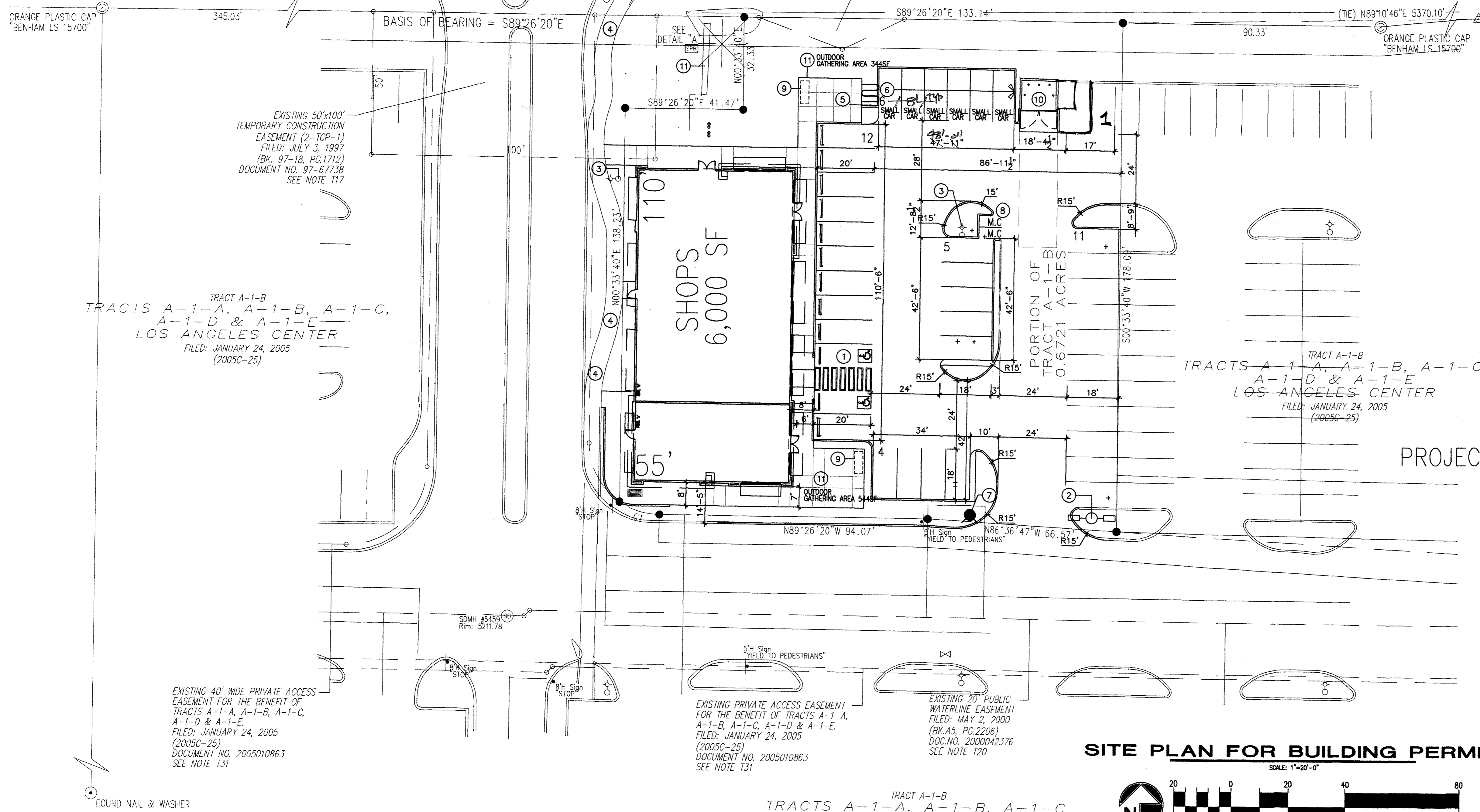


KEYED NOTE:

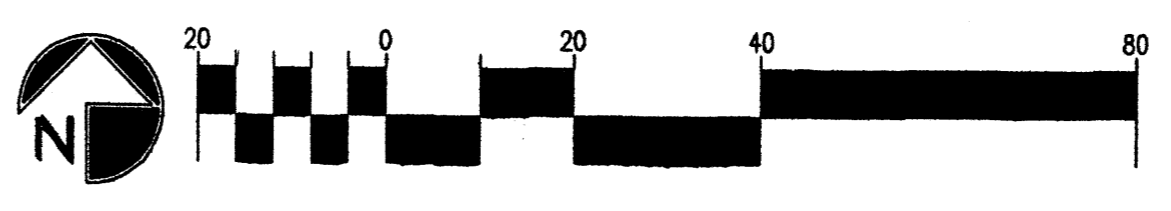
- ① PROPOSED H.C. PARKING LOCATION RE: DETAIL 9/A1.2 FOR INFORMATION
- ② PROPOSED LIGHT POLE LOCATION RE: 6/A1.2 FOR POLE DETAIL
- ③ EXISTING LIGHTPOLE TO REMAIN
- ④ EXISTING 6' SIDEWALK TO REMAIN
- ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DET 4A/A1.2
- ⑥ INDICATES SMALL CAR PARKING SPACE (7'-6" X 18" TYP.)
- ⑦ INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- ⑧ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS/ DET 3/A1.2 FOR SIGNAGE REQ.
- ⑨ INDICATES 18" HIGH BENCH LOCATION RE: DETAIL 4A/1.2 FOR INFO

- ⑩ INDICATES DUMPSTER/COMPACTOR LOCATION WITH RECYCLE AREA RE: DETAIL 12/A1.2 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- ⑪ OUTDOOR GATHERING AREA RE: LOCATION FOR SIZE

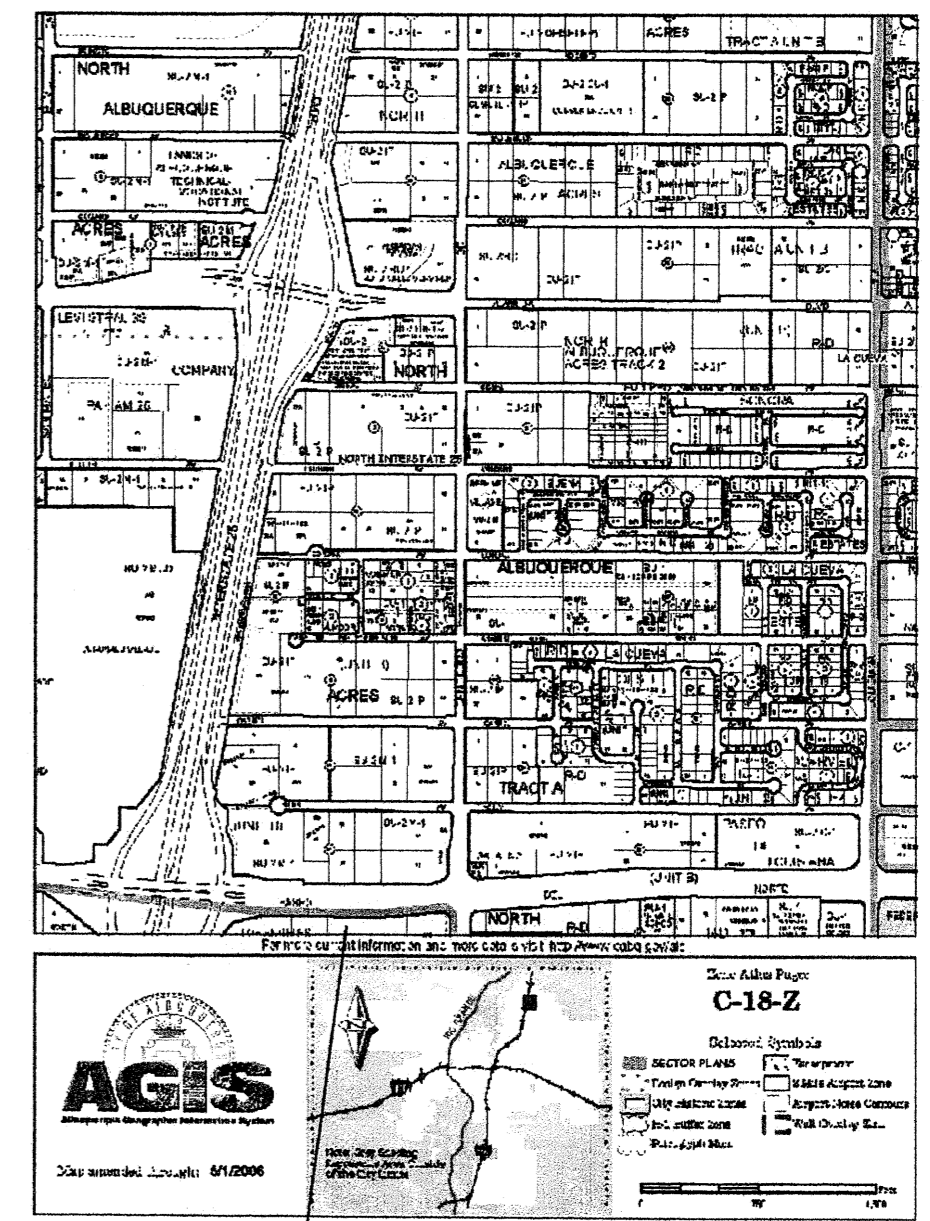
USC&GS BRASS DISK STAMPED "HEAVEN 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,547,297.145 Y=1,518,799.515
 GROUND TO GRID FACTOR = 0.999655810
 DELTA ALPHA = -0010'46.22"
 ELEVATION = 5378.235 (NAVD 1988)



SITE PLAN FOR BUILDING PERMIT



LEGAL DESCRIPTION	PORTION OF TRACT A-1-B
PROPOSED TRACT NUMBER:	A-1-B
TOTAL ACREAGE:	AREA= .6721 AC
EXISTING ZONING:	
PROPOSED ZONING:	
BUILDING SIZE:	6,000SF
FAR:	.206
PROPOSED NUMBER OF STRUCTURES:	1
PROPOSED USE:	RETAIL
TOTAL PARKING PROVIDED:	40 SPACES
TOTAL PARKING REQ. (INC. EMPLOYEE):	31 SPACES
HC PROVIDED:	2 H.C. (INC. 2 VAN ACCESIBLE)
HC REQUIRED:	2 H.C. SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE



2 VICINITY MAP
 Scale: N.T.S

PROJECT NUMBER: 1001946
 APPLICATION NUMBER: 09DPB 70136

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission on 6/10/09 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 DRG 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

Public Engineering, Transportation Division	06/10/09
Water Utility Department	6-10-09
Parks and Recreation Department	6/10/09
City Engineer	6/10/09
Environmental Health Department	6/10/09
Solid Waste Management	6/10/09
DRB Chairperson, Planning Department	6/10/09

Environmental Health, if necessary

REV	DATE	BY	REVISION
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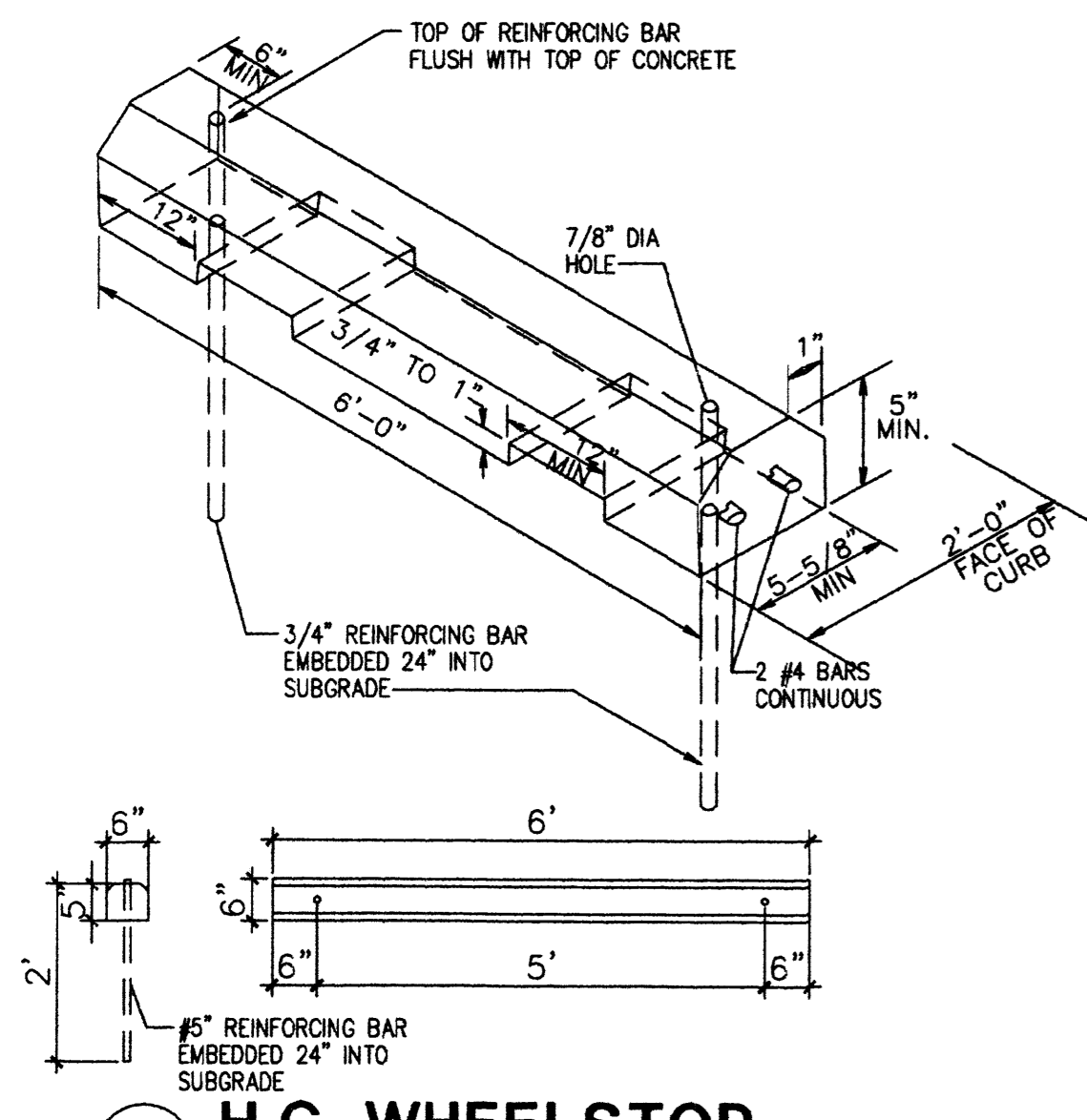
MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

PROJECT TITLE: SHOPS-1
 S.W.C. OF PASEO, AND SAN PEDRO N.E.
 ALBUQUERQUE, NEW MEXICO

DRAWN BY: HSW
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 SHEET TITLE: SITE PLAN FOR BLDG PERMIT

DATE: 4/12/09
 SCALE: AS NOTED
 SHEET: A1.0

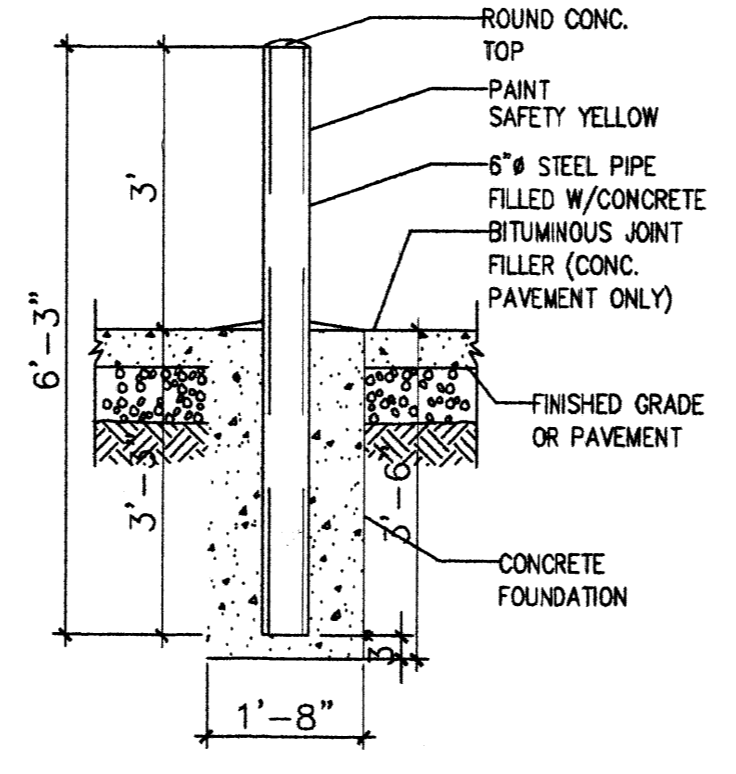
PROJECT # 1001946



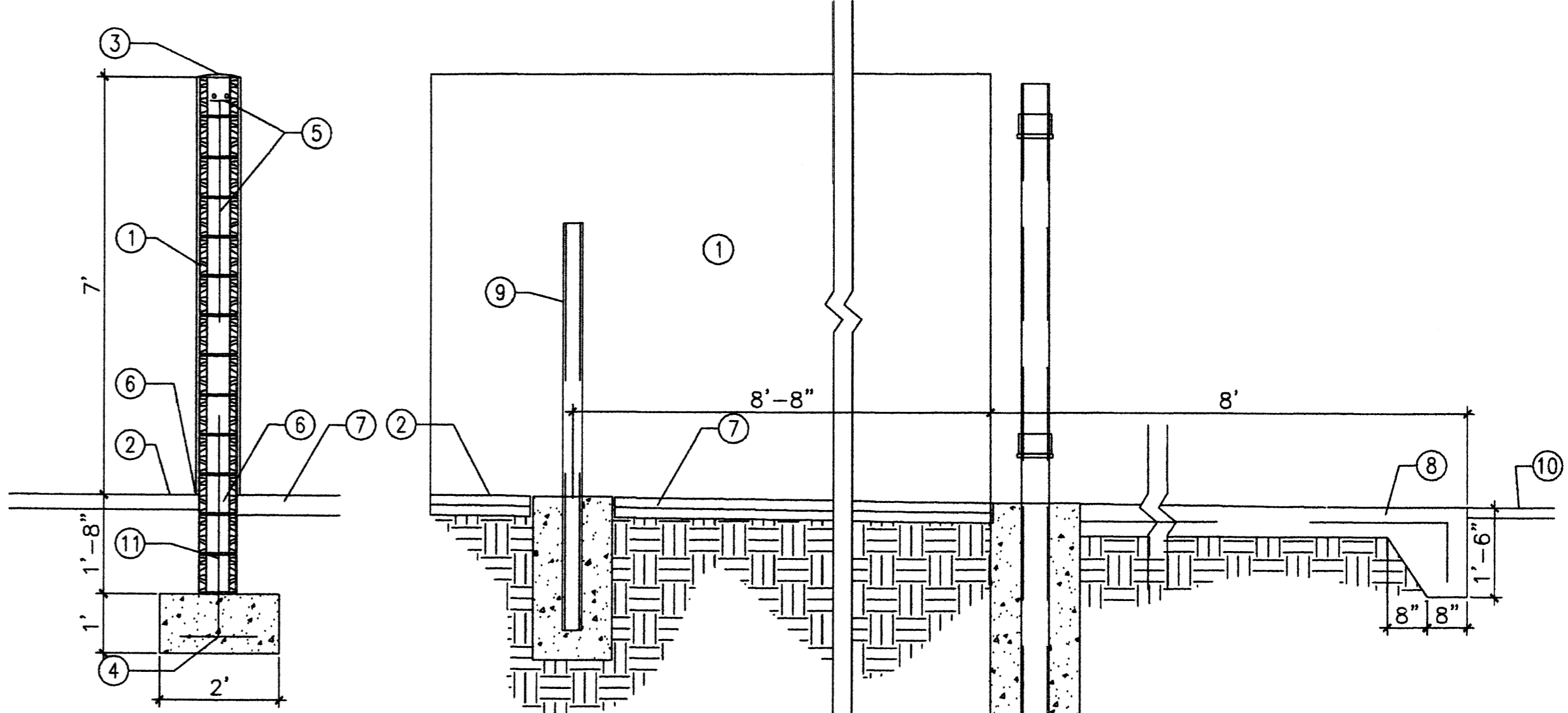
2 H.C. WHEELSTOP
Scale: 1/2"=1'-0"

- KEYED NOTES**
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: BASKET BEIGE SW 6143
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

15 ENCLOSURE NOTES
Scale: N.T.S.

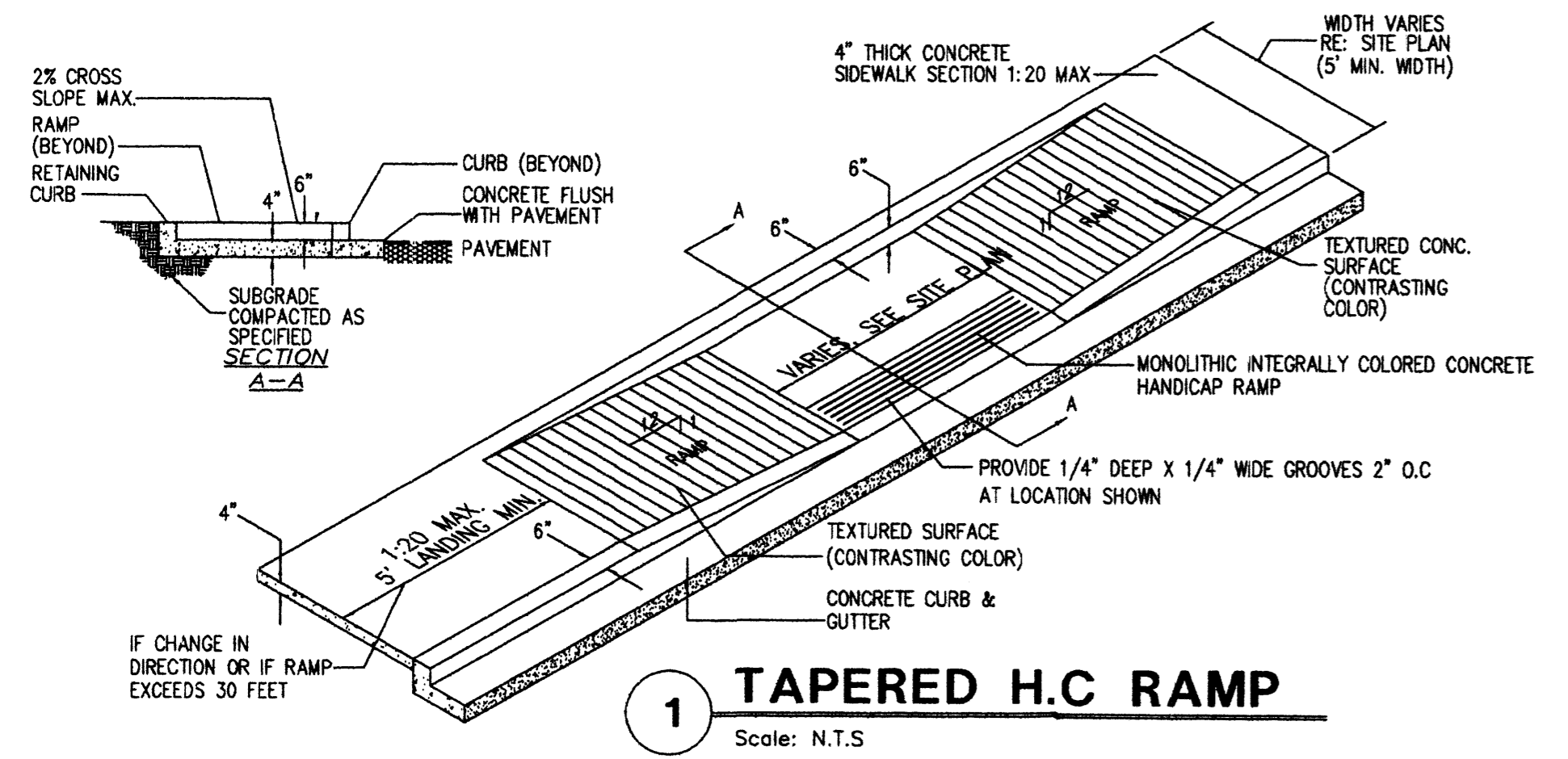


5 BOLLARD DETAIL
Scale: 1/2"=1'-0"

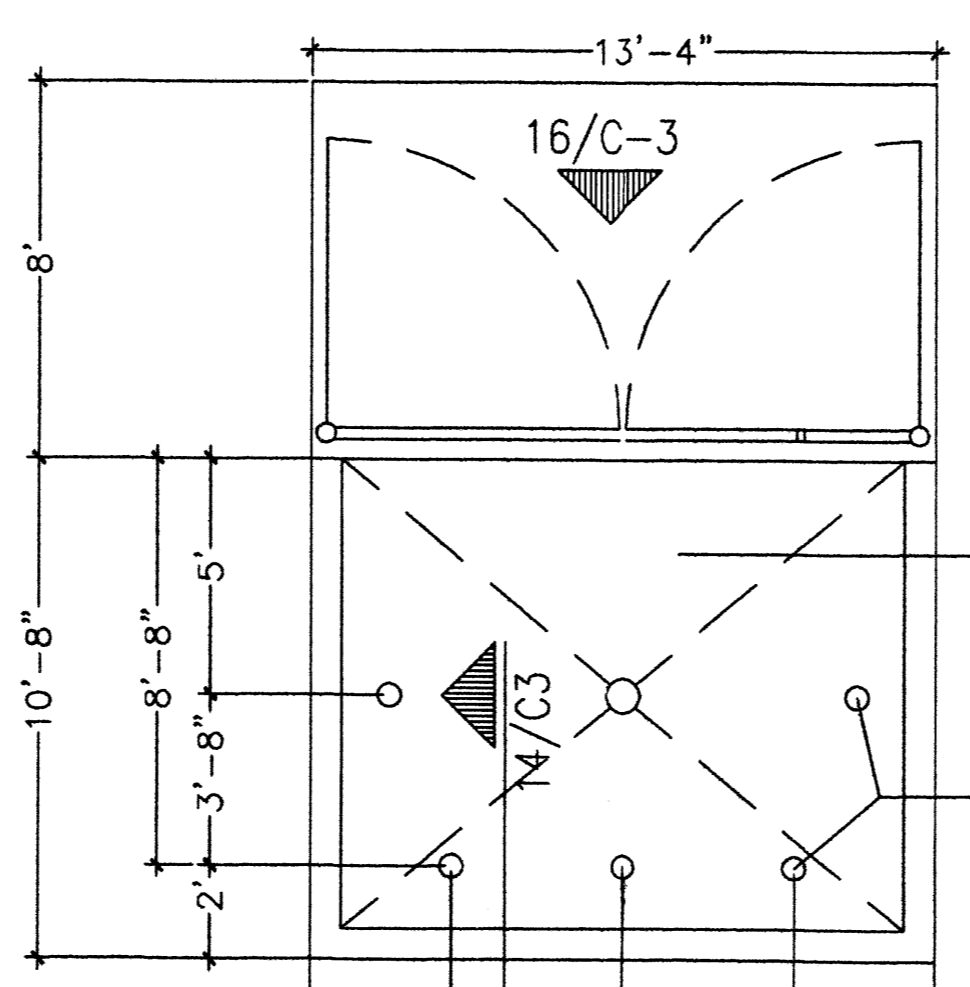


13 DUMPSTER SEC
Scale: 1/2"=1'-0"

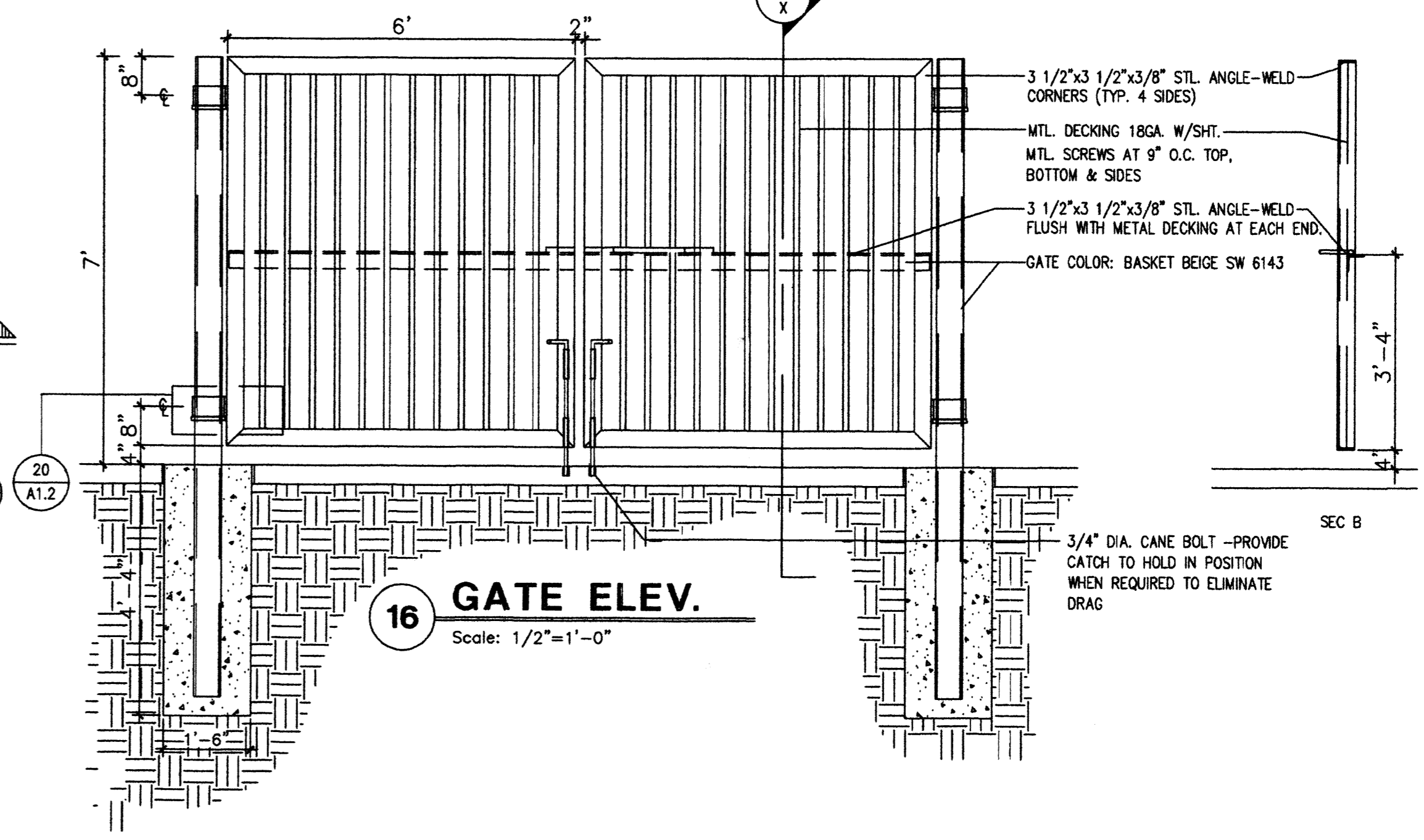
14 DUMPSTER SEC
Scale: 1/2"=1'-0"



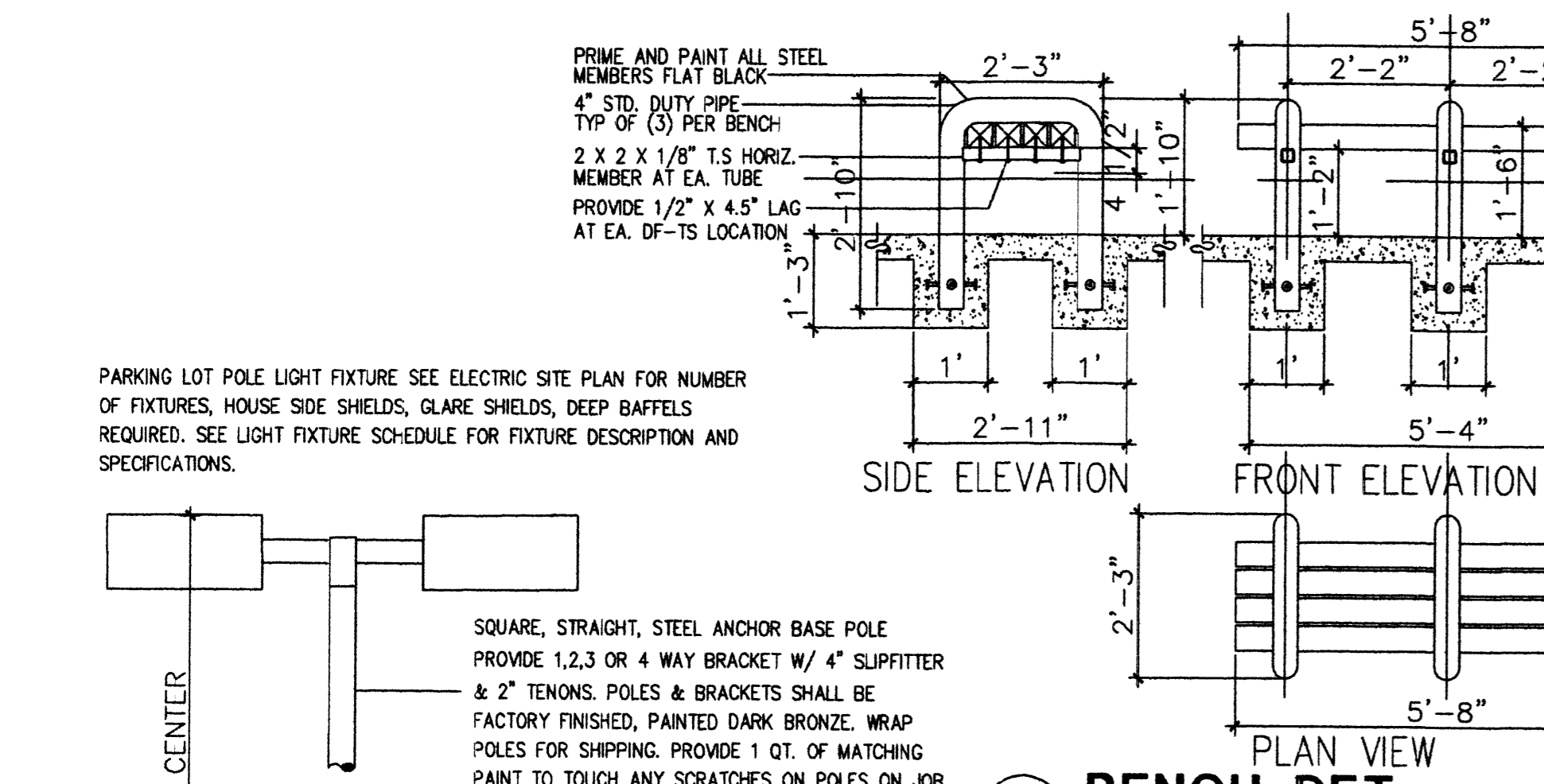
1 TAPERED H.C. RAMP
Scale: N.T.S.



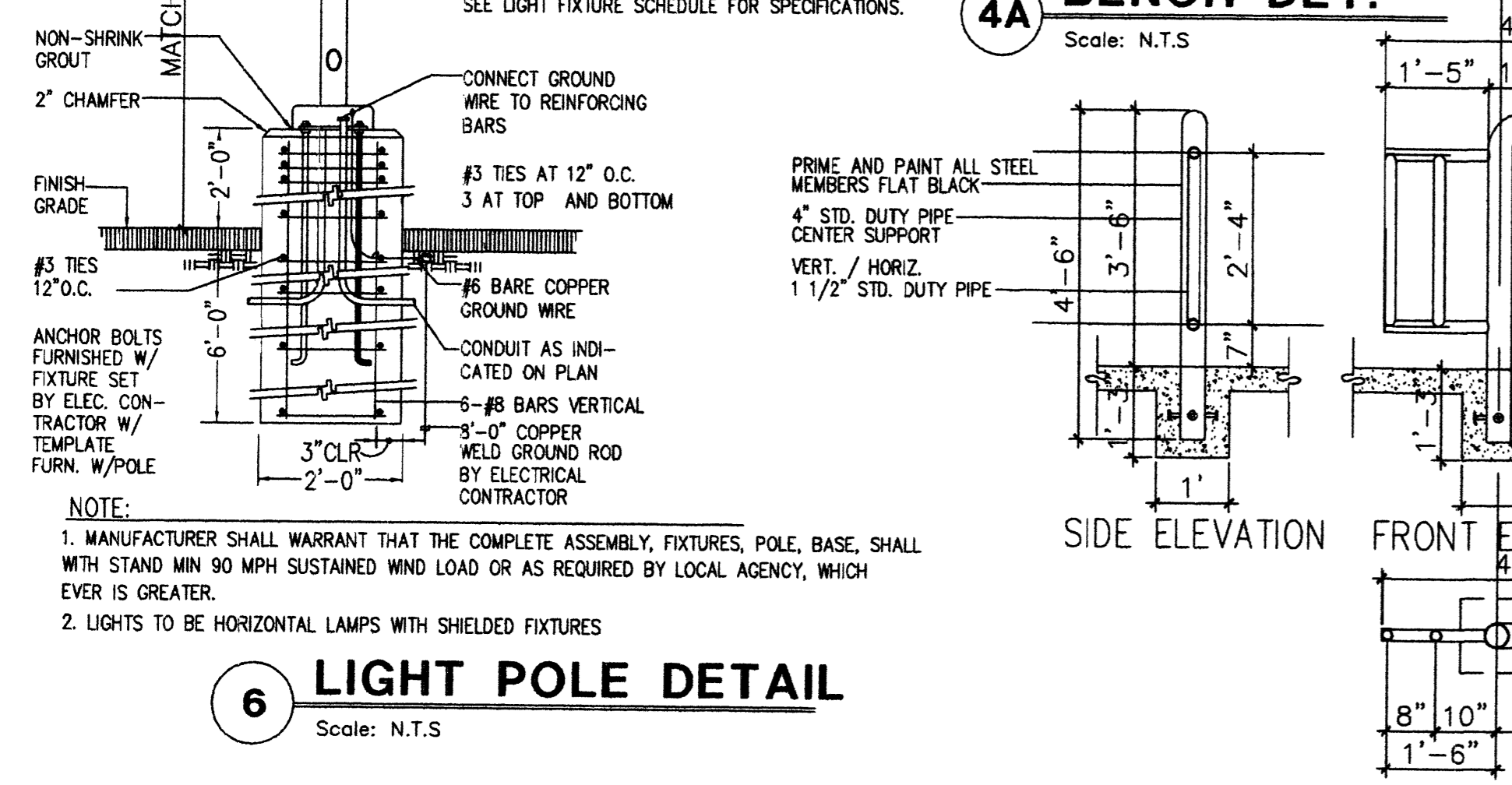
12 DUMPSTER PLAN
Scale: 1/2"=1'-0"



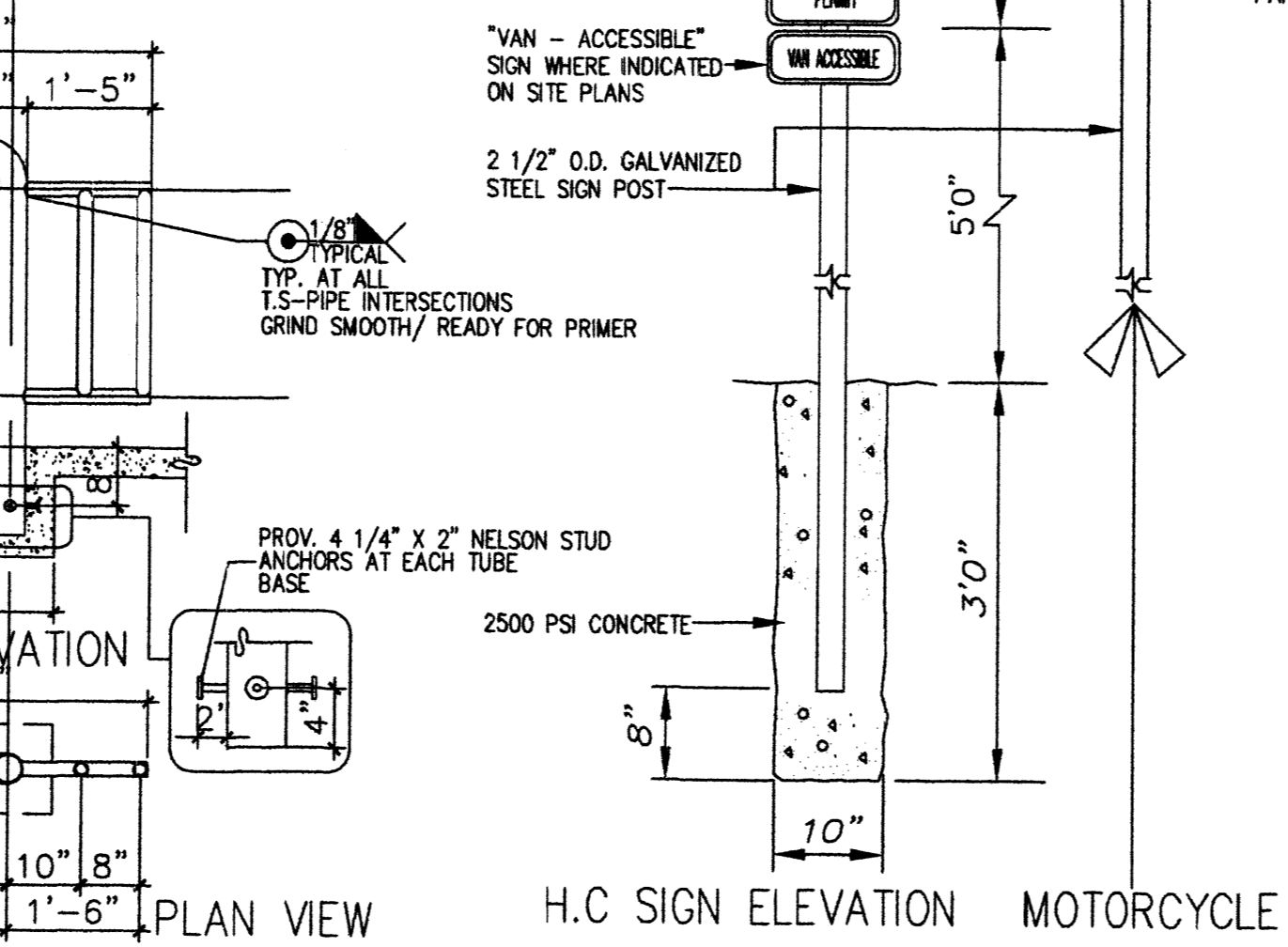
16 GATE ELEV.
Scale: 1/2"=1'-0"



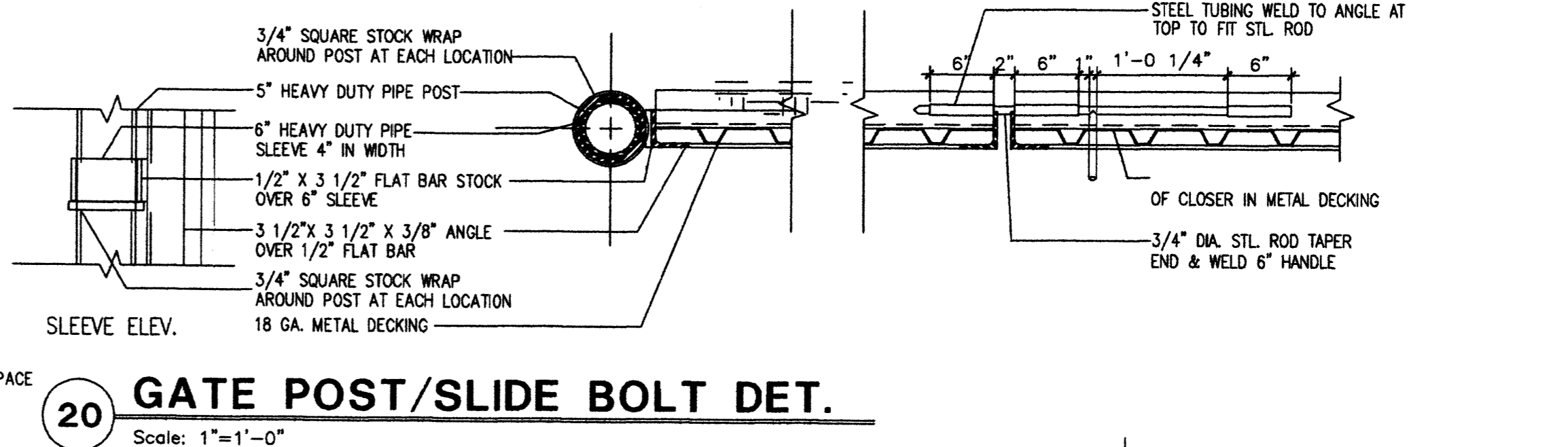
4A BENCH DET.
Scale: N.T.S.



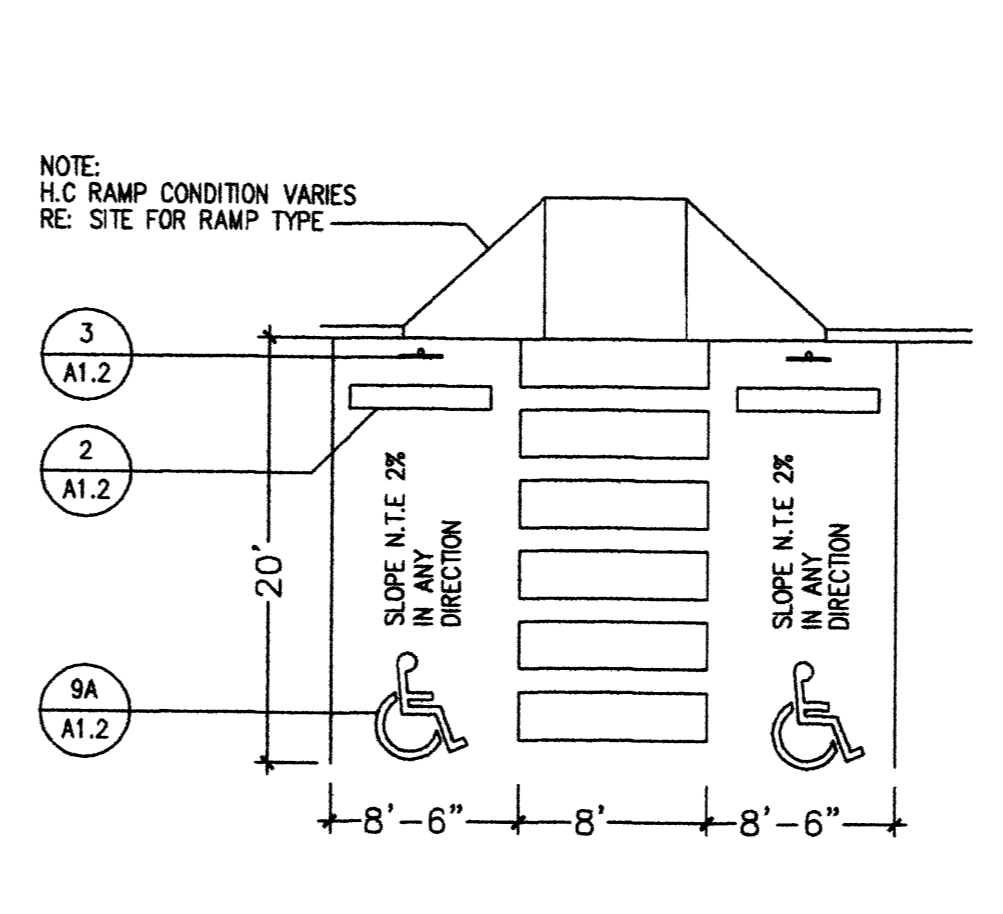
6 LIGHT POLE DETAIL
Scale: N.T.S.



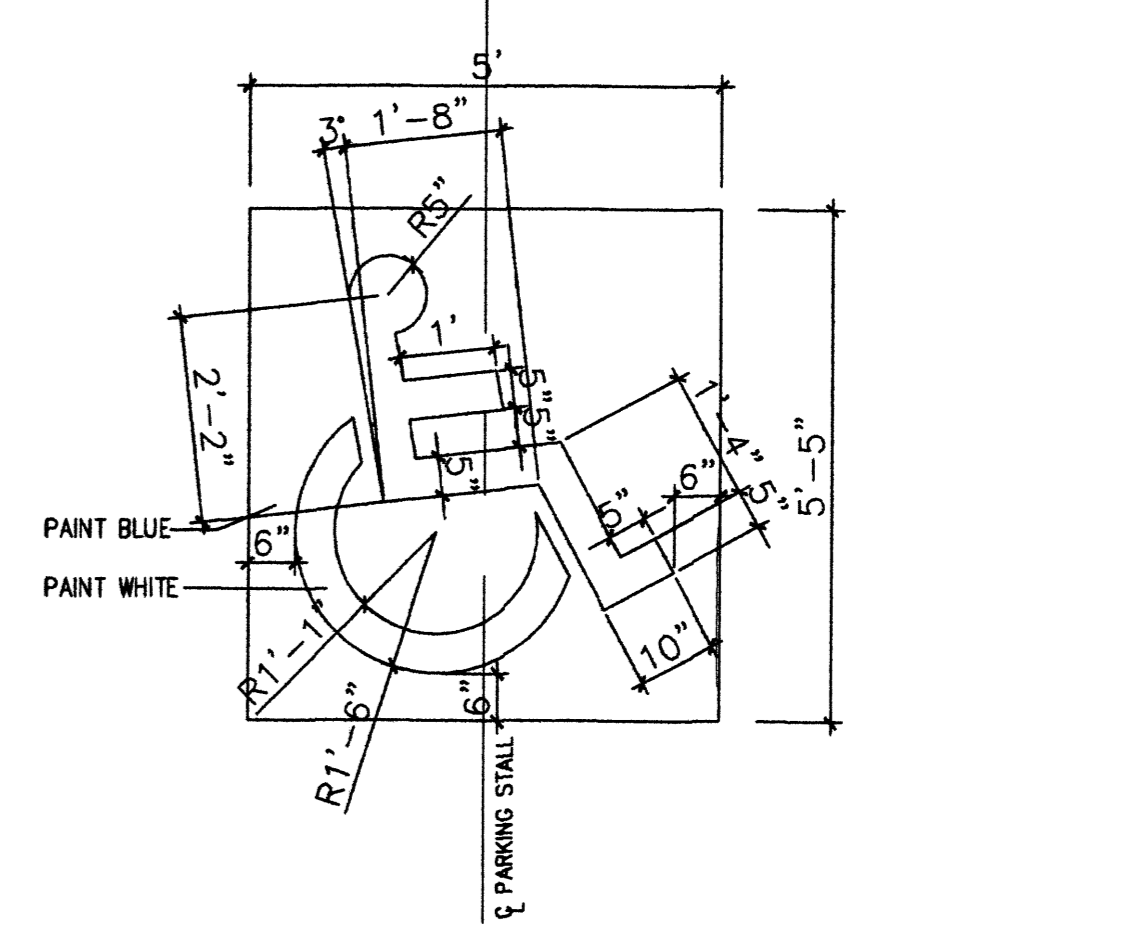
3 H.C./MOTOR CYCLE SIGN DETAIL
Scale: N.T.S.



20 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"



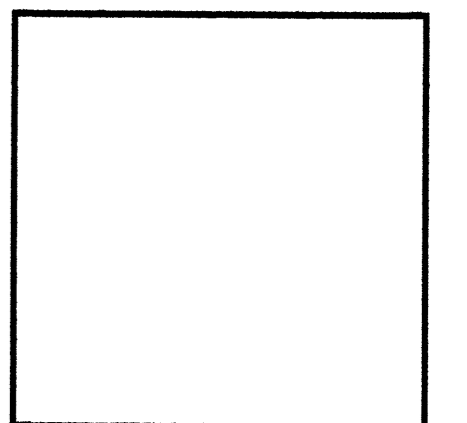
9 H.C. TYP. PARKING DET.
Scale: N.T.S.



9A H.C. SIGNAGE
Scale: 1/2"=1'-0"

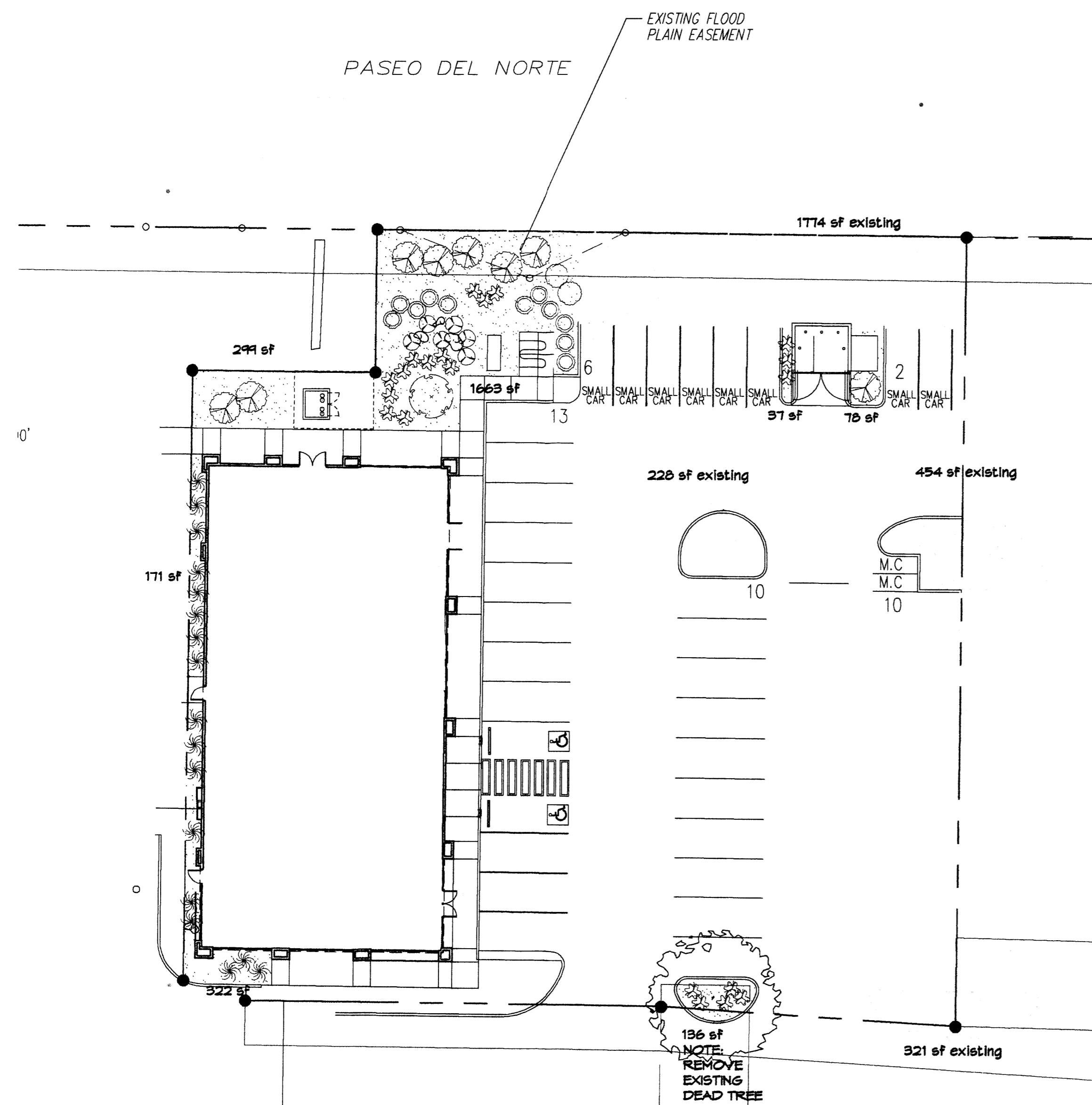
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE	DATE	SCALE	AS NOTED
SHOPS-1 S.W.C. OF BASEO AND SAN PEDRO N.E. ALBUQUERQUE, NEW MEXICO	4/12/09	A1.2	

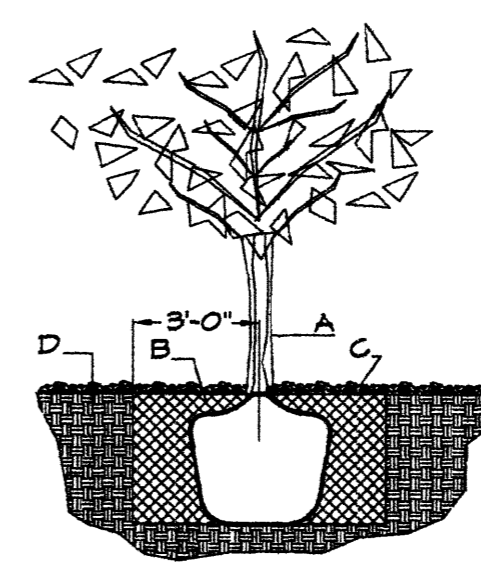
PROJECT NUMBER	JOB NO.	DRAWN BY	CHECKED BY
STEPHEN DUNBAR, AIA		MSW	



PLANT LEGEND
TO MATCH EXISTING LANDSCAPING

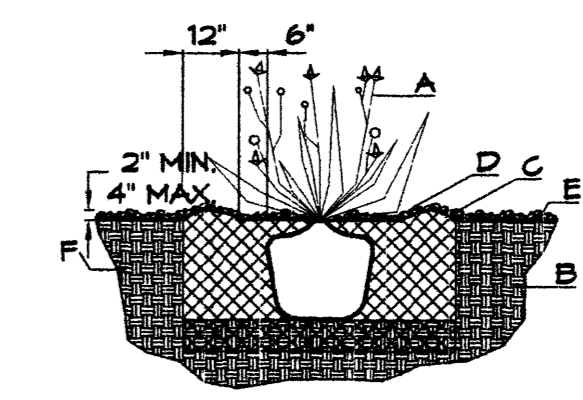
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- HONEY LOCUST 1
Gleditsia triacanthos
2" Cal., 12-14" inst./60" x 60" maturity
Water (M+) Allergy (L) 0sf
- SHRUBS/ORNAMENTAL GRASSES**
FIVE GAL.
- BUTTERFLY BUSH 1
Buddleia davidii
5 Gal., 12-3" inst./10" x 10" maturity
Water (M) Allergy (L) 100sf
- APACHE PLUME 2
Fallugia paradoxa
5 Gal., 18-3" inst./6" x 7" maturity
Water (L) Allergy (L) 4sf
- MAIDEN GRASS 17
Miscanthus sinensis
5 Gal., 18-3" inst./5" x 5" maturity
Water (M+) Allergy (L) 25sf
- ONE GAL.**
- TURPENTINE BUSH 11
Ericameria laricifolia
1 Gal., 6-15" inst./3" x 4" maturity
Water (L+) Allergy (L) 16sf
- WILDFLOWER 6
1 Gal., 3-15" inst./varies at maturity
Water (varies) Allergy (varies) 4sf
- THREADGRASS 20
Stipa tenuissima
1 Gal., 3-15" inst./2" x 2" maturity
Water (L+) Allergy (L) 4sf
- GROUNDCOVERS**
- HONEYSUCKLE 8
Lonicera japonica 'Halliana'
1 Gal., 6-15" inst./3" x 12" maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover
- HARDSCAPES**
- OVERSIZED GRAVEL
#4 BOULDERS
- SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- EXISTING LANDSCAPE
- * DENOTES EVERGREEN PLANT MATERIAL



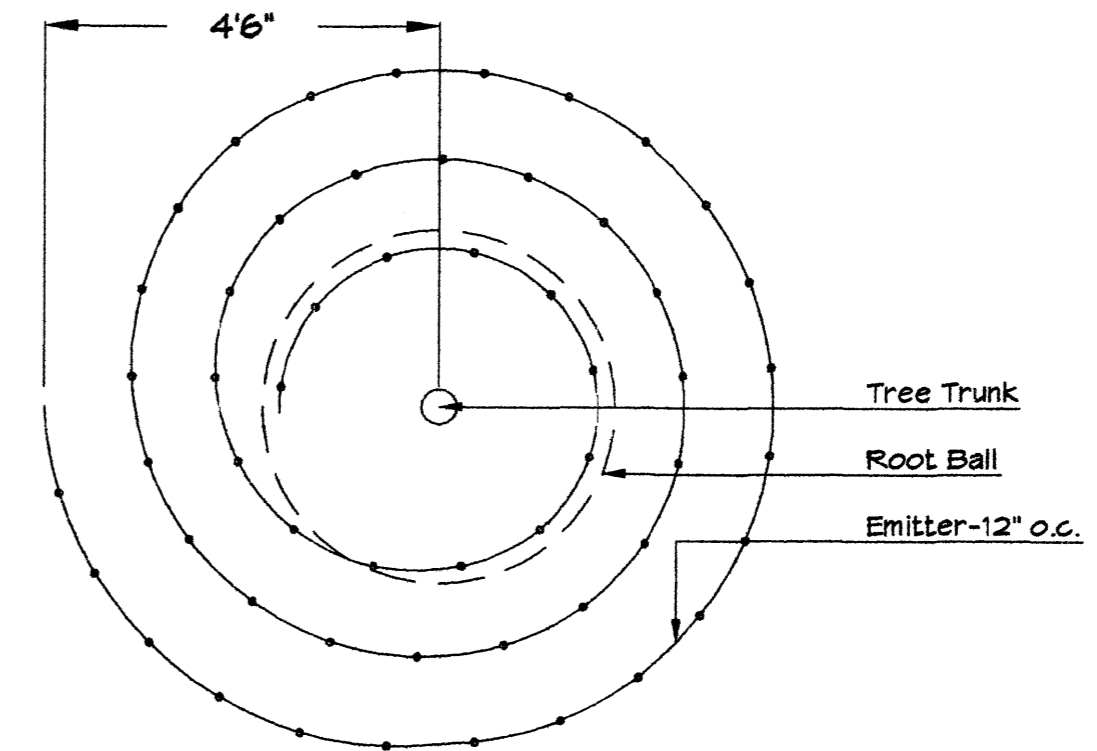
TREE PLANTING DETAIL

- NTS
GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING FIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



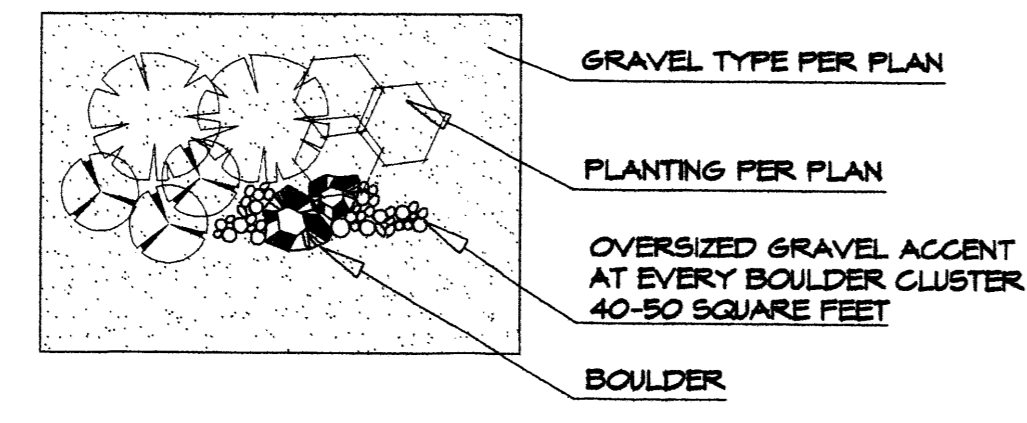
SHRUB PLANTING DETAIL

- NTS
GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING FIT.
- CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



Netafim Spiral Detail

GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

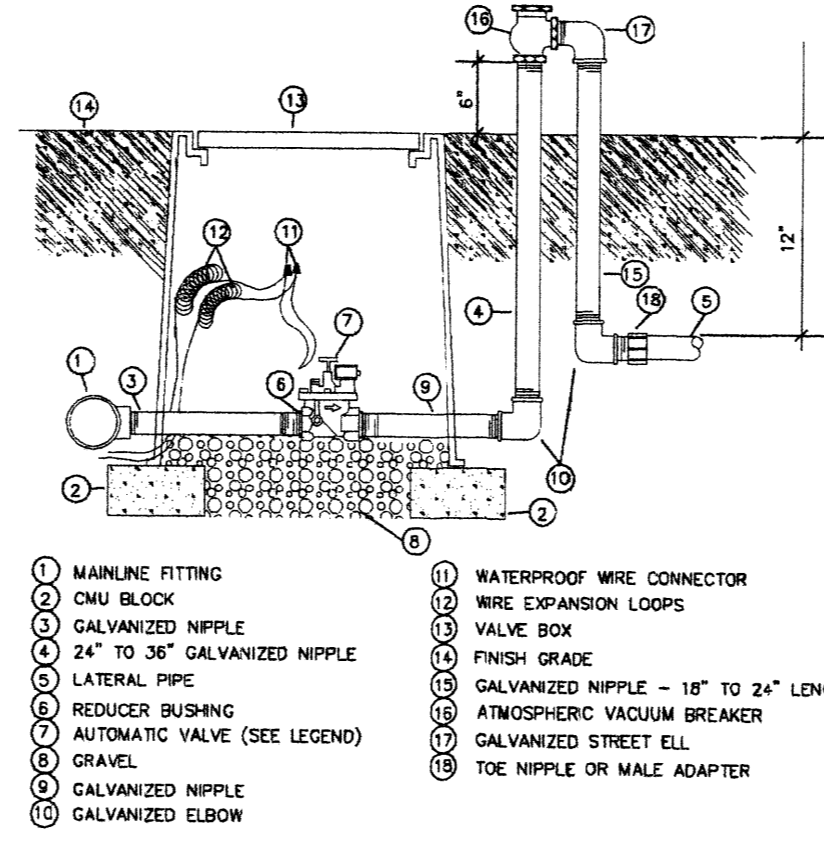
TOTAL LOT AREA	29265	square feet
TOTAL BUILDINGS AREA	6050	square feet
NET LOT AREA	23215	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3482	square feet
TOTAL EXISTING LANDSCAPE AREA	2777	square feet
TOTAL NEW BED PROVIDED	2106	square feet
LIVE GROUNDCOVER REQ.	75%	square feet
TOTAL LIVE GROUNDCOVER REQUIREMENT	2030	square feet
TOTAL NEW LIVE GROUNDCOVER PROVIDED	2055 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	5485 (24%)	square feet

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 4 Provided # 1 NEW AND 3 EXISTING

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

Santa Ana Tan Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, primed in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

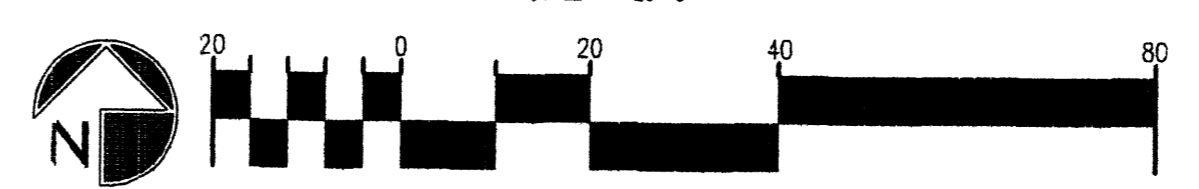
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

LANDSCAPE PLAN FOR BUILDING PERMIT



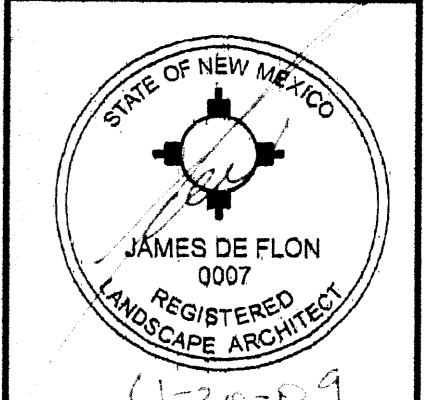
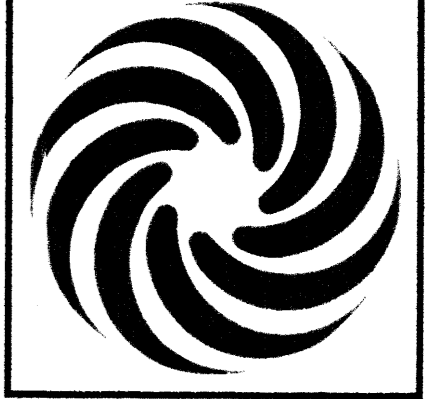
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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

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 job order placed. All plants shall be sized per American Standard for Nursery Stock.

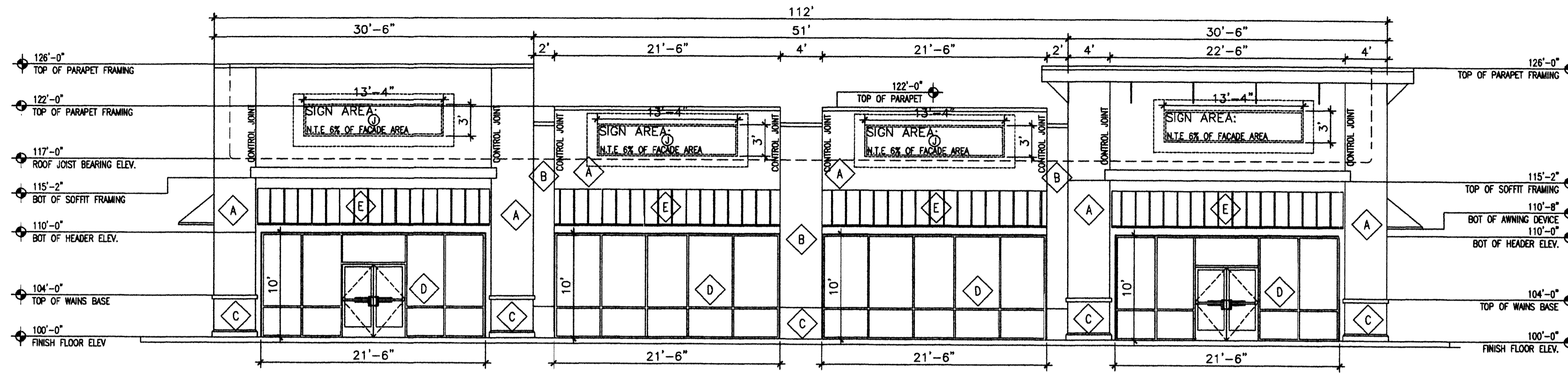
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1489 FAX (505) 338-1488
TOLL FREE 1-866-224-2161



PROJECT: SHOPS 1
S.W.C. OF PASEO, AND SAN PEDRO N.E. ALBUQUERQUE, NEW MEXICO
DESIGNED BY: JAMES DE FLON
CHECKED BY: RMC
DATE: 4/20/09
SHEET TITLE: LANDSCAPE PLAN

DATE	4/20/09	SHEET	L1.0
NOTED	AS NOTED		



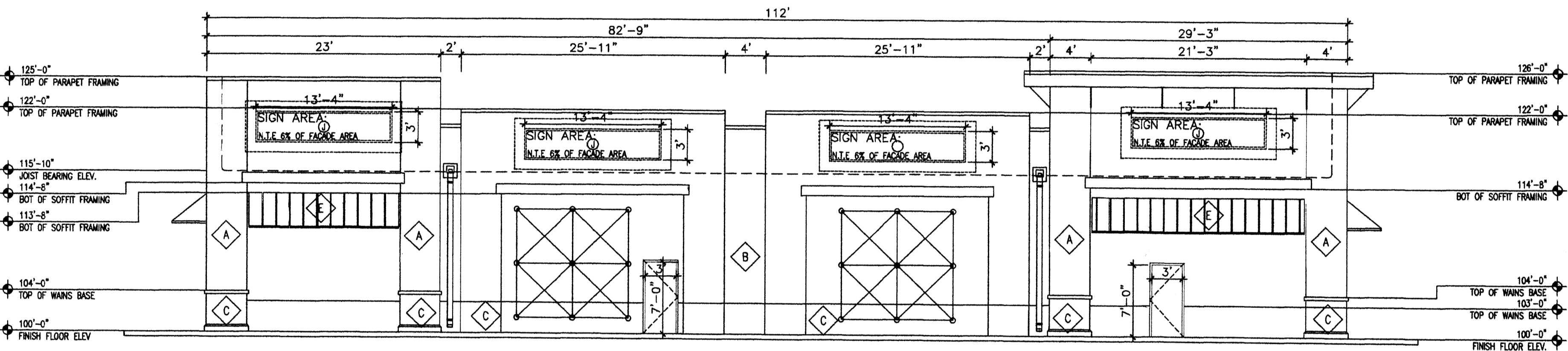
1 EASTERN ELEV.
Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR
 J BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE

Keyed Color / Material Schedule	
A	STUCCO SYSTEM SHERWIN WILLIAMS 6103 TEA CHEST GENERIC COLOR DESCRIPTION (DARK BROWN)
B	STUCCO SYSTEM SHERWIN WILLIAMS 6094 SENSATIONAL SAND GENERIC COLOR DESCRIPTION (MEDIUM BROWN)
C	STUCCO SYSTEM SHERWIN WILLIAMS 6106 KILM BEIGE GENERIC COLOR DESCRIPTION (BEIGE)
D	STOREFRONT SYSTEM SILVER ANODIZED ALUMINUM RE: FINISH SCHEDULE FOR MFG'S
E	CANOPY ROOFING MATERIAL CANOPY MATERIAL GALVALUM (SILVER STANDING SEAM)

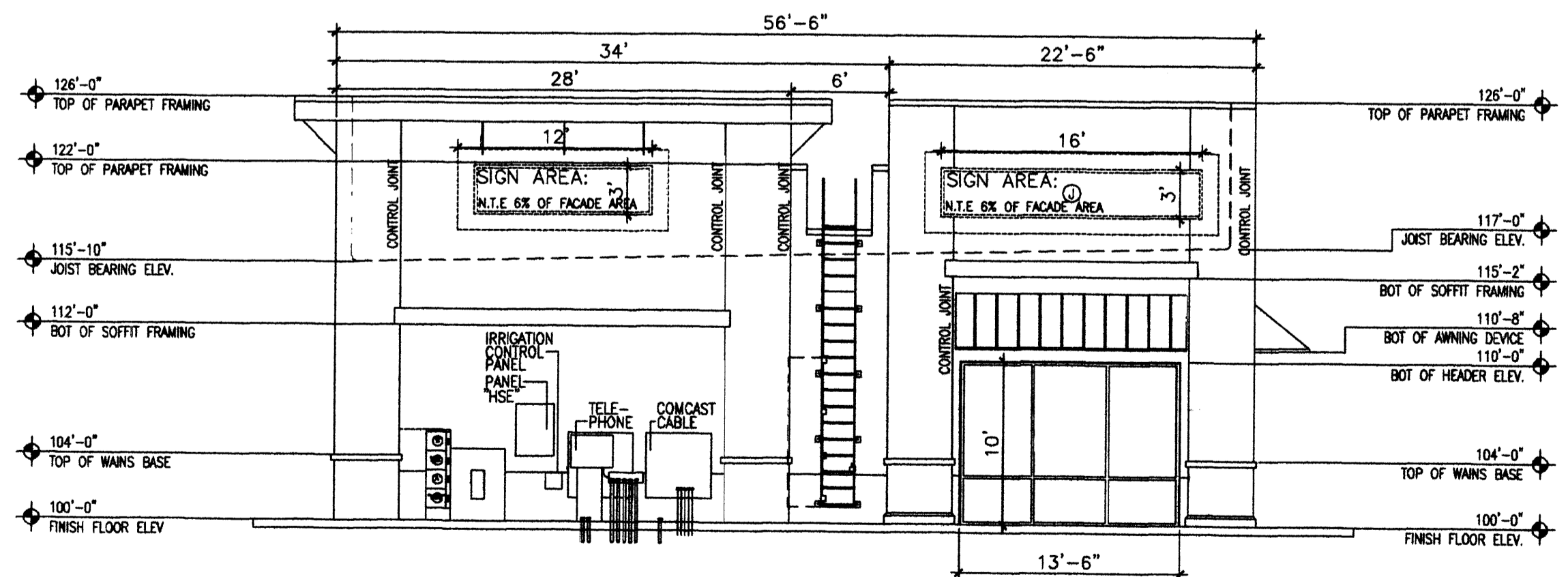
NOTE: BUILDING MOUNTED SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA ON WHICH THE ARE MOUNTED, AND SHALL BE CHANNEL TYPE, INTERNALLY ILLUMINATED INDIVIDUAL LETTERS WITH METAL SIDES AND PLASTIC FACES. NO BUILDING MOUNTED BOX SIGNS ARE ALLOWED EXCEPT BUSINESS LOGOS.

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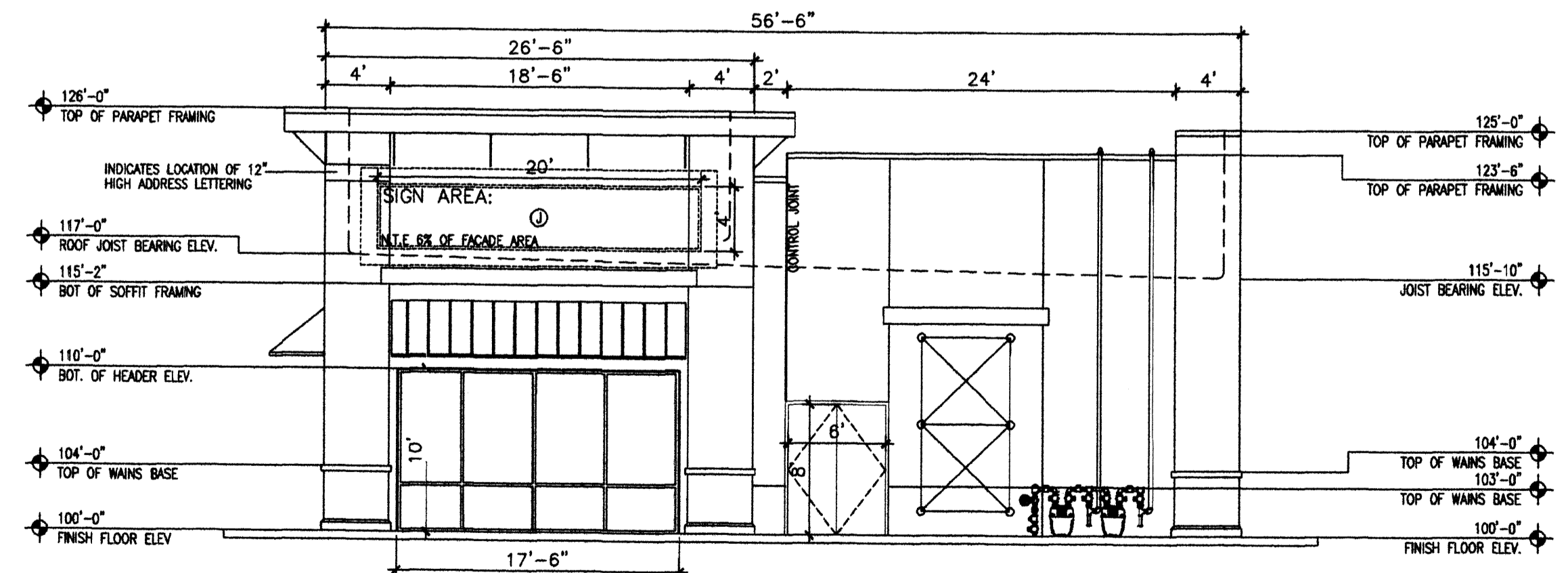
2 WESTERN ELEV.
Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR
 J BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE



3 SOUTHERN ELEV.
Scale: 1/8"=1'

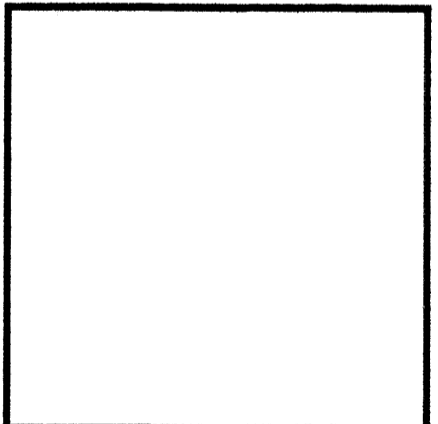
NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR
 J BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE



4 NORTHERN ELEV.
Scale: 1/8"=1'

NOTE: ALL BUILDING MOUNTED SIGNAGE IS SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION BY TENANT SIGN CONTRACTOR
 J BOX LOCATION W/ CONDUIT AND PULL-STRING STUBBED INTO TENANT SPACE

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161



PROJECT TITLE: SHOPS 1
 PASO DEL NORTE AND SAN PEDRO
 ALBUQUERQUE, NEW MEXICO
 PROJECT NUMBER: JOB NO.
 STEPHEN DUNBAR, AIA DRAWN BY: MSW
 SHEET TITLE: ELEVATIONS

DATE: 4/20/2009
 SCALE: AS NOTED
 SHEET: A2.0