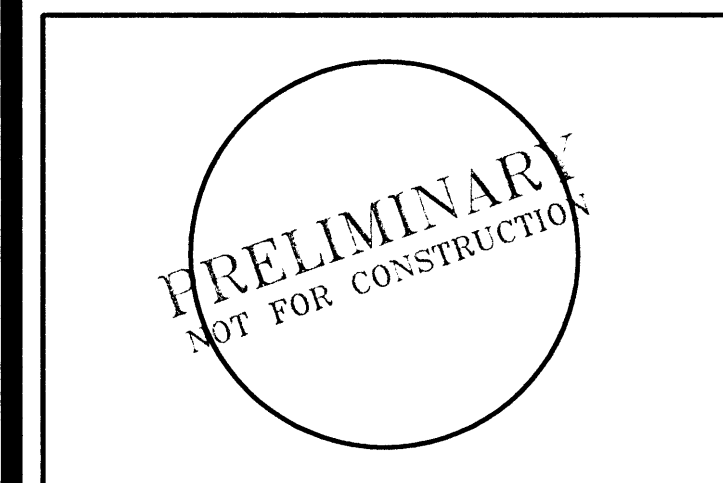
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**COLDWELL OFFICE BUILDING**

10300 COTTONWOOD PARK NW  
ALBUQUERQUE, NEW MEXICO



MARK	DATE	DESCRIPTION

PROJECT NUMBER:	05275
DRAWING FILE:	DRBMC-A-201-EL
DRAWN BY:	LH
CHECK BY:	XXX
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DATE:	OCTOBER 10, 2005

**SHEET TITLE**  
EXTERIOR ELEVATIONS  
DRB

**SHEET NUMBER**  
A-201



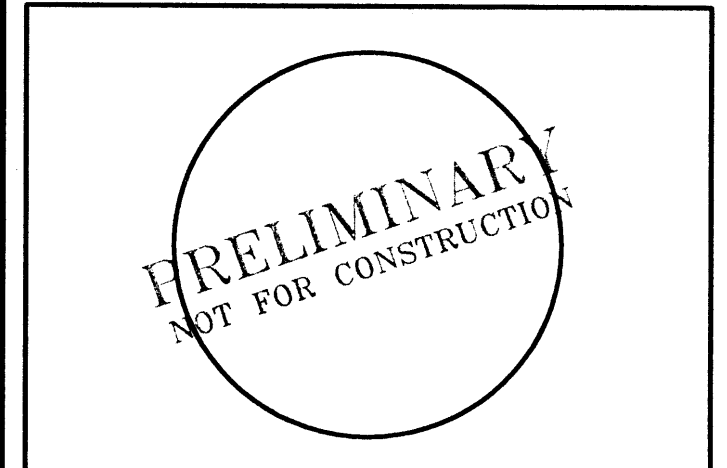
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**COLDWELL OFFICE BUILDING**

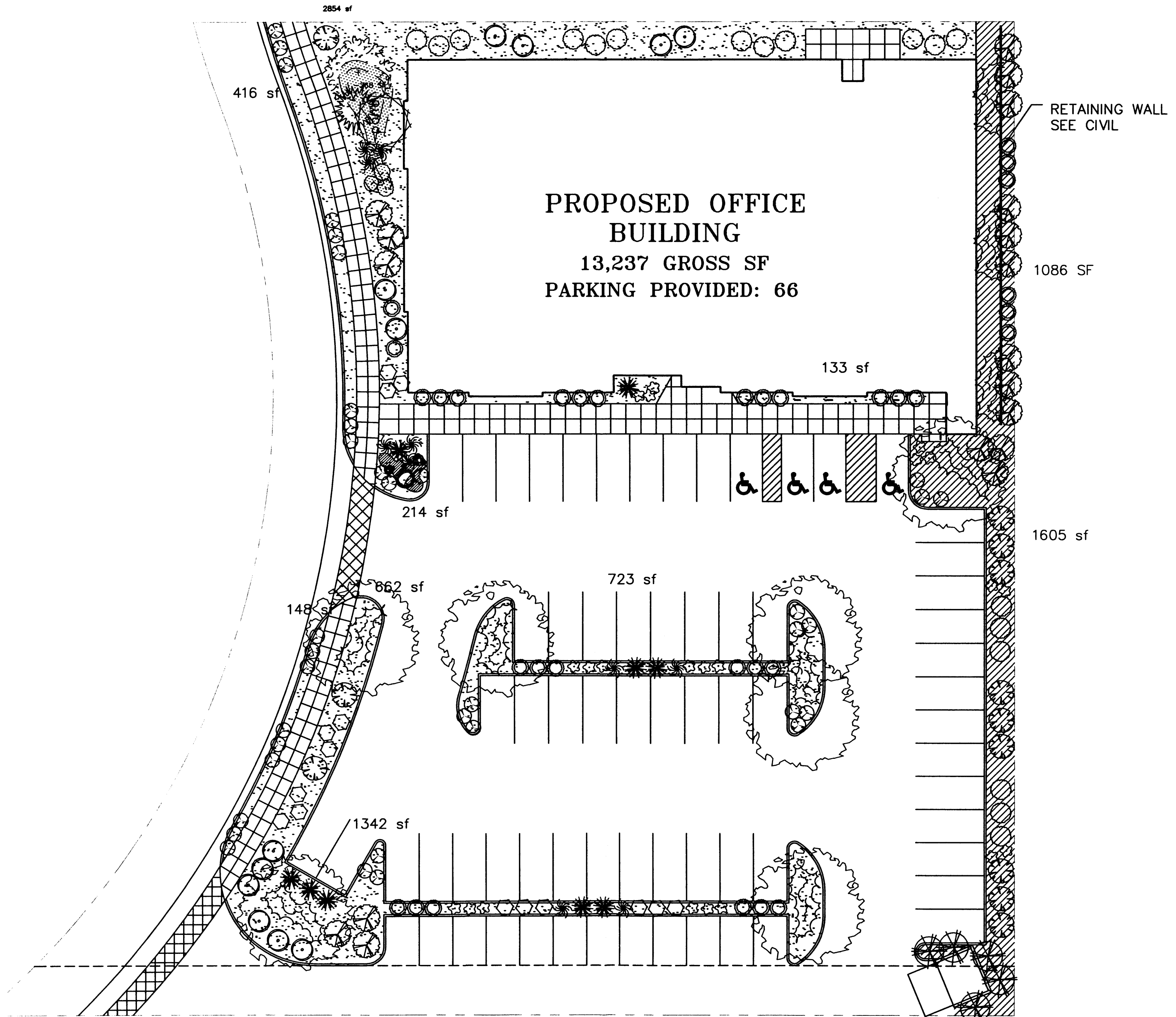
10300 COTTONWOOD PARK NW  
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	05275
DRAWING FILE:	MC-C-101-SP
DRAWN BY:	drr
CHECK BY:	cj
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2005
DATE:	October 06, 2005

**SHEET TITLE**  
**LANDSCAPE PLAN**

**SHEET NUMBER**  
**L-101**

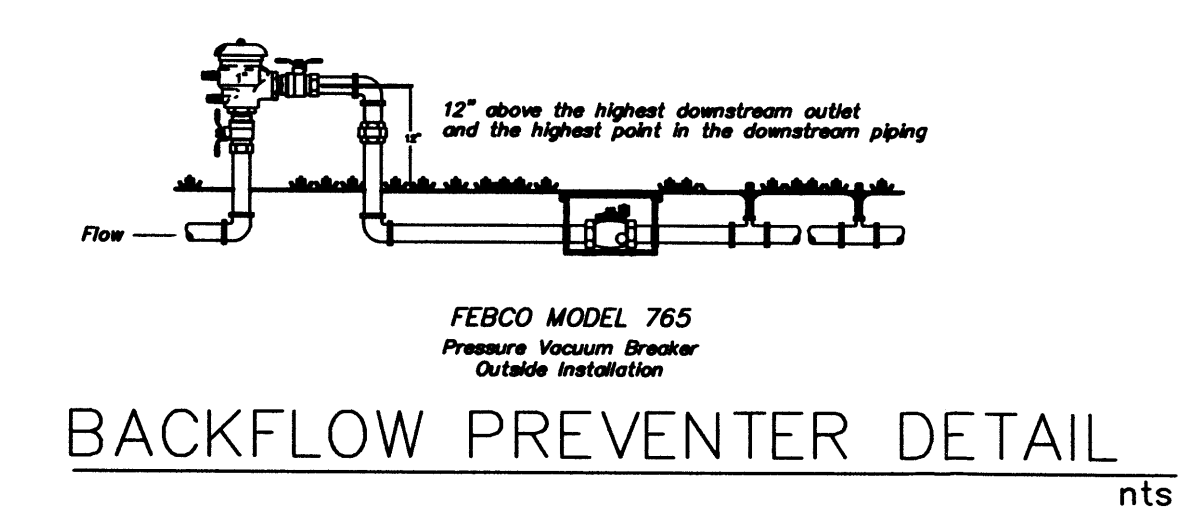
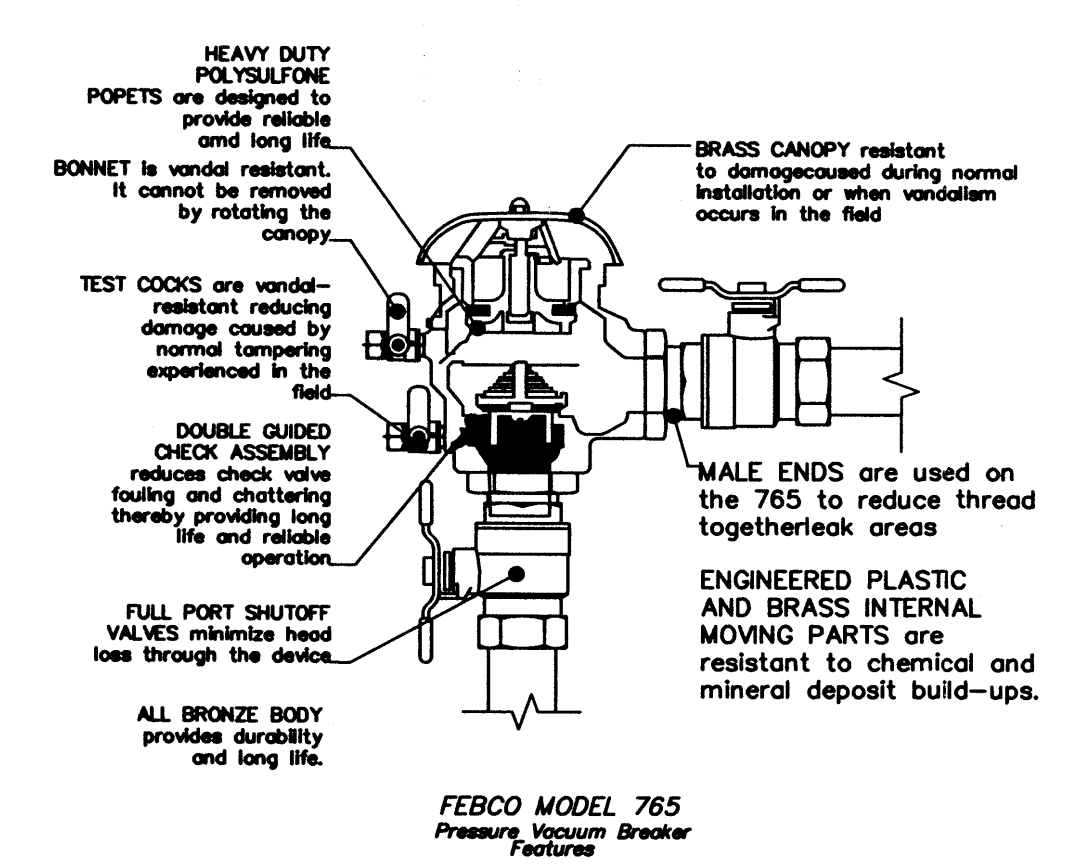


**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (M) 7  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
- MUGO PINE (M) 1  
Pinus mugo  
5 Gal.
- SILVERBERRY (M) 5  
Elaeagnus pungens  
5 Gal. 100sf
- RED YUCCA (L) 9  
Hesperaloe parviflora  
5 Gal. 9sf
- MAIDENGRASS (M) 7  
Miscanthus sinensis  
5 Gal. 16sf
- RUSSIAN SAGE (M) 12  
Perovskia atriplicifolia  
5 Gal. 36sf
- APACHE PLUME (L) 18  
Fallugia paradoxa  
5 Gal. 25sf
- ROSEMARY (M) 32  
Rosmarinus officinalis  
2 Gal. 9sf
- POTENTILLA (M) 22  
Potentilla fruticosa  
2 Gal.
- AUTUMN SAGE (M) 15  
Salvia greggii  
2 Gal. 9sf
- HALLS HONEYSUCKLE (M) 18  
Japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover
- CHAMISA (L) 12  
Chrysothamnus nauseosus  
1 Gal. 25sf
- WILDFLOWER 36  
1 Gal. 4sf
- Juniperus scopulorum (M) 5  
5 Gal. 225sf
- OVERSIZED GRAVEL & 3 BOULDERS
- COMMERCIAL GRADE STEEL EDGING
- 3/4" GRAY GRAVEL WITH FILTER FABRIC

**PONDING AREA**

- NEW MEXICO OLIVE (M) 1  
Forestiera neomexicana  
15 Gal.
- COYOTE WILLOW (M) 1  
Salix exigua  
15 Gal.
- PAMPAS GRASS (M) 1  
Cortaderia selloana  
5 Gal.
- CAT TAILS (M) 3  
Nympha spp  
1 Gal.
- MAIDENGRASS (M) 3  
Miscanthus sinensis  
5 Gal. 16sf
- 3/4" GRAY GRAVEL with Water Harvesting Seed Mix



**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	56051	square feet
TOTAL BUILDINGS AREA	13237	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	42814	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	6422	square feet
TOTAL BED PROVIDED	9078	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	6809	square feet
TOTAL GROUNDCOVER PROVIDED	7059 (77%)	square feet
TOTAL LANDSCAPE PROVIDED	9078	square feet

**PARKING LOT TREE REQUIREMENTS**

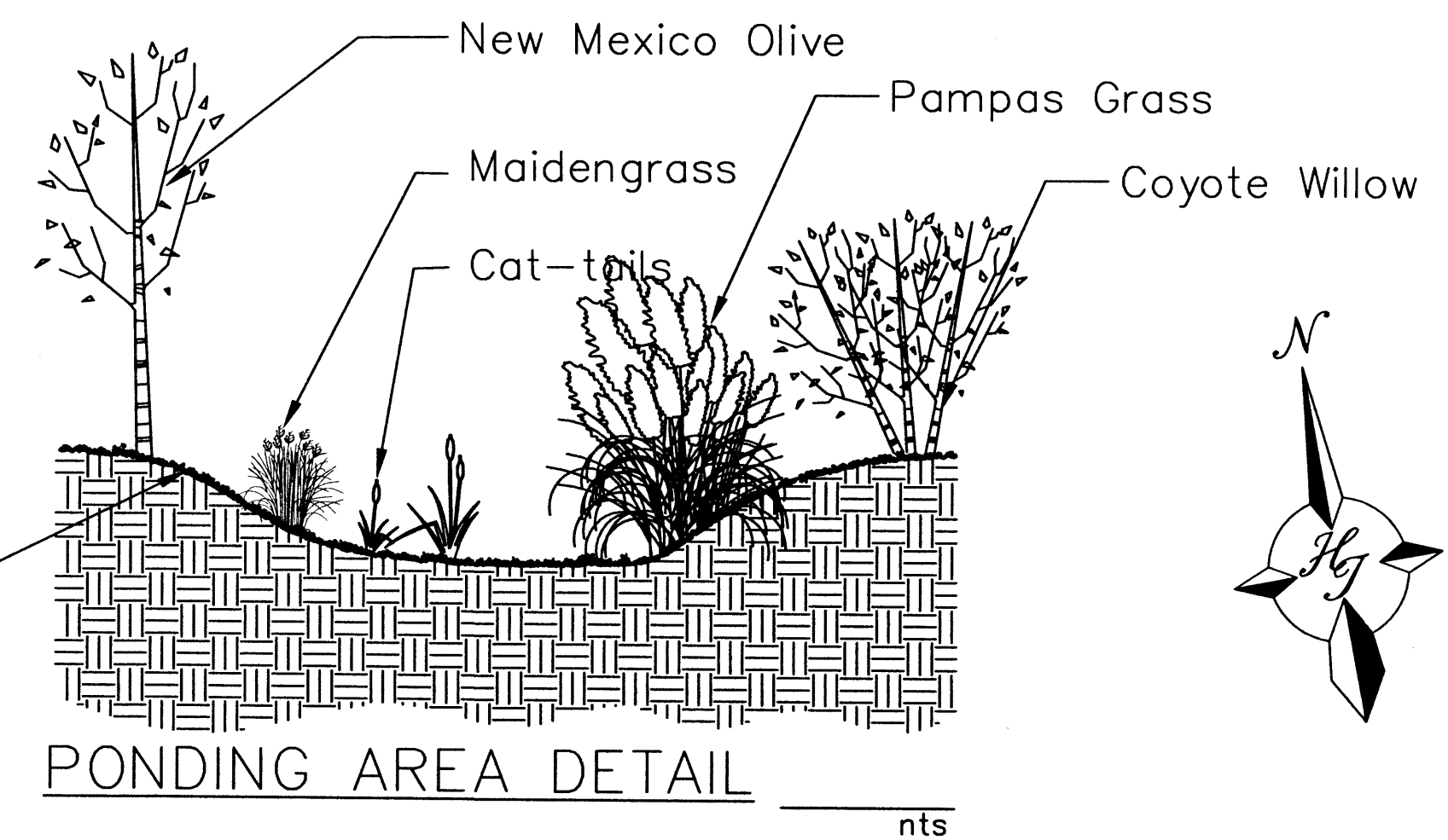
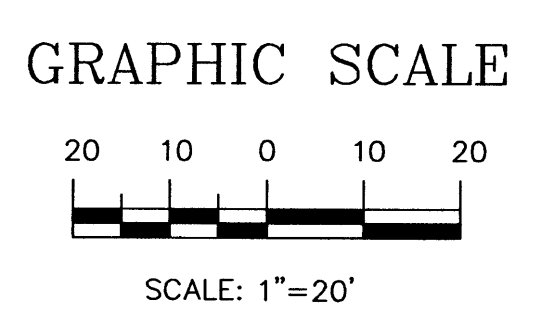
Parking Lot trees required under the City of Albuquerque Ordinance are as follows:

Parking Spaces Provided 73  
Trees Required # 7    Trees Provided # 7  
Gravel with Water Harvesting Seed Mix and no FF

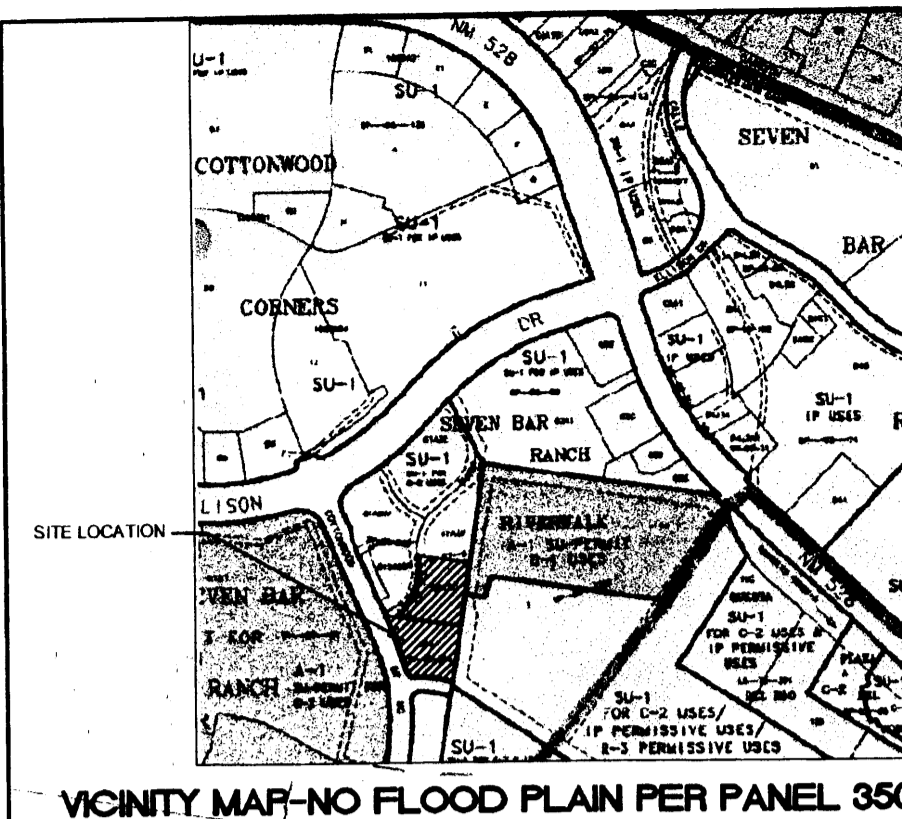
**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.  
  
It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or 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, Pollen 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.  
  
Grey 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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 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.  
  
Water and Power source shall be the responsibility of the Developer/Builder.

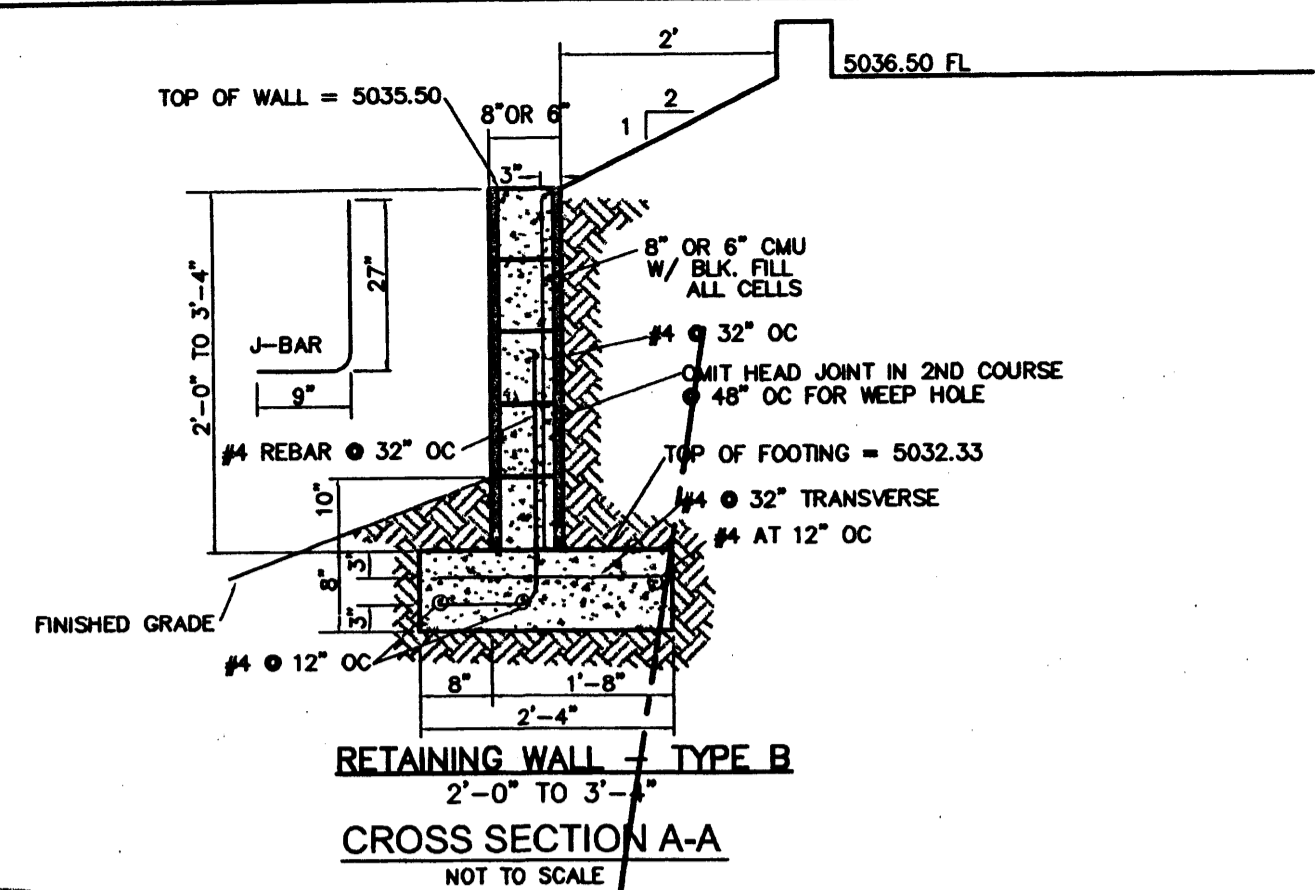
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



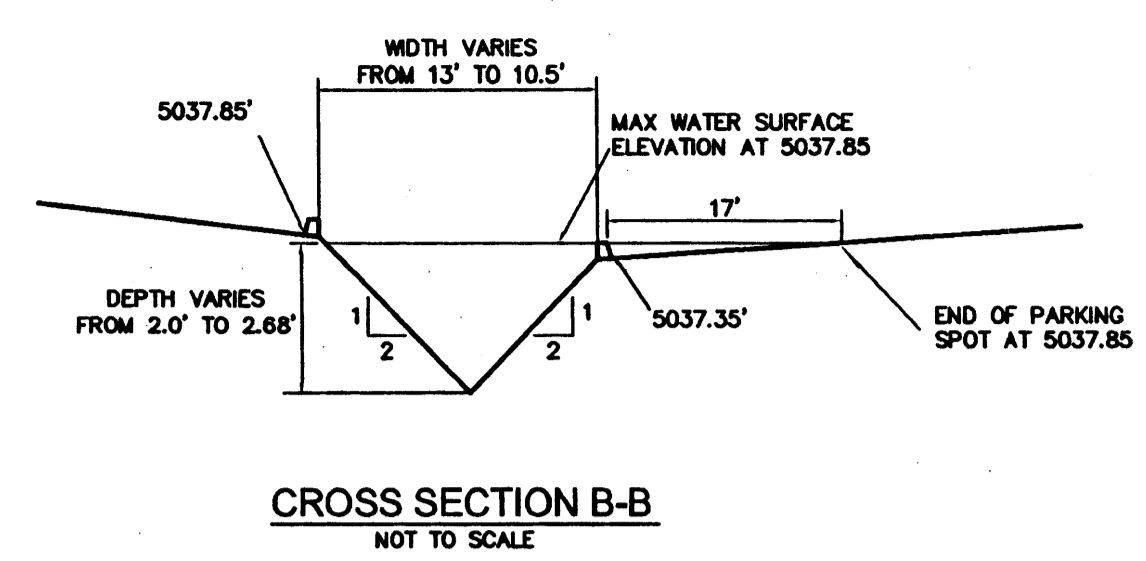
**The Hilltop**  
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All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or pre-order placed.



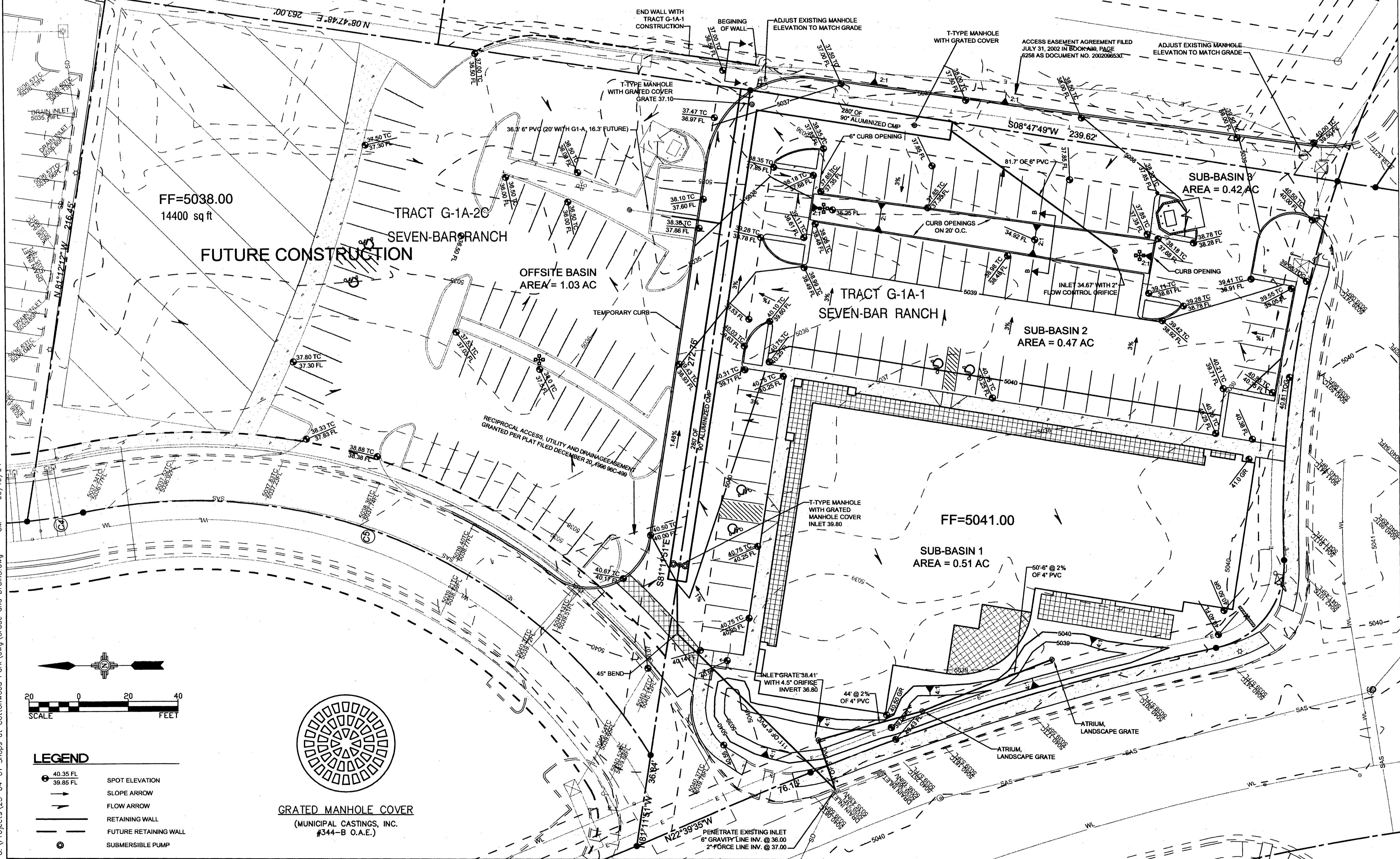
VICINITY MAP-NO FLOOD PLAIN PER PANEL 35001C0109F



- ### RETAINING WALL NOTES
1. Compact subgrade to 95% min. relative density (12" min. depth) per ASTM D1557. If clay or loose sand is encountered, contact the Engineer before proceeding.
  2. Compact backfill to 90% min. relative density per ASTM D1557.
  3. Maintain 2" minimum clearance between all reinforcing bars and outside surface of formed concrete, 3" between bars and outside surface of concrete poured against earth.
  4. All block and plaster walls are to be grouted solid with concrete block fill.
  5. Concrete for footings and filling of cells shall meet or exceed 3,000 p.s.i. at 28 days, with 3/4" maximum size aggregate, and a maximum slump of 5".
  6. Masonry mortar shall meet or exceed the requirements of ASTM C 270, Type M.
  7. Wall blocks are to be standard masonry units (8"x8"x16" or as otherwise indicated), and plaster blocks are to be sized appropriately for the intended application. Color - Desert Tan or as directed by owner.
  8. Install 9 ga., galv. Dwg-O-Wal (or approved equal) every other course (16" OC), or bond beam with 2# rebar every third course (24" OC, max.).
  9. Reinforcing steel splices shall have 15" min. laps.
  10. Construct pilasters at 16' on centers (maximum), and as appropriate for corners, junctions, angle points and ends.
  11. Drainage for retained earth shall be provided with clean gravel backfill and un-mortared head joints.
  12. The top course of block shall use 2" solid masonry units as caps, unless a 6" party wall is to be installed on top of a retaining wall.
  13. The top of pilasters shall have 2" solid masonry units of appropriate sizes.
  14. Drain blocks for party walls shall consist of standard masonry units turned face down. They shall be installed through the 6" party wall above the retaining wall section after the retaining wall section is complete and backfilled, and at locations specified by the Owner.



CROSS SECTION B-B  
NOT TO SCALE



## SHOPS AT COTTONWOOD PARK

The project area generally slopes to the north and east, and is comprised of sandy, hummocky soils. It is comprised of two separately owned sites, both covered by SAD 223, and thus, there is a maximum permissible peak flow rate. The first site is designated Tract G-1A-1 Seven Bar Ranch. From "SAD NO. 223 Cabezón Channel Capacity Analysis" (June 1993), prepared by Easterling & Associates, Inc., for COA PWD, the permissible flow rate from TRACT G-1A-1 is 0.73 cfs per acre. Tract G-1A-1 is 1.3166 acres, and thus has a permissible 0.97 cfs discharge. The adjacent site on the north (G-1A-2C) is coordinated to drain to the same system as this site. This adjacent site is only in a conceptual phase and is only being submitted as conceptual grading and drainage plan. All "developed" flow (90% D, 10% C) goes to a shared detention/pump system.

Hydrology calculations were performed based on the Albuquerque DPM Chapter 22.2. The site is in Zone 1 (Figure A-1 of DPM). Thus a rainfall of 2.66" is used for the 100 yr 24 hr storm. The site is broken into four sub-basins for analysis. The areas and calculated runoff volumes and peak flow rates are shown below.

HYDROLOGY SUMMARY		PROJECT		LAND TREATMENTS	
Shops at Cottonwood Park		Cottonwood Park			
JOB NUMBER:	23-04-01	AREA	TREATMENTS	A	B
Sub-basin 1	DEV	0.51	0.0	13.8%	13.8%
Sub-basin 2	DEV	0.47	0.0	3.4%	9.4%
Sub-basin 3	DEV	0.42	0.0	1.7%	98.3%
Off-site 1	DEV	1.05	0.0	10.0%	90.0%

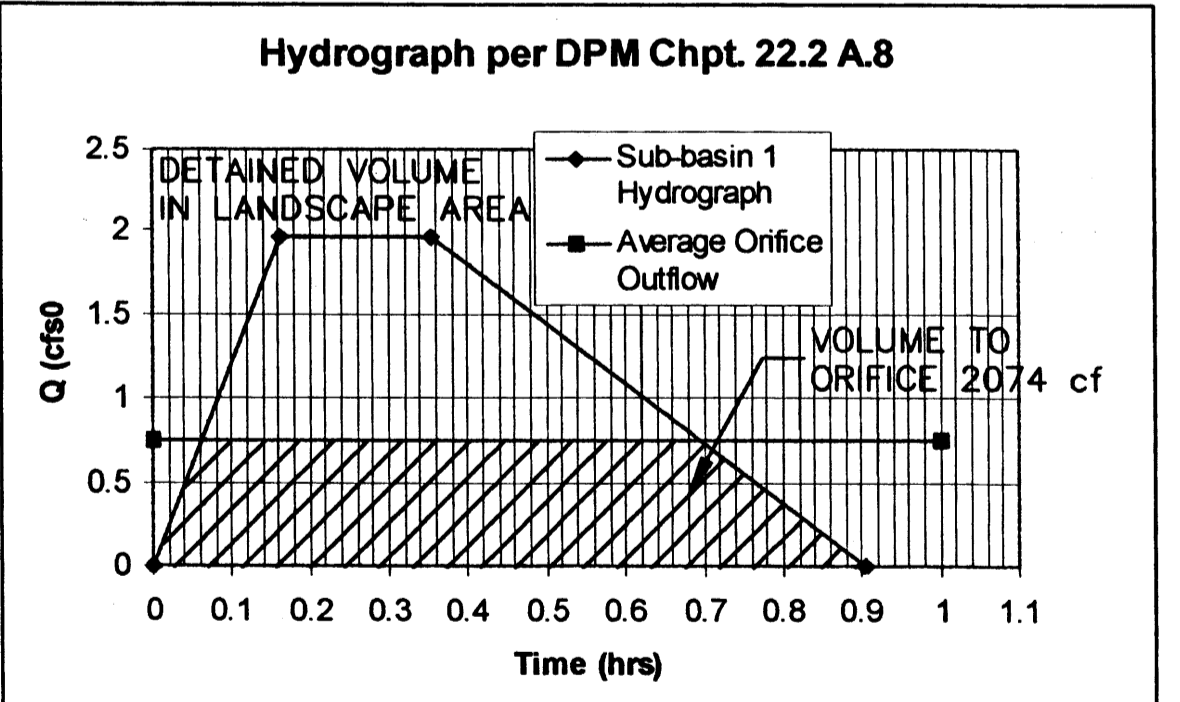
Sub-basin	Q (cfs)	10 YEAR VOLUME (ac-ft.)		100 YEAR VOLUME (ac-ft.)	
		Q	Q	Q	Q
Sub-basin 1	1.2	0.04	0.05	2.0	0.07
Sub-basin 2	1.3	0.04	0.05	1.9	0.07
Sub-basin 3	1.2	0.04	0.05	1.8	0.07
Off-site 1	2.9	0.10	0.13	4.4	0.20

The entire site will be drained to the backside of an existing inlet on Cottonwood Drive N.W., as shown on the plan. Two penetrations will be required, one for a 6" gravity line, and another for a force line from the pump.

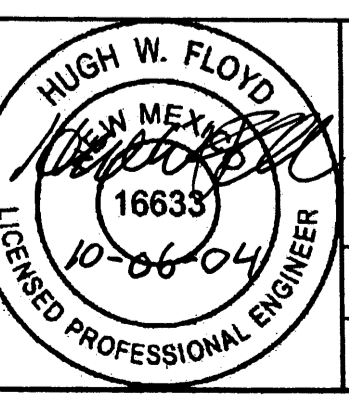
The gravity line drains Sub-basin 1, which contains the building. Building runoff drains to the western landscape/detention area. A 6" pipe with a 4.5" orifice plate, will allow 0.65 cfs when the water surface elevation matches the grate elevation and increases to 0.88 cfs as the elevation rises. As can be seen from the hydrograph plot below, the inlet/orifice accounts for 2074 cubic feet of the runoff from Sub-basin 1. The rest of the volume is temporarily detained in the landscape area. This plot was created with a tc equal to the minimum and an average orifice flow rate of 0.75 cfs.

The runoff from Sub-basin 2 is collected to the large median on the eastern end of the site (see detail). This median stores 2870 cu. ft. (0.066 ac-ft) and will be controlled by a 1.5" orifice allowing a flow rate less than the pumps 0.09 cfs. This takes this volume out of the storage necessary for the underground pipe. In a 100-yr storm event this storage area will overflow to the inlet in the north-east corner of the site. This inlet also directly receives all surface runoff from Sub-basin 3. This runoff, as well as most of Off-Site 1, drain directly to a underground 90" CMP which runs for 280' and provides for 12348 cubic ft (0.283 ac-ft) of storage. Off-Site 1 also has a median/parking lot ponding area on the eastern portion of the lot. This area detains 1000 cu. ft. So of a total 19,860 cu. ft. (0.456 ac-ft) of total runoff, 7550 is stored above ground or drains directly to the street inlet. The remaining 12,310 is drained to the 90" CMP and then pumped to the street inlet. The CMP will house two 40 GMP (0.9 cfs) submersible trash pumps (one is backup), which will be connected to the existing inlet in Cottonwood Park by a PVC pressure line. It should be noted that 0.9 cfs (pump flow rate) when combined with the maximum orifice flow rate (0.88 cfs) is equal to the permissible 0.97 cfs for Tract G-1A-1. It should also be noted that in a 100-yr storm the maximum parking lot depth is 0.5', and there is no ponding in the parking lot in a 10-yr storm.

Spot elevations, and contours where necessary, are shown to convey the final grade. The final grade is similar to the existing grades as it falls off from the north and east. A retaining wall is required at the north east corner of the parking area and has a maximum retained height of 3.4' (see accompanying detail).



## SHOPS AT COTTONWOOD PARK GRADING AND DRAINAGE PLAN



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DESIGNED BY: HWF  
DRAWN BY: HWF  
CHECKED BY: CME  
DATE: 23-04-01  
DATE: 06 OCTOBER 2004

SDP-3  
OF 5

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