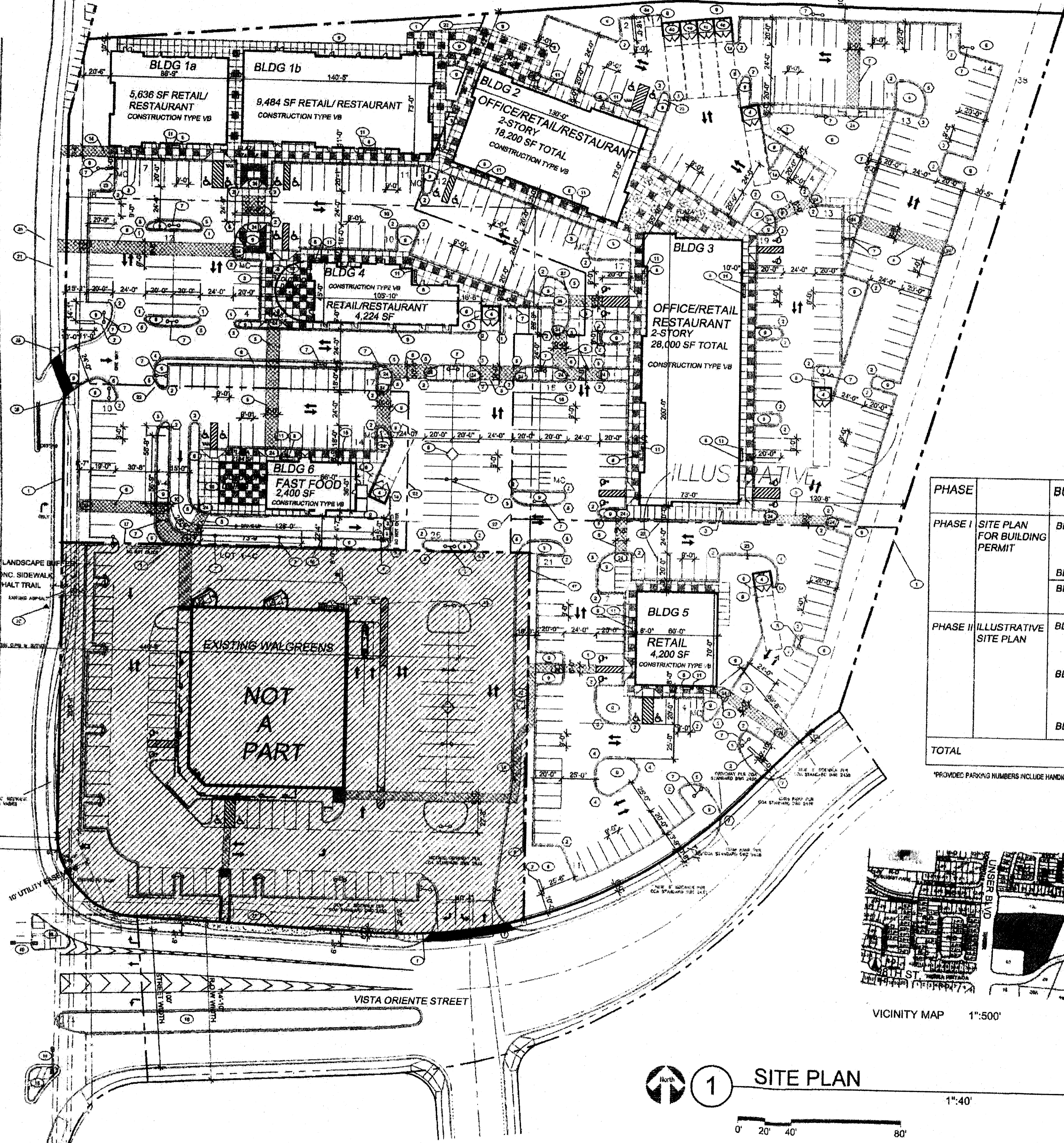


EXISTING LADERA CHANNEL
AMAFCA EASEMENT B

LOT 1-A



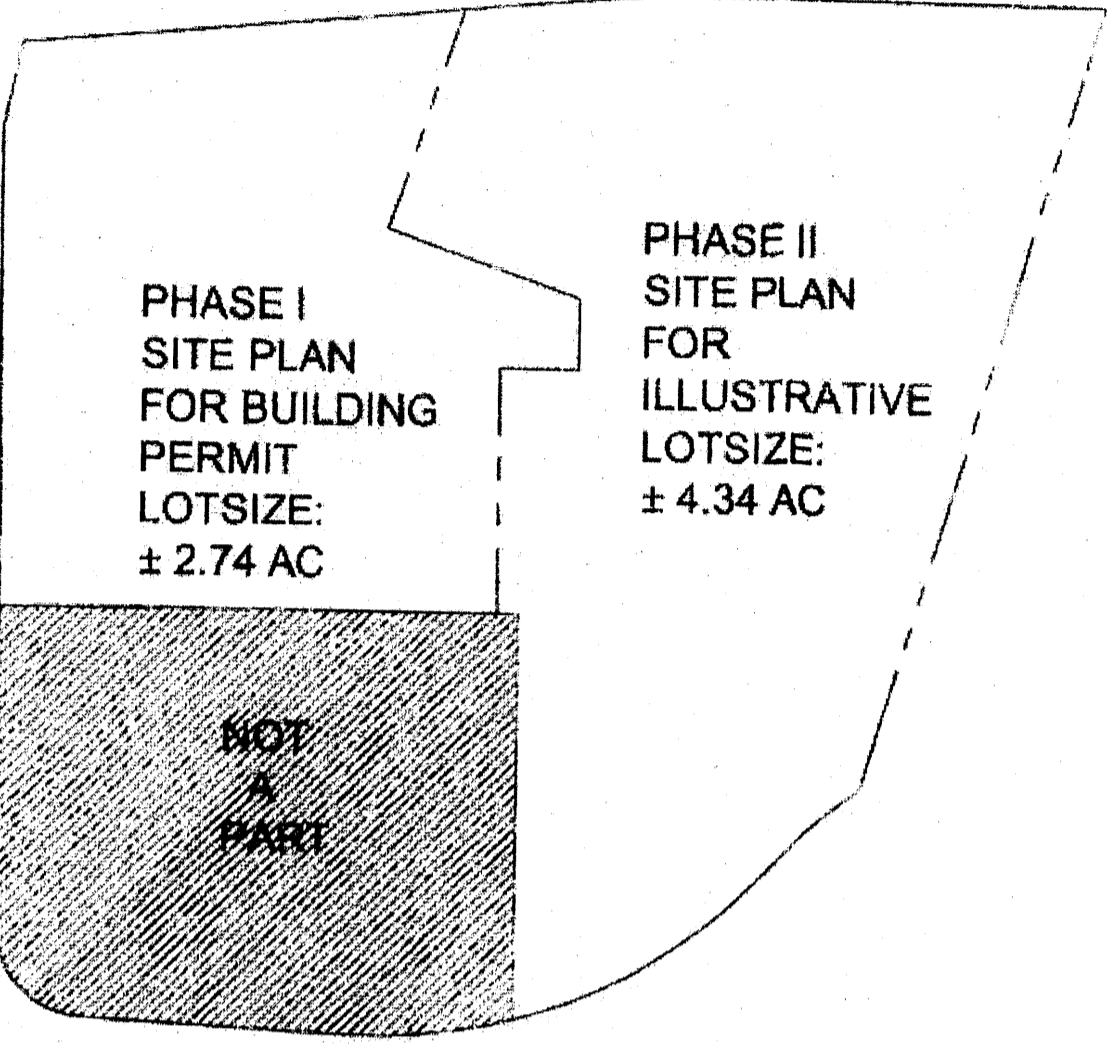
ALL EXISTING RAMPS SHALL MEET CURRENT ADA CRITERIA.

NOTE:

- SEE GRADING AND DRAINAGE PLAN (C1-C2) FOR FIRE HYDRANT LOCATIONS, DISTRIBUTION LINES, RIGHT-OF-WAY AND EASEMENTS, EXISTING AND PROPOSED WATER, SEWER, STORM DRAINAGE FACILITIES.
- OFFICE USES WILL ON THE 2ND FLOOR (BLDG 2, BLDG 3)
- CONTRACTOR SHALL PROVED SINGLE TO IDENTIFY DUMPSTER ENCLOSURE AND RECYCLE AREA FOR BLDG 1a, 1b AND 2.

KEYED NOTES

- PROPERTY LINE
- MONUMENT SIGN
- BICYCLE RACK LOCATION - 3 BIKES
- DUMPSTER ENCLOSURE
- DUMPSTER ENCLOSURE FOR BLDG 1a
- DUMPSTER ENCLOSURE FOR BLDG 1b
- DUMPSTER ENCLOSURE FOR BLDG 2
- CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- PROPOSED FUTURE RECYCLE AREA
- PROPOSED FUTURE RECYCLE AREA FOR BLDG 1a & 1b
- SITE LIGHTING
- 8'-0" X 1'-0" BENCH LOCATION NOT TO BE WITH DOORS OR STREET TREES
- LANDSCAPE AREA
- SCREEN WALL - MAX. HEIGHT 3'; DARK RED BRICK
- TRASH RECEPTACLES
- TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT
- SITE WALK
- BICYCLE RACK LOCATION - 2 BIKES
- EXISTING LOT LINE TO BE ELIMINATED
- EXISTING LOT LINE PER EXISTING PLAT
- EXISTING TRAFFIC SIGN
- EXISTING BUS STOP
- EXISTING SIDEWALK
- NEW PROPERTY LINE
- NEW FIRE HYDRANT
- HANDICAP RAMP SEE DETAIL A.A.S.3 S.M.
- EXISTING ASPHALT TRAIL
- EXISTING HANDICAP RAMP SEE DETAIL A.A.S.3 S.M.

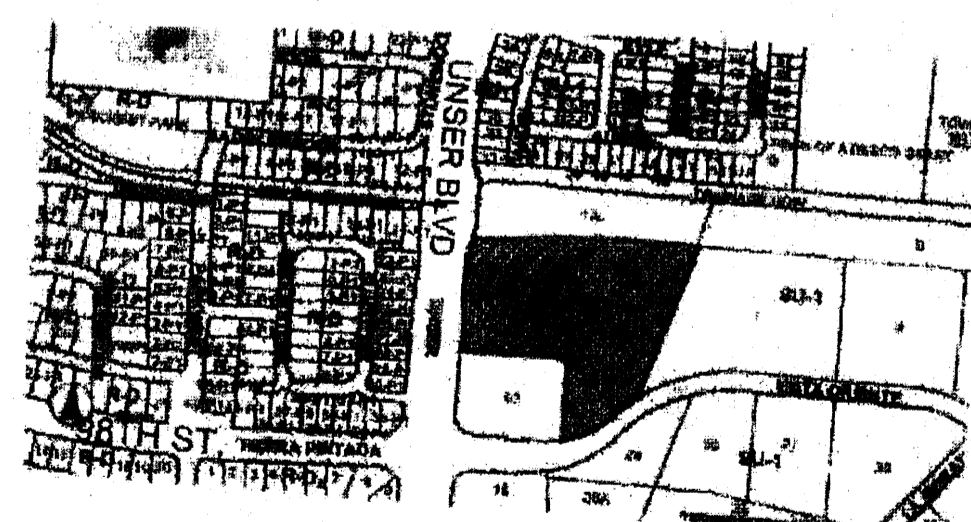


RADIUS INFORMATION:

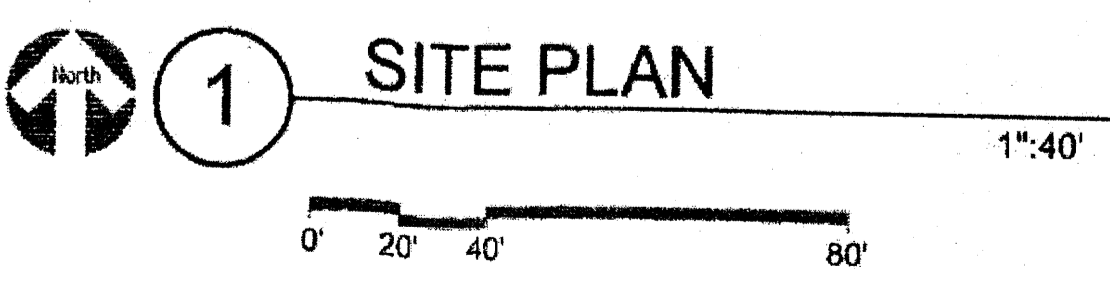
- ⑩ RADIUS = 1'-0"
- ⑪ RADIUS = 2'-0"
- ⑫ RADIUS = 3'-0"
- ⑬ RADIUS = 4'-6"
- ⑭ RADIUS = 5'-0"
- ⑮ RADIUS = 6'-0"
- ⑯ RADIUS = 9'-0"
- ⑰ RADIUS = 15'-0"
- ⑱ RADIUS = 20'-0"
- ⑲ RADIUS = 25'-0"
- ⑳ RADIUS = 30'-0"
- ㉑ RADIUS = 40'-0"
- ㉒ RADIUS = 50'-0"
- ㉓ RADIUS = 60'-0"
- ㉔ RADIUS = 100'-0"

PHASE	BUILDING	TOTAL SF	USE/ AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES H.C. PARKING (REQUIRED & PROVIDED)	INCLUDES MC. PARKING (REQUIRED & PROVIDED)	BICYCLE PARKING (REQUIRED & PROVIDED)	
PHASE I SITE PLAN FOR BUILDING PERMIT	BLDG 1a 1b	15,120 SF	RETAIL 19,344 SF	1/200 SF	97 SPACES	121	8	8	8	
	BLDG 4	4,224 SF								
	BLDG 6	2,400 SF	RESTAURANT 2,400 (96 SEATS)	1 PER 4 SEATS	24 SPACES					
PHASE II ILLUSTRATIVE SITE PLAN	BLDG 2	18,200 SF								
	BLDG 3	28,000 SF	RETAIL 50,400 SF	1/200 SF	252 SPACES	287 SPACES	8	8	14	
	BLDG 5	4,200 SF								
TOTAL						373 SPACES	420 SPACES	16	16	22

*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.



VICINITY MAP 1"=500'



1 SITE PLAN

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 4/22/08

PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
R.C. [Signature] 4-22-08

PROJECT NUMBER: 1002404
APPLICATION NUMBER: 08-DRB-70023

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2005 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (Y) YES () NO If yes, then a set of approved DRP 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: [Signature] 4/20/08 Date

Water Utility Department: [Signature] 4-20-08 Date

Parks and Recreation Department: [Signature] 4/20/08 Date

City Engineer: [Signature] 8-14-12 Date

Environmental Health Department (conditional): [Signature] Date

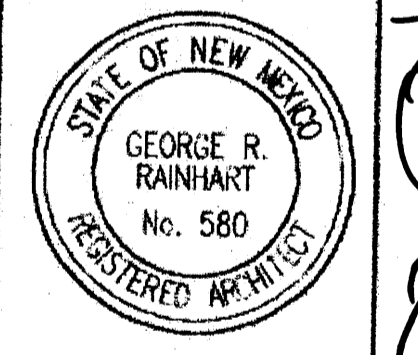
Solid Waste Management: [Signature] 4/22/08 Date

DRB Chairperson, Planning Department: [Signature] 4-20-08 Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
1	01/04/08	NAH	CITY COMMENTS 01/08/08 NAH CITY COMMENTS
2	12/12/07	NAH	CITY COMMENTS 01/08/08 NAH CITY COMMENTS
3	10/25/07	MSW	CITY COMMENTS 01/08/08 NAH CITY COMMENTS
4	07/20/07	NAH	CITY COMMENTS 01/08/08 NAH CITY COMMENTS
5	02/10/07	NAH	CITY COMMENTS 01/08/08 NAH CITY COMMENTS
6	01/22/07	NAH	CITY COMMENTS 01/08/08 NAH CITY COMMENTS

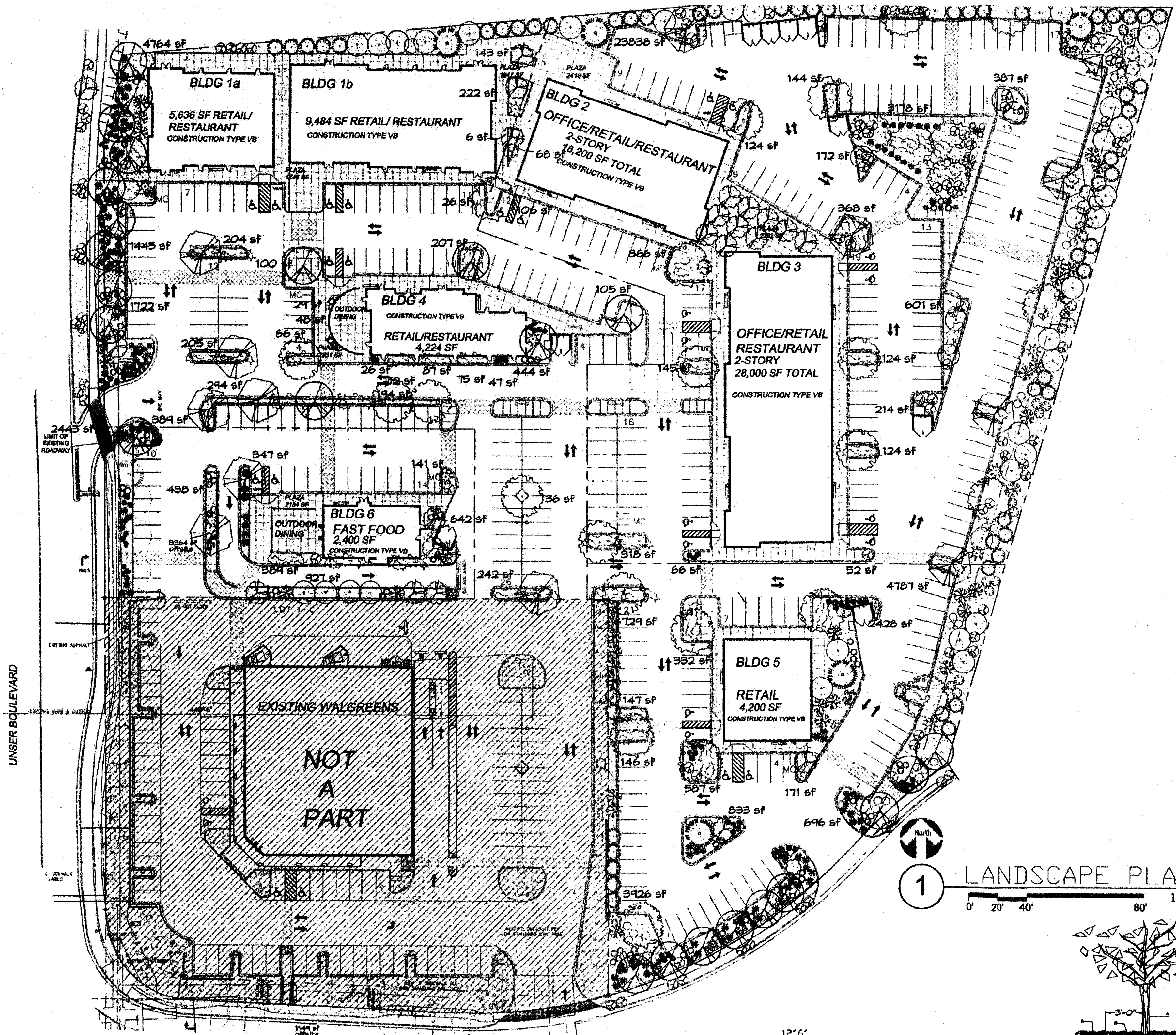
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE: UNSER & VISTA ORIENTE
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
ALBUQUERQUE, NM
PROJECT NUMBER: [Blank]
JOB NO.: [Blank]
JOB DATE: [Blank]
DRAWN BY: NAH
JOB NO.: [Blank]
JOB DATE: [Blank]
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

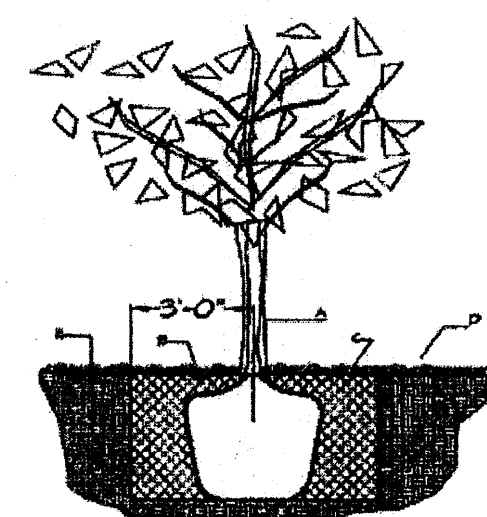
DATE: 10/25/07
SCALE: 1"=40'
SHEET: AS.2

1002404



LANDSCAPE PLAN
0' 20' 40' 80' 1:40'

PLANT LEGEND	PHASE ONE		PHASE TWO	
	1	12	4	0
SHUMARD OAK (M) <i>Quercus shumardii</i> 2' Cal.				
CHITALPA (M) <i>Chilopsis x Catalpa</i> 2' Cal.			4	0
COMMON HACKBERRY (M) <i>Celtis occidentalis</i> 2' Cal.			0	0
SYCAMORE (M) <i>Platanus spp.</i> 2' Cal.			7	6
CHINESE PISTACHE (M) <i>Pistachia chinensis</i> 2' Cal.			15	9
PINON PINE (L) <i>Pinus edulis</i> 6' tall and 2' Cal.			1	4
NEW MEXICO OLIVE (L) <i>Forestiera neomexicana</i> 15 Gal. 225sf			10	35
PURPLE-LEAF PLUM (M) <i>Prunus spp.</i> 1 1/2' Cal.			10	13
CURLLEAF MTN MAHOGANY (L+) <i>Cercocarpus ledifolius</i> 5 Gal. 56sf			9	45
SPANISH BROOM (M) <i>Genista hispanica</i> 5 Gal. 100sf			6	26
BUTTERFLY BUSH (M) <i>Buddleia davidii</i> 5 Gal. 100sf			2	12
ROSE OF SHARON (M) <i>Hibiscus syriacus</i> 5 Gal. 100sf			5	7
APACHE PLUME (L) <i>Fallugia paradoxa</i> 5 Gal. 25sf			0	33
RED YUCCA (L) <i>Hesperaloe parviflora</i> 5 Gal. 9sf			42	37
REGAL MIST (M) <i>Muhlenbergia capillaris</i> 5 Gal. 9sf			60	12
TURPENTINE BUSH (L+) <i>Eriocameria laricina</i> 1 Gal. 16sf			56	40
POTENTILLA (M) <i>Potentilla fruticosa</i> 1 Gal. 9sf			17	9
HONEYSUCKLE (M) <i>Lonicera japonica 'Halliana'</i> 1 Gal. 144sf Unstaked-Groundcover			26	82
CHAMISA (L) <i>Chrysothamnus nauseosus</i> 1 Gal. 25sf			0	23
THREADGRASS (M) <i>Stipa tenuisima</i> 1 Gal. 4sf			37	24
GREYLEAF COTONEASTER (M) <i>Cotoneaster buxifolius</i> 5 Gal. 81sf Symbol indicates 2 plants			38	52
3/4" GRAY GRAVEL WITH FILTER FABRIC				



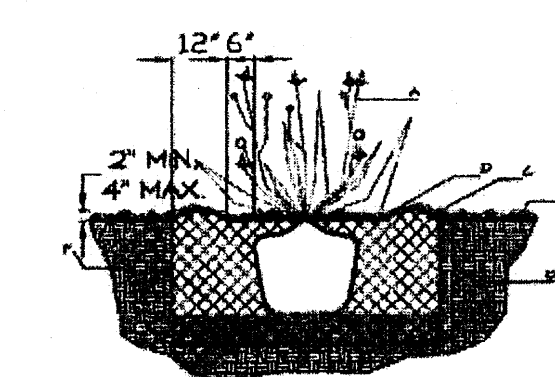
TREE PLANTING DETAIL

GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- 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.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL
- 3" DEPTH OF GRAVEL MULCH
- UNDISTURBED SOIL



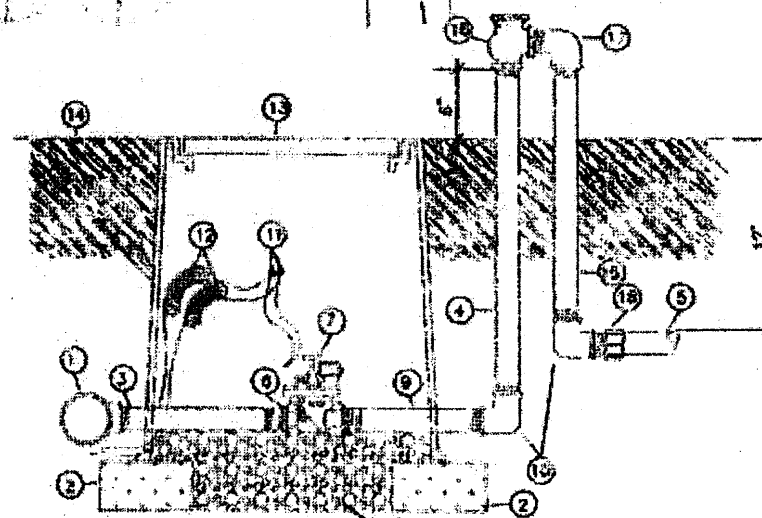
SHRUB PLANTING DETAIL

GENERAL NOTES:

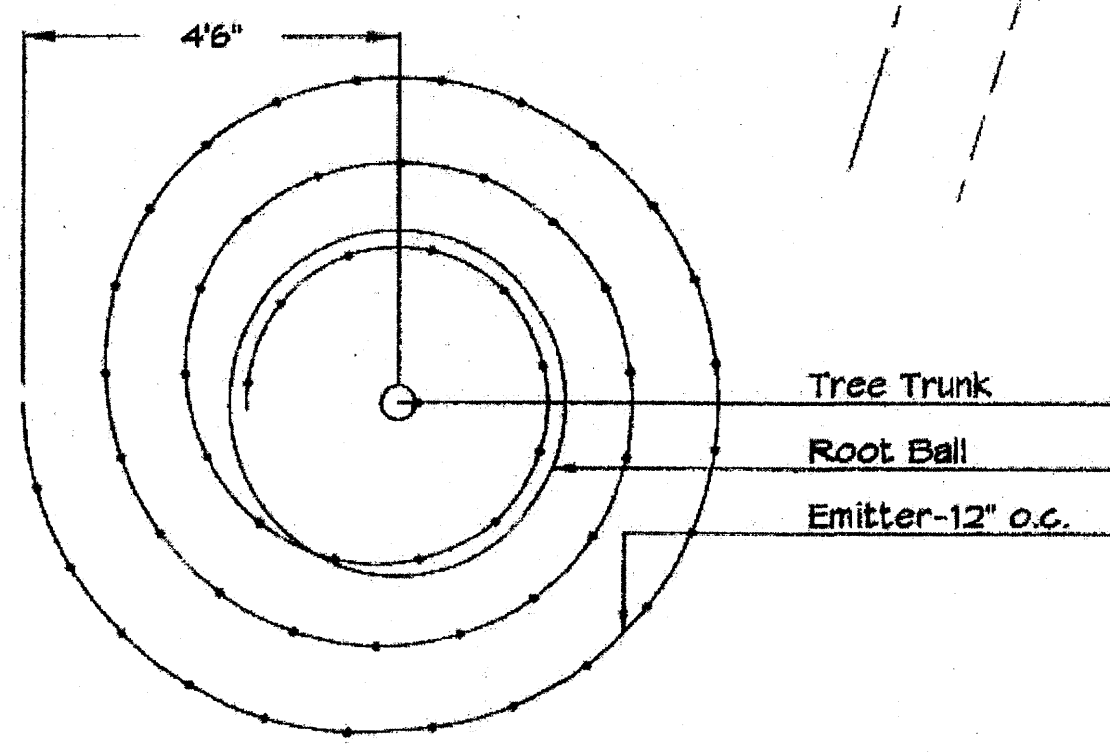
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- SHRUB
- BACKFILL WITH EXISTING SOIL
- EARTH BERM AROUND WATER RETENTION BASIN
- 3" DEPTH OF GRAVEL MULCH
- FINISH GRADE
- UNDISTURBED SOIL



- MANHOLE FITTING
- DMR BLOCK
- GALVANIZED NIPPLE
- 24" TO 36" GALVANIZED NIPPLE
- LATERAL PIPE
- REDUCER BURNING
- AUTOMATIC VALVE (SEE LEGEND)
- GRABEL
- GALVANIZED NIPPLE
- GALVANIZED ELBOW
- WATERPROOF WIRE CONNECTOR
- WIRE EXPANSION LOOPS
- VALVE BOX
- FINISH GRADE
- GALVANIZED NIPPLE - 18" TO 24" LENGTH
- ATMOSPHERIC VACUUM BREAKER
- GALVANIZED STREET ELB
- TEE NIPPLE OR WALE ADAPTER
- AUTOMATIC VALVE W/ ANTI-CLOG FILTER
- MANHOLE GRATE 18"x18"



Netafim Spiral Detail

LANDSCAPE CALCULATIONS

	PHASE ONE	PHASE TWO
TOTAL LOT AREA	115434	192970 square feet
TOTAL BUILDINGS AREA	21744	21300 square feet
NET LOT AREA	93690	165670 square feet
LANDSCAPE REQUIREMENT	15%	15%
TOTAL LANDSCAPE REQUIREMENT	14053	24850 square feet
TOTAL BED PROVIDED	16525	45177 square feet
GROUNDCOVER REQ.	75% <i>see note</i>	75% square feet
TOTAL GROUNDCOVER REQUIREMENT	12394	33883 square feet
TOTAL GROUNDCOVER PROVIDED	12811 (78%)	34005 (75%) square feet
TOTAL SOD AREA	0	0 square feet
TOTAL LANDSCAPE PROVIDED	16525 (18%)	45177 (27%) square feet



LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 896-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

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, Foliage 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" Crushed Gray 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 5 loops at a final radius of 4.5' from tree trunk, planned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble 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 15 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.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Unser Blvd.
Required # 8 Provided # 9

Name of Street: Vista Oriente
Required # 9 Provided # 9

PARKING LOT TREE REQUIREMENTS

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

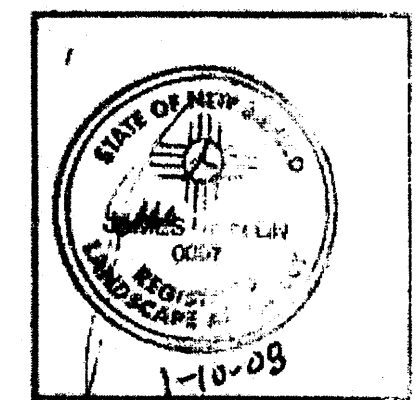
1 Shade tree per 10 spaces
PH- Required # 15 Provided # 15
PH 2- Required # 21 Provided # 30

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 be suitable. Gravel smaller than 2-4" cobblestone 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.

REV	DATE	BY	REVISION
1	10-30-07	mm	Revised site plan and comments
2	10-30-07	mm	revised site plan
3	10-30-07	mm	revised site plan
4	10-30-07	mm	revised site plan
5	10-30-07	mm	revised site plan

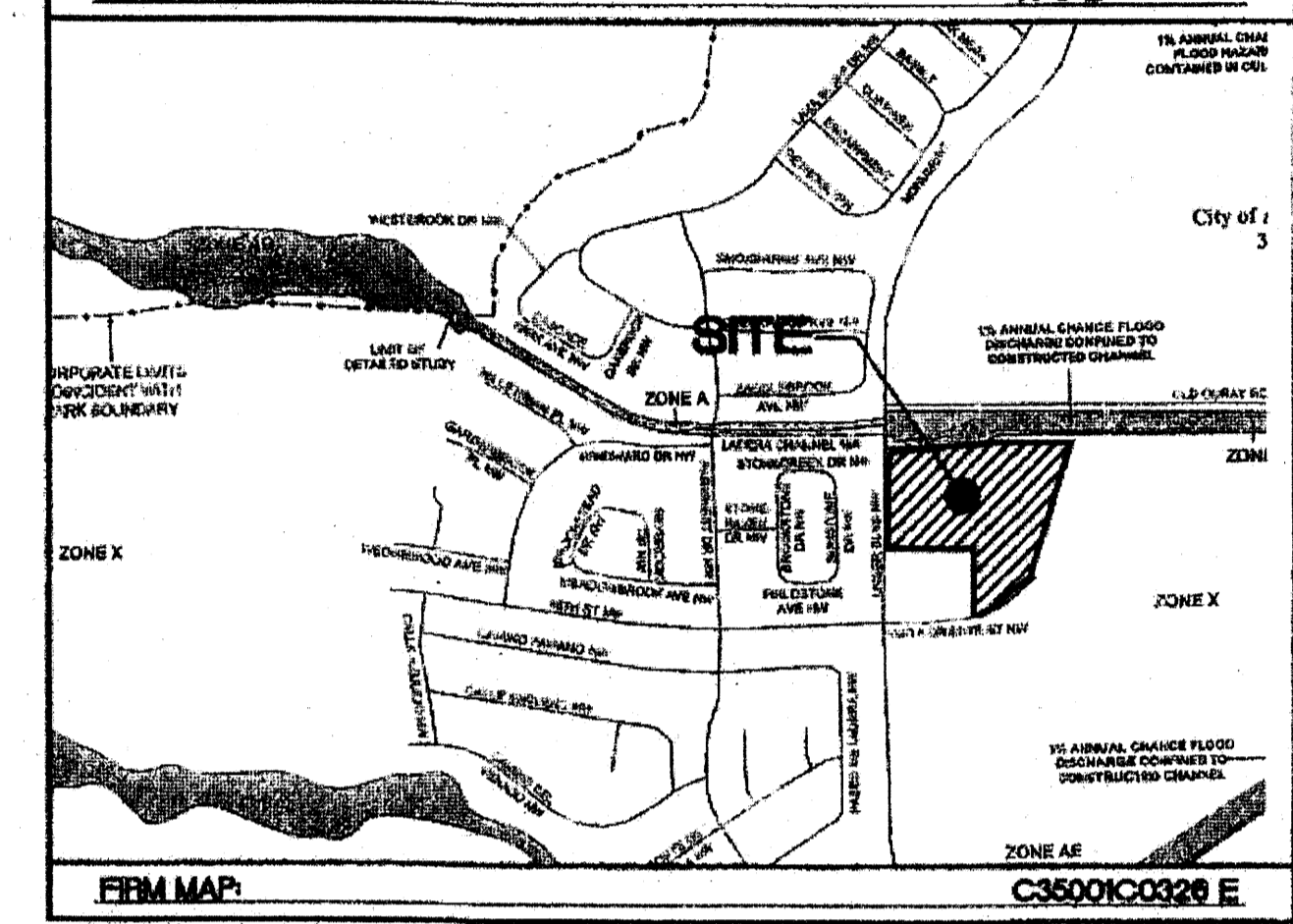
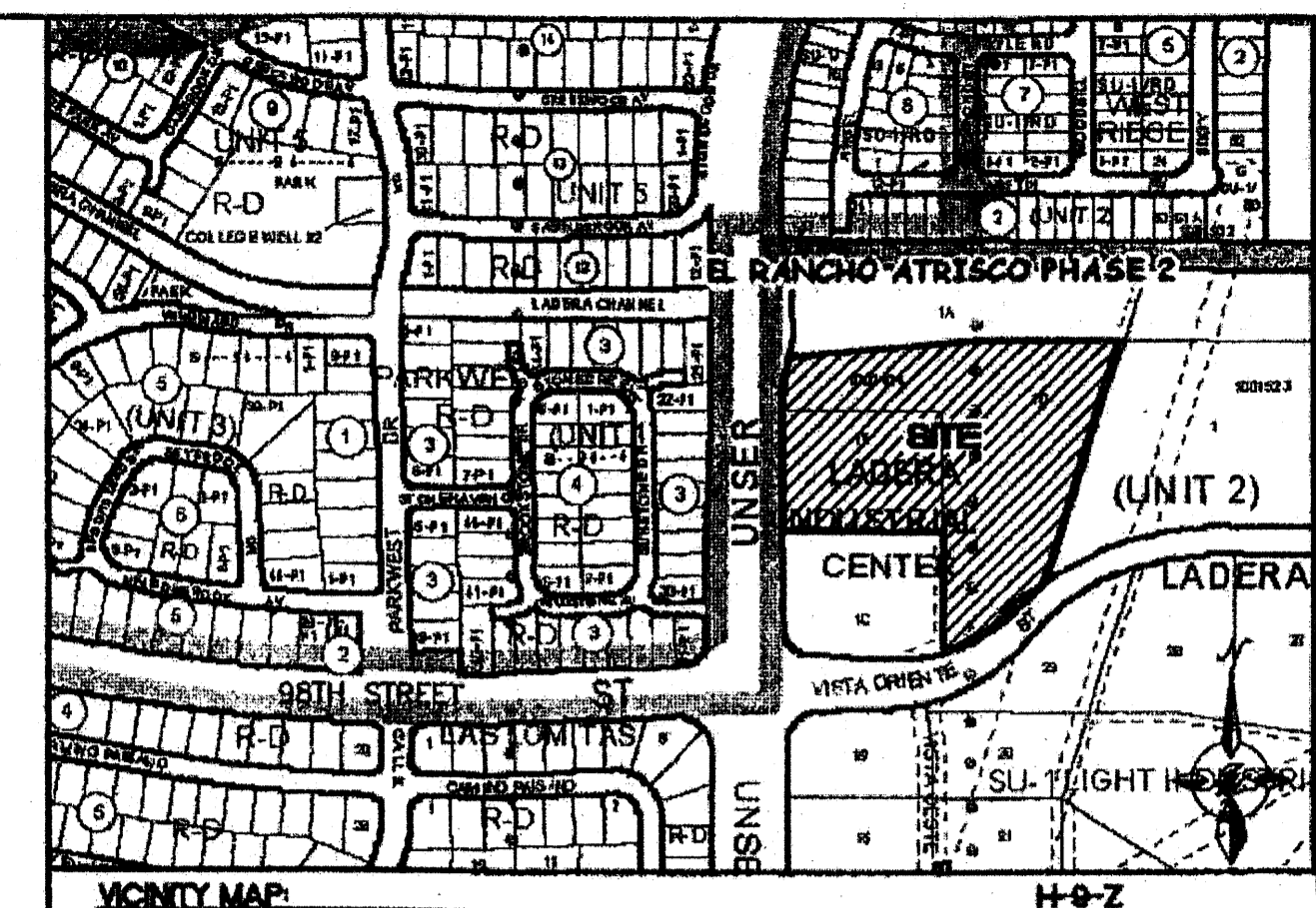
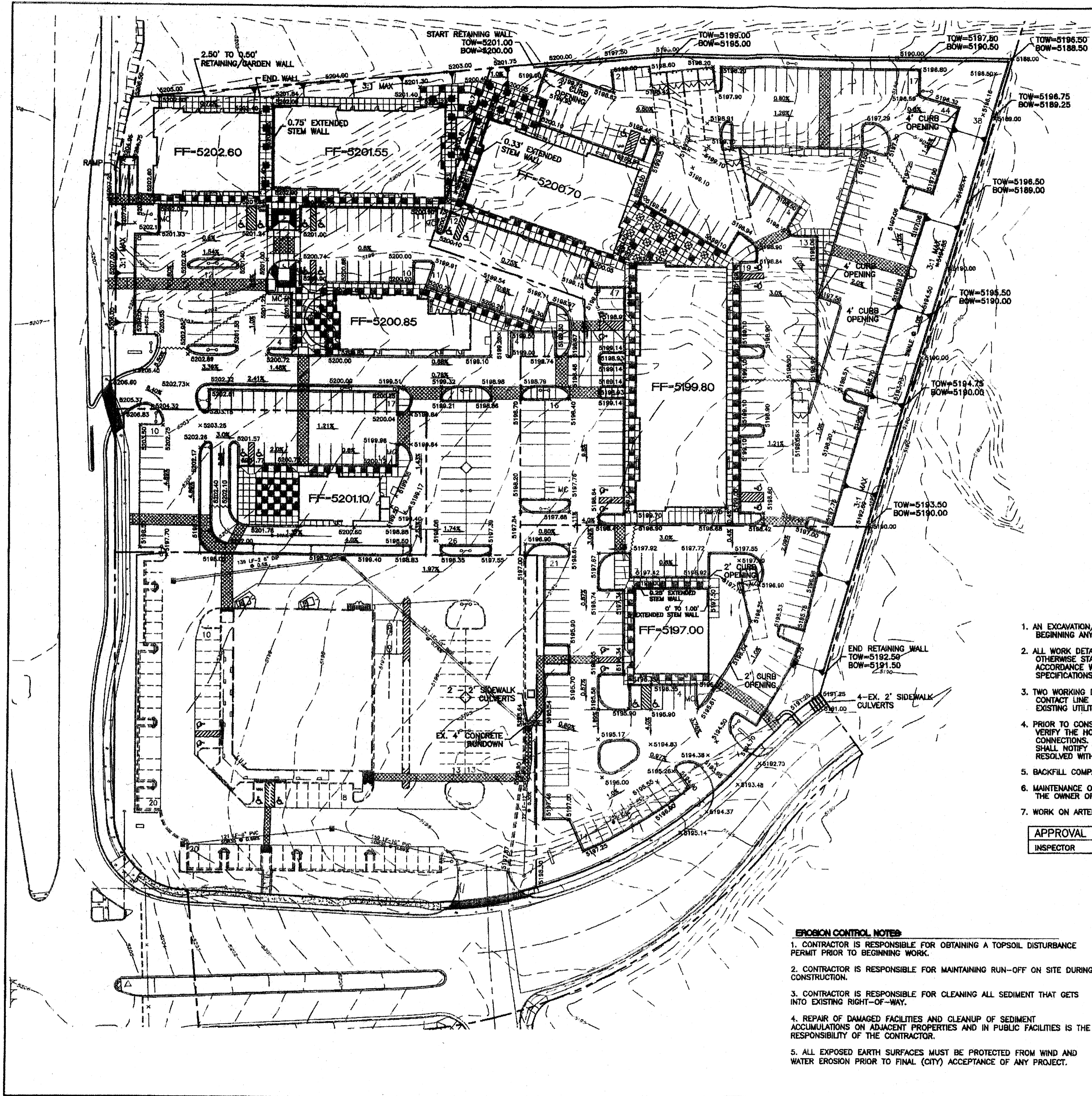
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE: UNSER & VISTA ORIENTE
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
ALBUQUERQUE, NM

JOB NO.: 048-B
DRAWN BY: RHM
SHEET TITLE: LANDSCAPING PLAN

DATE: 10-30-07
SCALE: 1" = 40'

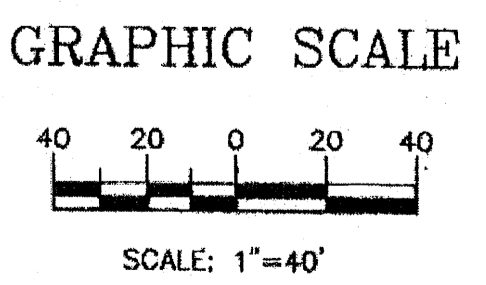
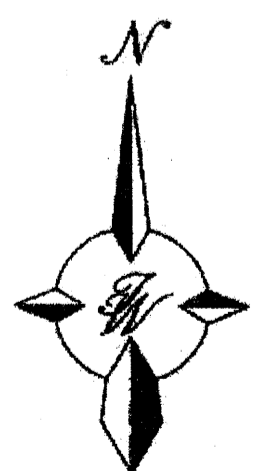


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

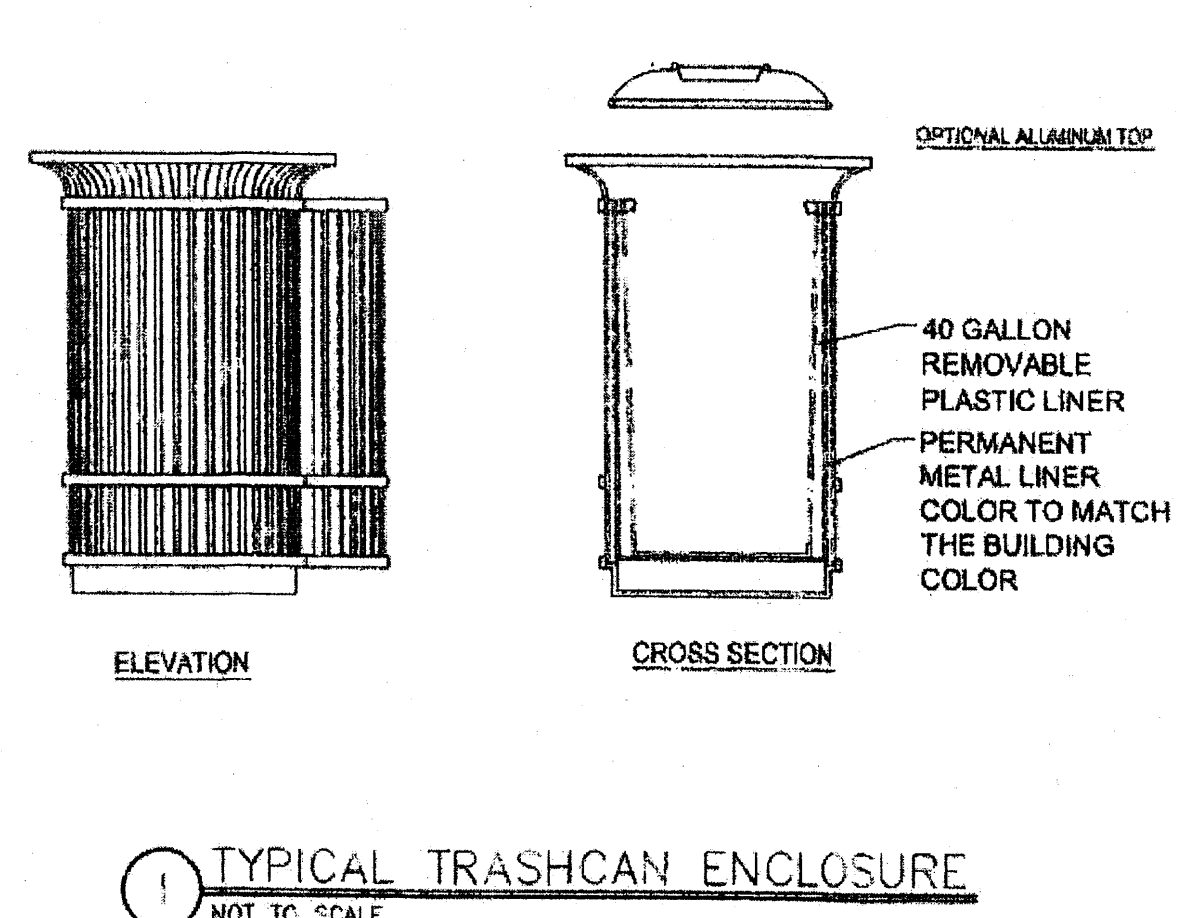
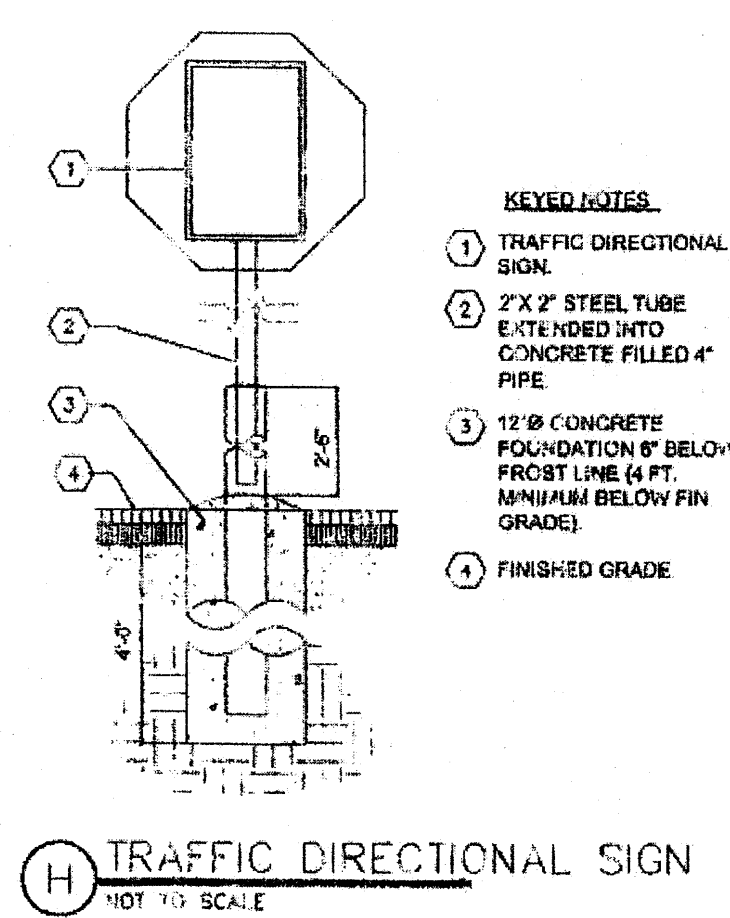
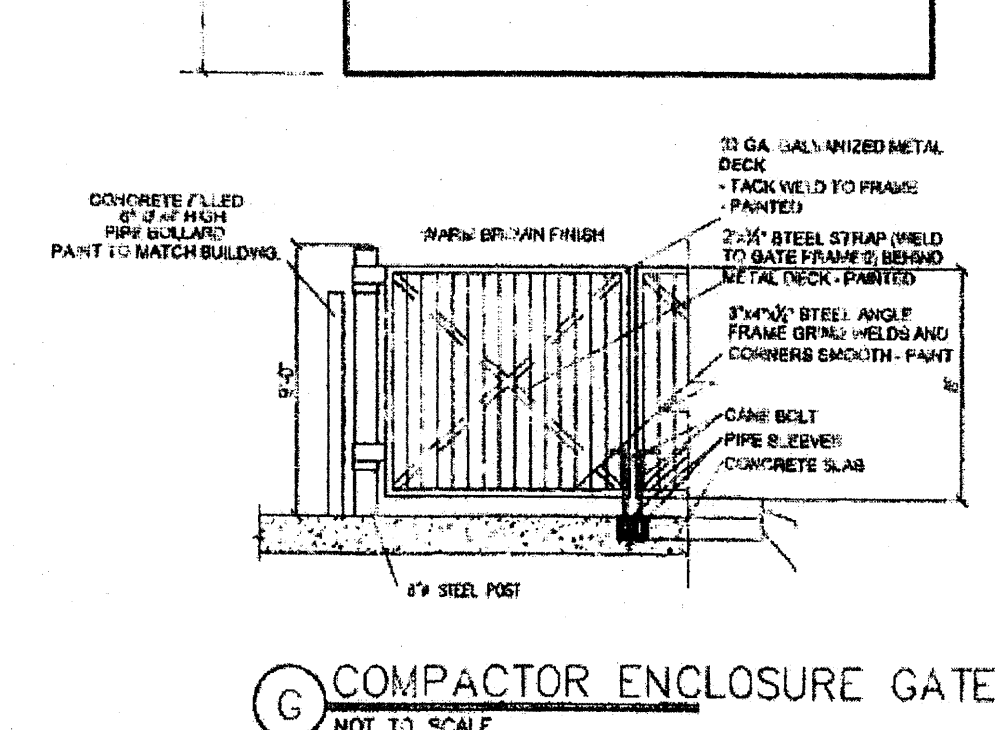
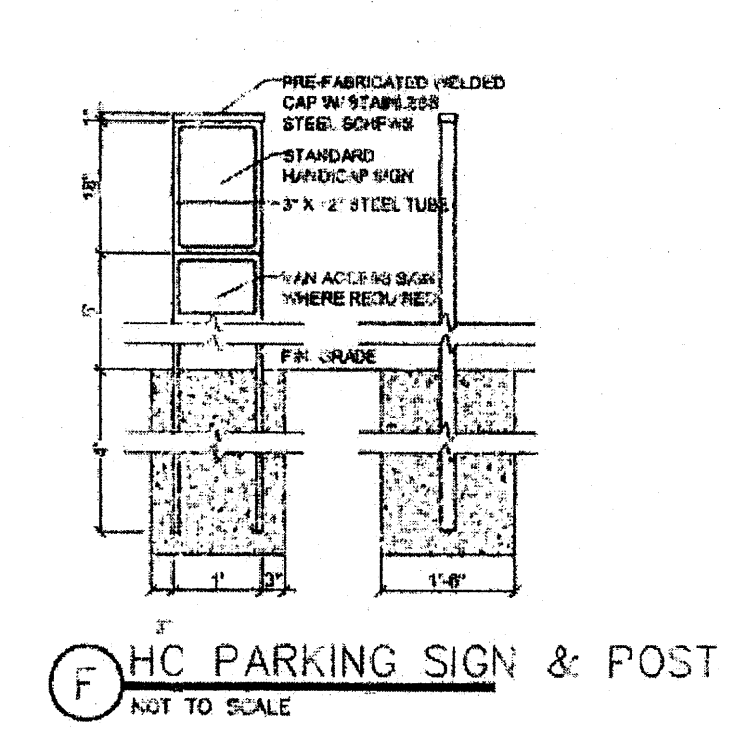
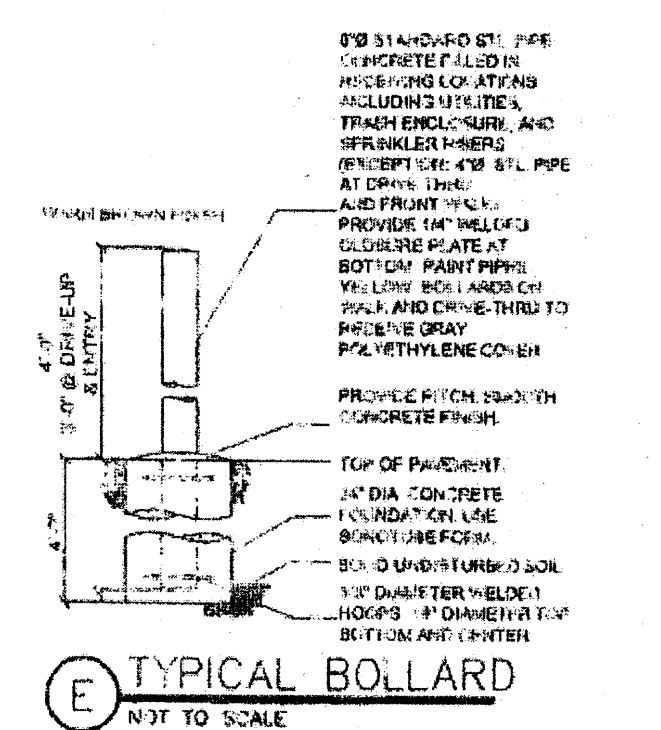
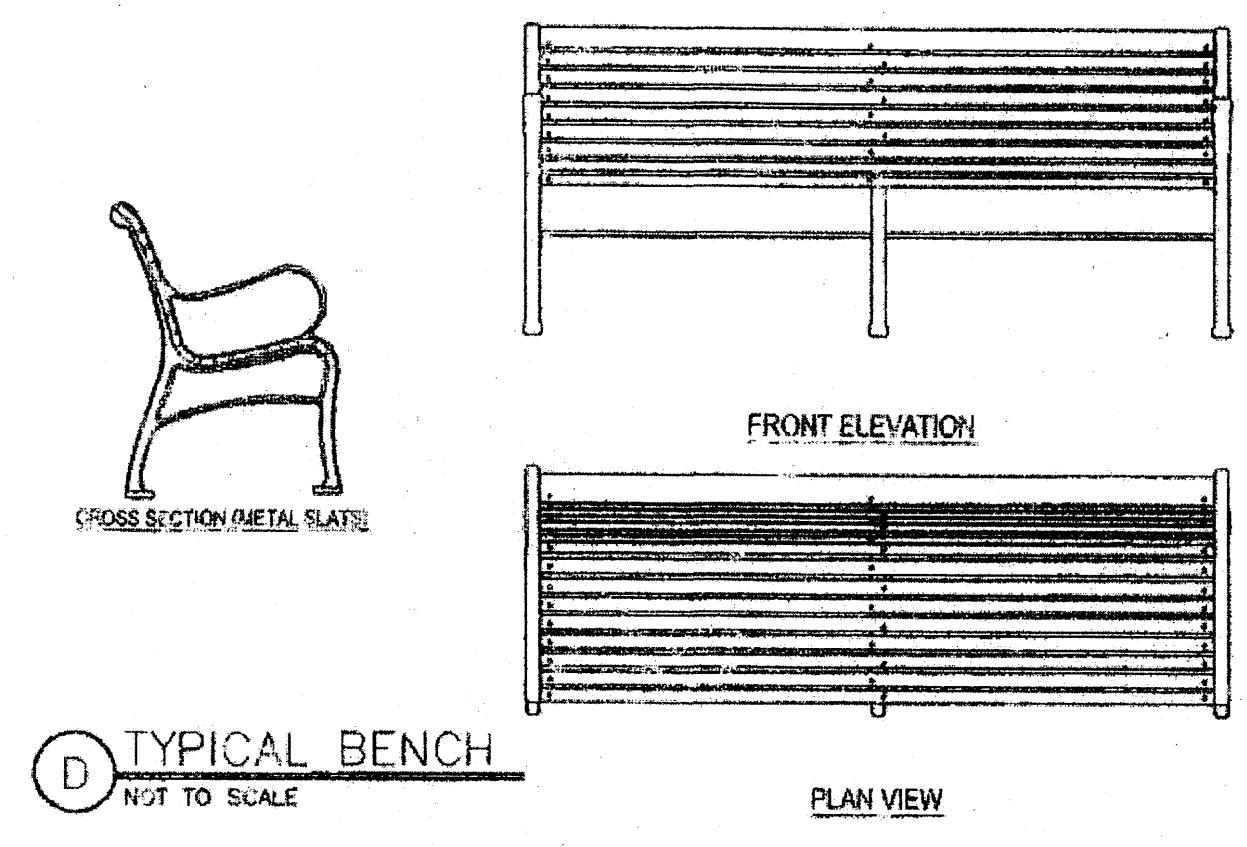
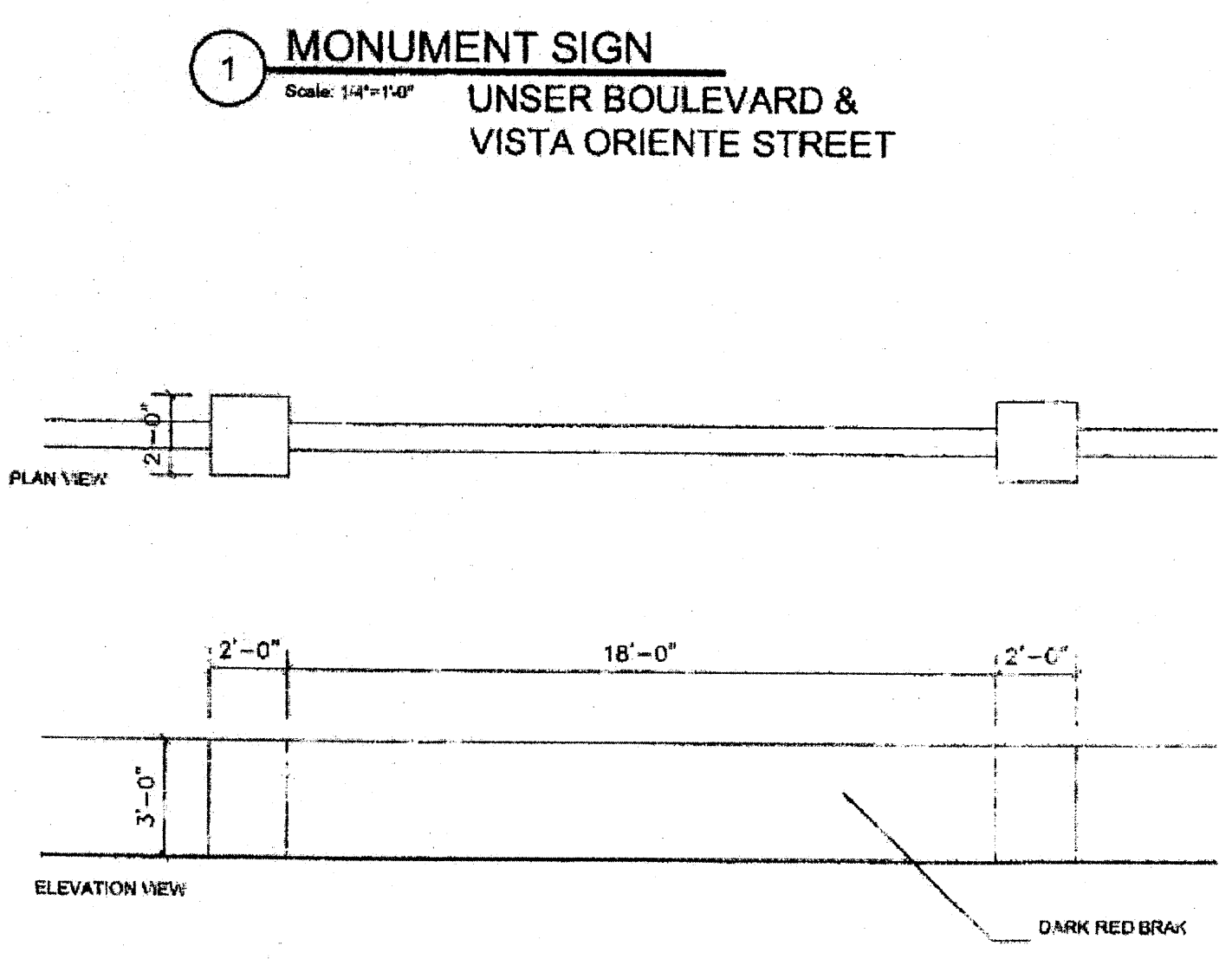
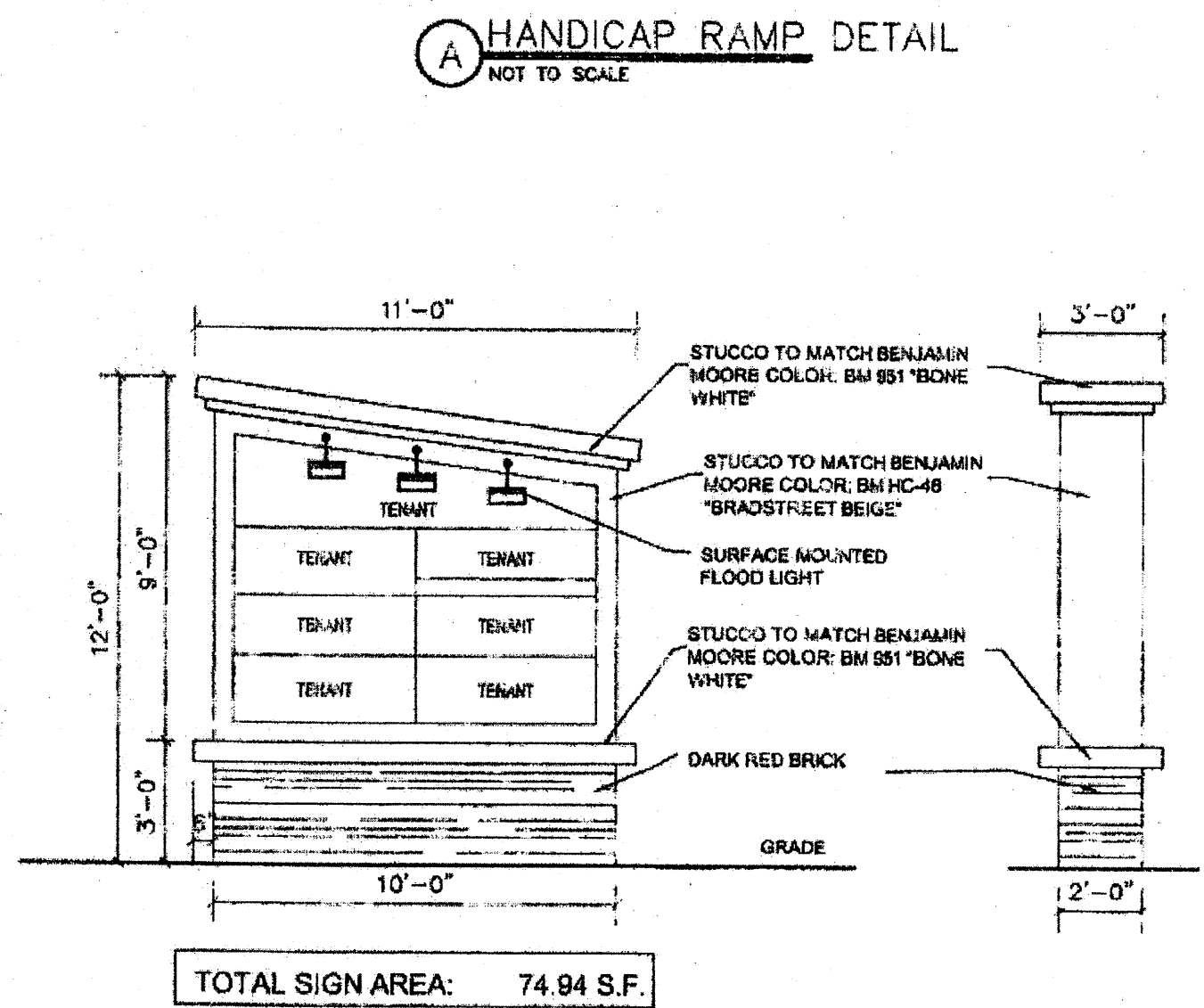
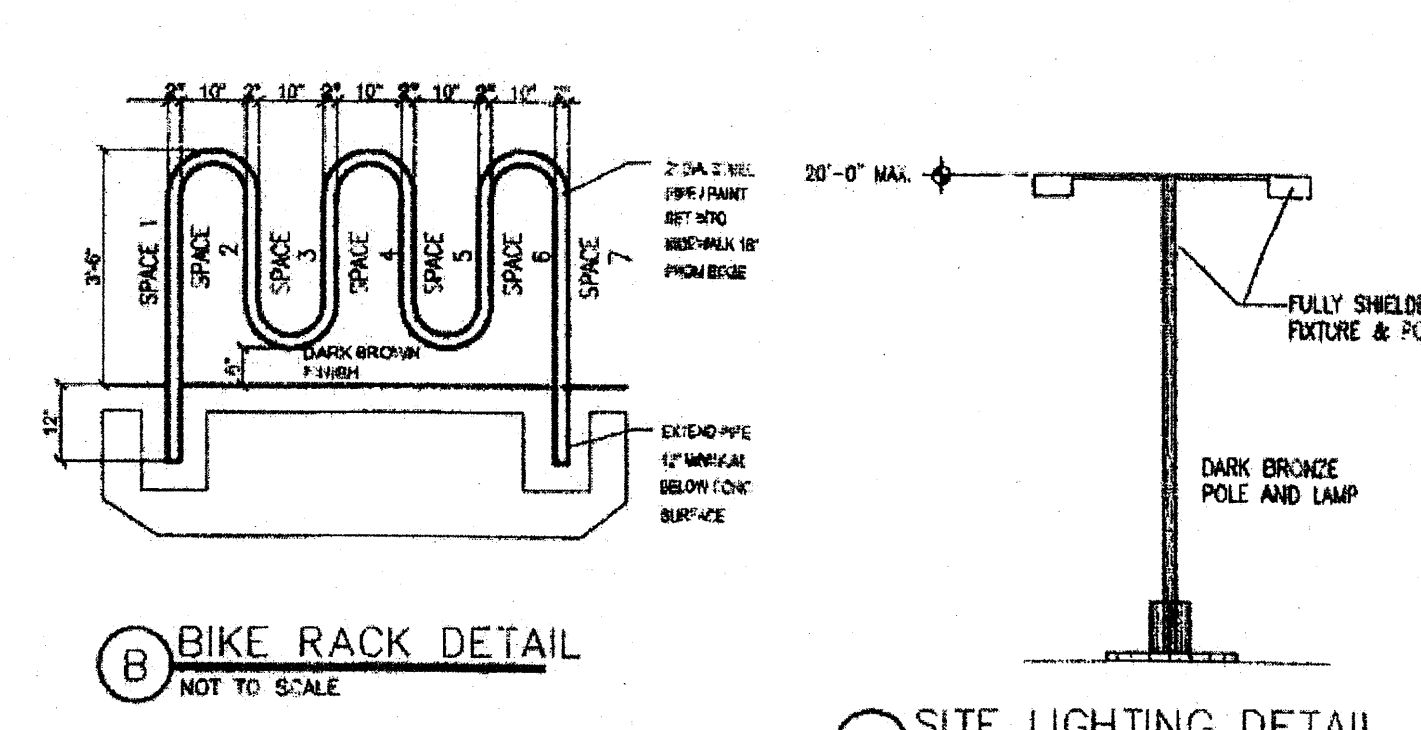
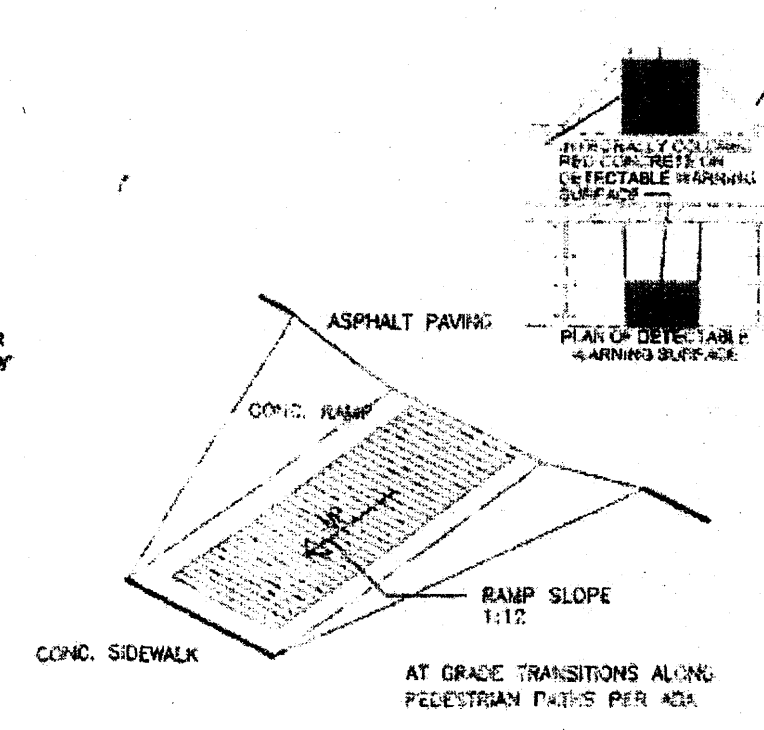
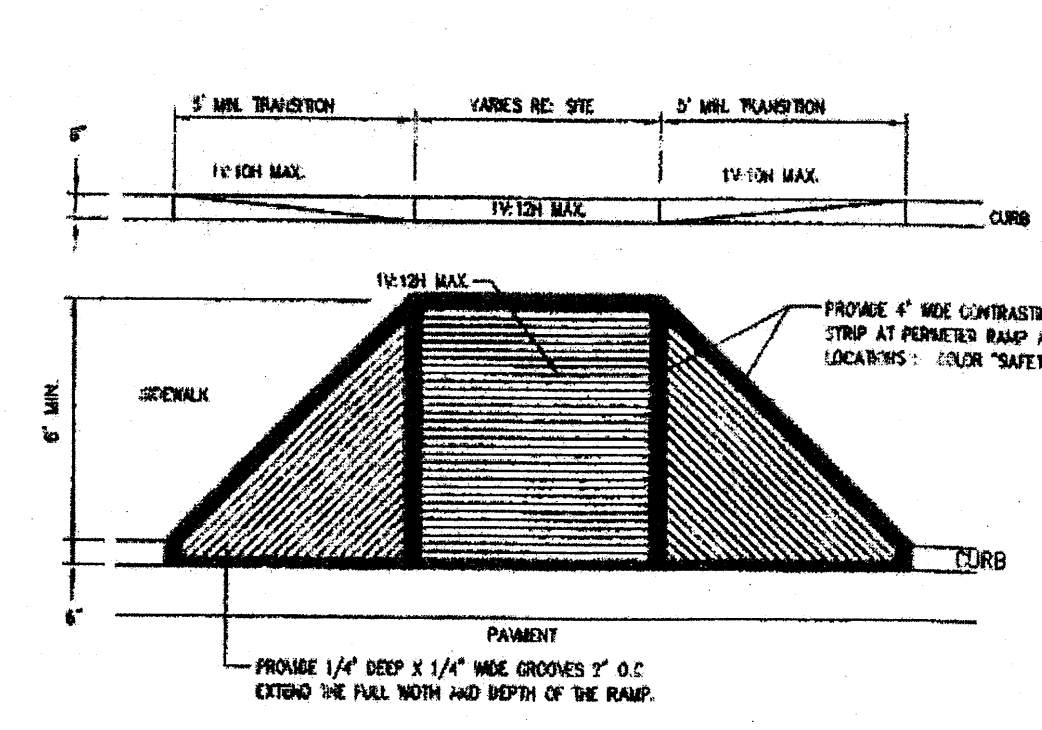
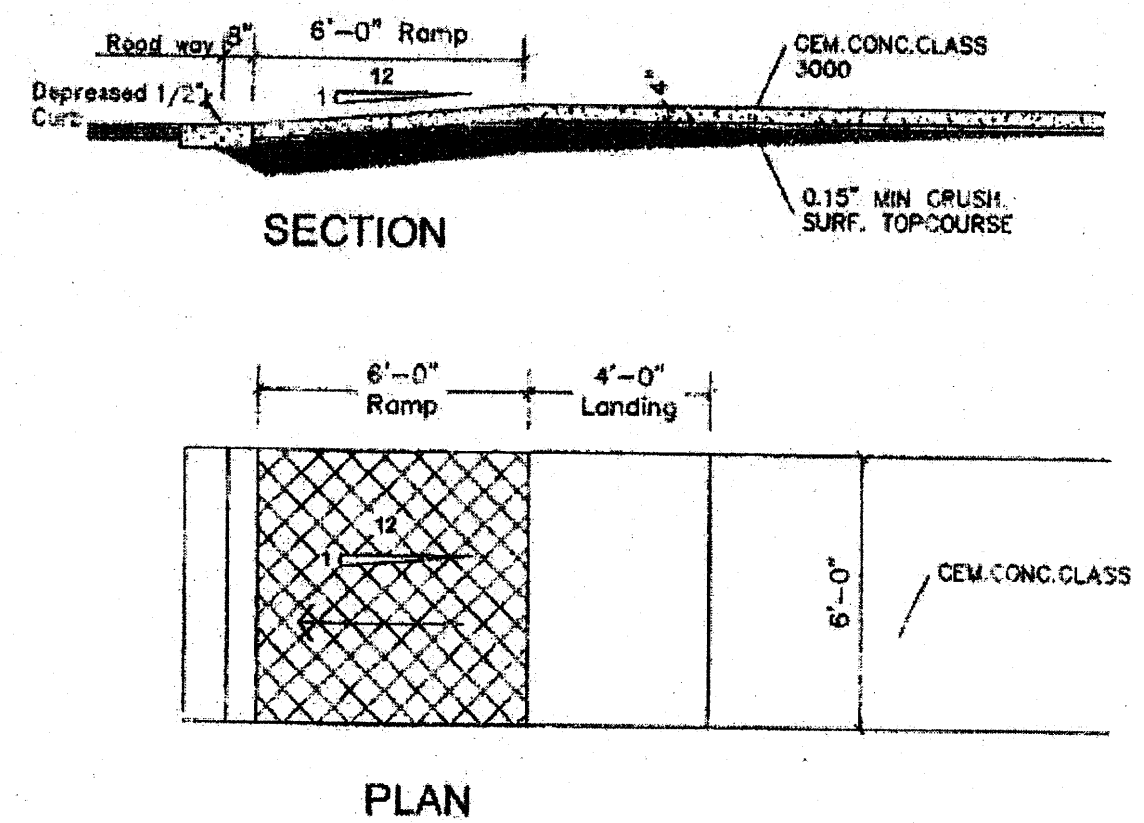
- LEGEND**
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - - - PROPOSED SCREEN WALL
 - - - PROPOSED RETAINING WALL
 - - - EXISTING SIDEWALK
 - 5011 EXISTING CONTOUR
 - 5010 EXISTING INDEX CONTOUR
 - x 5048.25 EXISTING SPOT ELEVATION
 - x 5048.25 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - BOUNDARY LINE

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



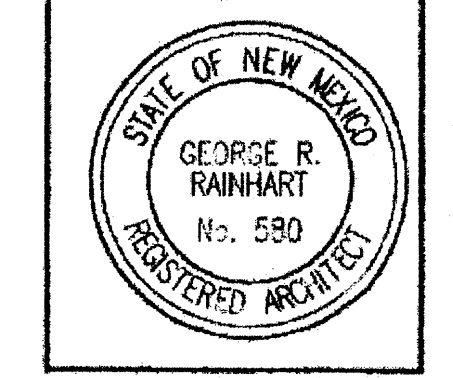
ROUGH GRADING APPROVAL _____ DATE _____

	UNSER AND VISTA ORIENTE GRADING AND DRAINAGE PLAN	DRAWN BY 02-07-08 2779-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # C1



REV	DATE	BY	REVISION	CITY COMMENTS
A				
B				
C				
D				
E				
F				
G				
H				
I				

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
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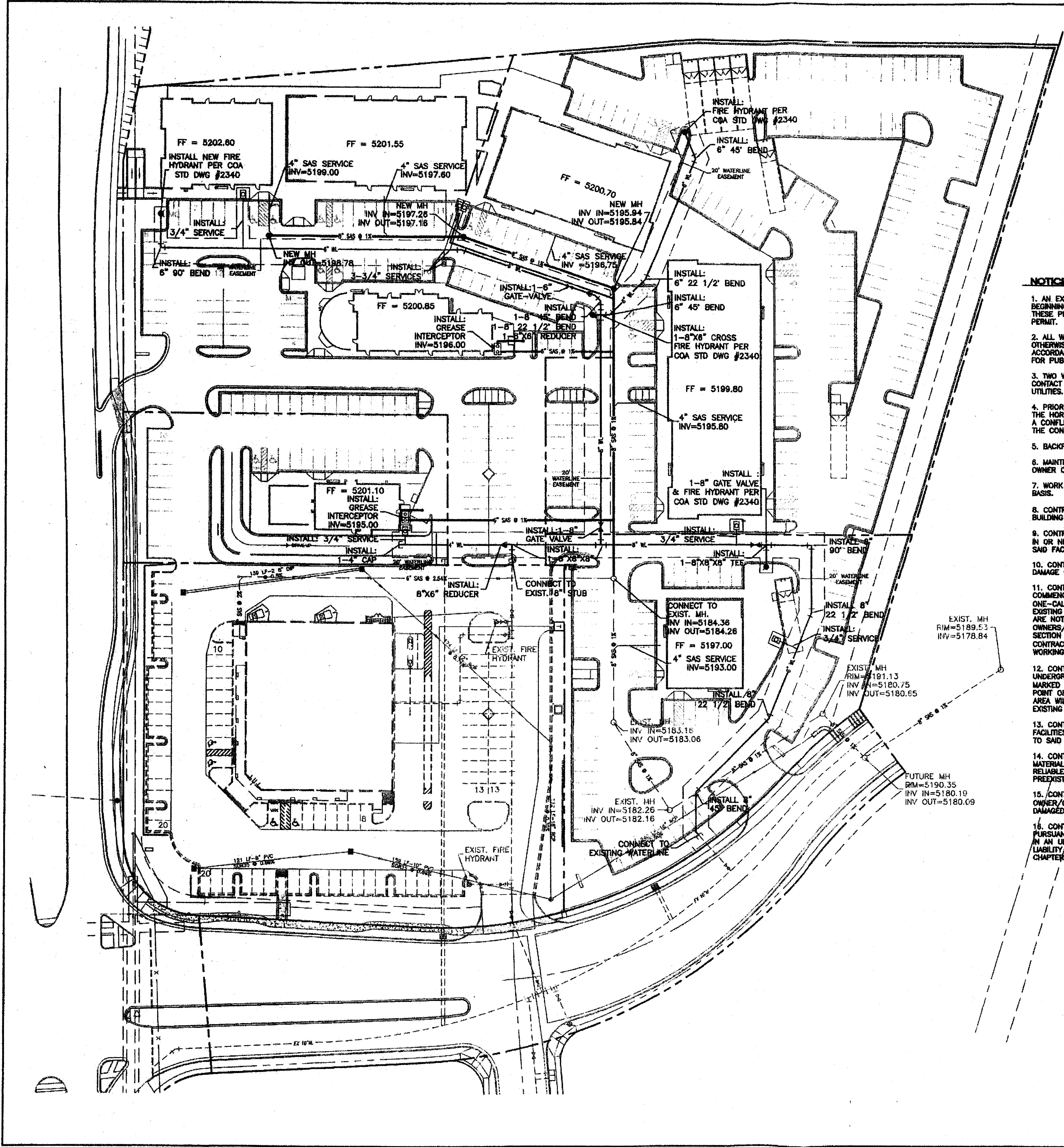


PROJECT TITLE: UNSER & VISTA ORIENTE
 NORTH-EAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
 ALBUQUERQUE, NM

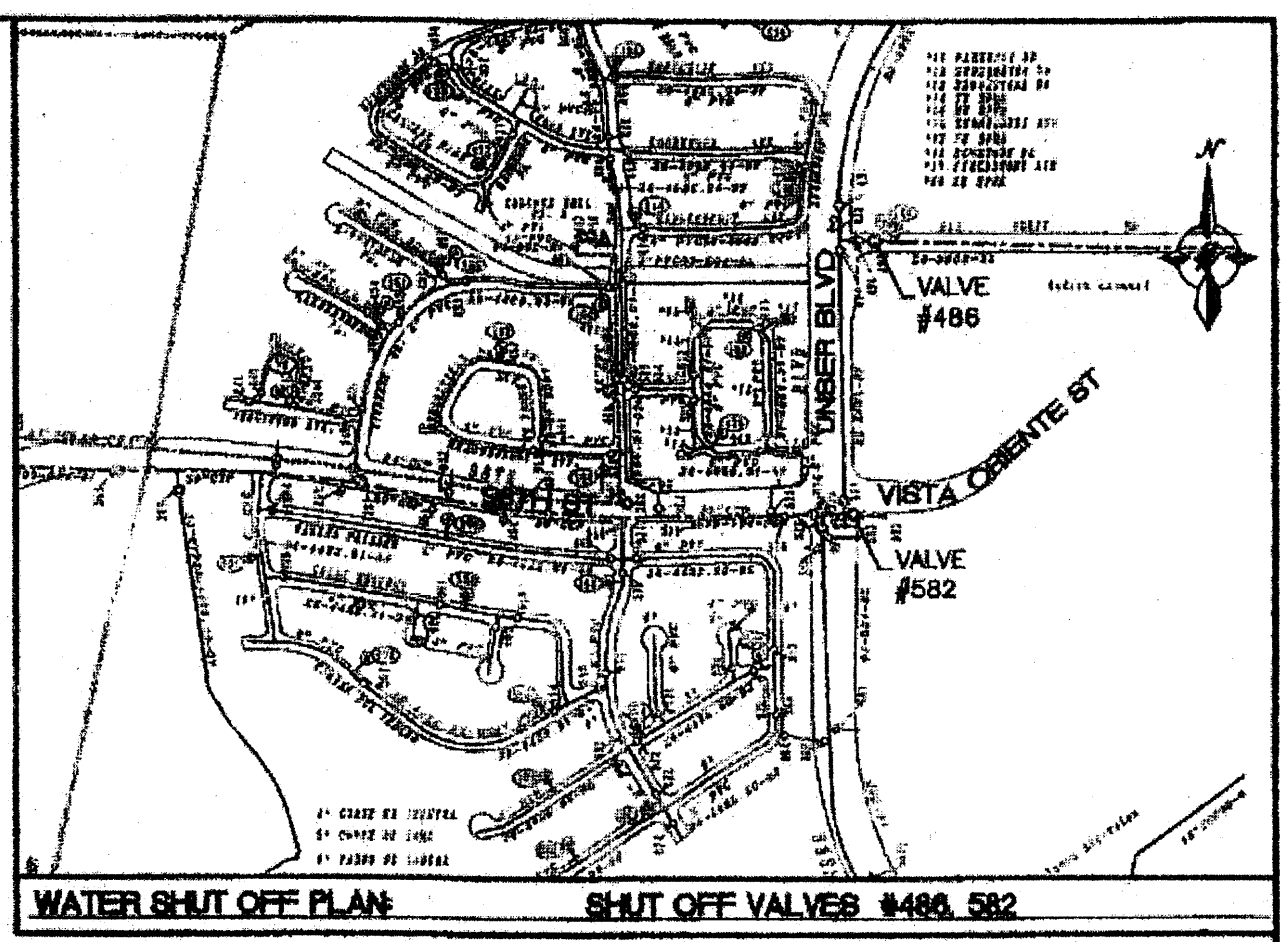
PROJECT MANAGER: George Rainhart, AIA
 DRAWN BY: NAH
 JOB NO.: DAB8

SHEET TITLE: Site Plan Details

DATE: 10/29/07
 SCALE: AS.3
 sheet: of



CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



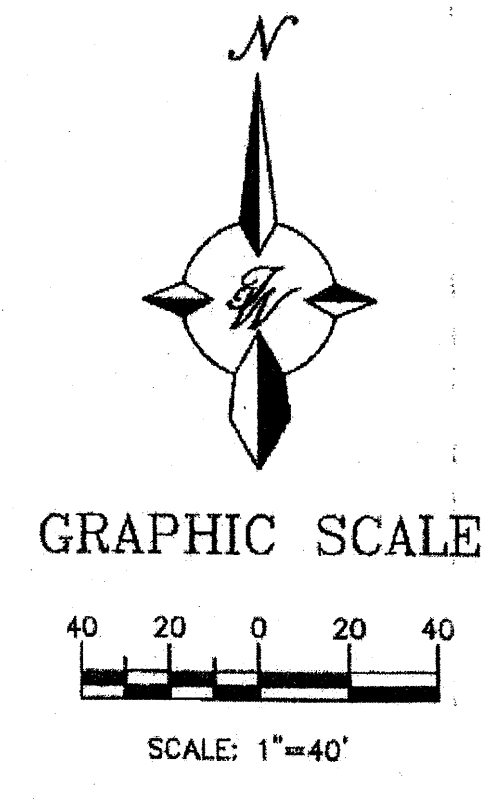
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING.
 - CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
 - CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OF DAMAGE OF UNDERGROUND FACILITIES.
 - CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTERS IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITIES PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATING EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
 - CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
 - CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
 - CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOADED DURING EXCAVATION WORK.
 - CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN AN UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

- WATER SHUT OFF PLAN NOTES:**
- ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 - NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 - APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 - SHUT OFF THE VALVES INDICATED IN THE ABOVE PLAN. TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

- GENERAL NOTES:**
- ALL 8" SANITARY SEWER PIPE TO BE SDR-35.
 - ALL 8" AND 6" WATERLINE PIPE TO BE C-900.
 - ALL SANITARY SEWER SERVICE PIPE TO BE 4" PVC.
 - ALL WATERLINE SERVICE PIPE TO MATCH DESIGNATED METER SIZE AND BE OF PVC MATERIAL.
 - 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 - REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 - CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 - ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 - ALL PIPE MATERIAL TO BE USED PER UPC.

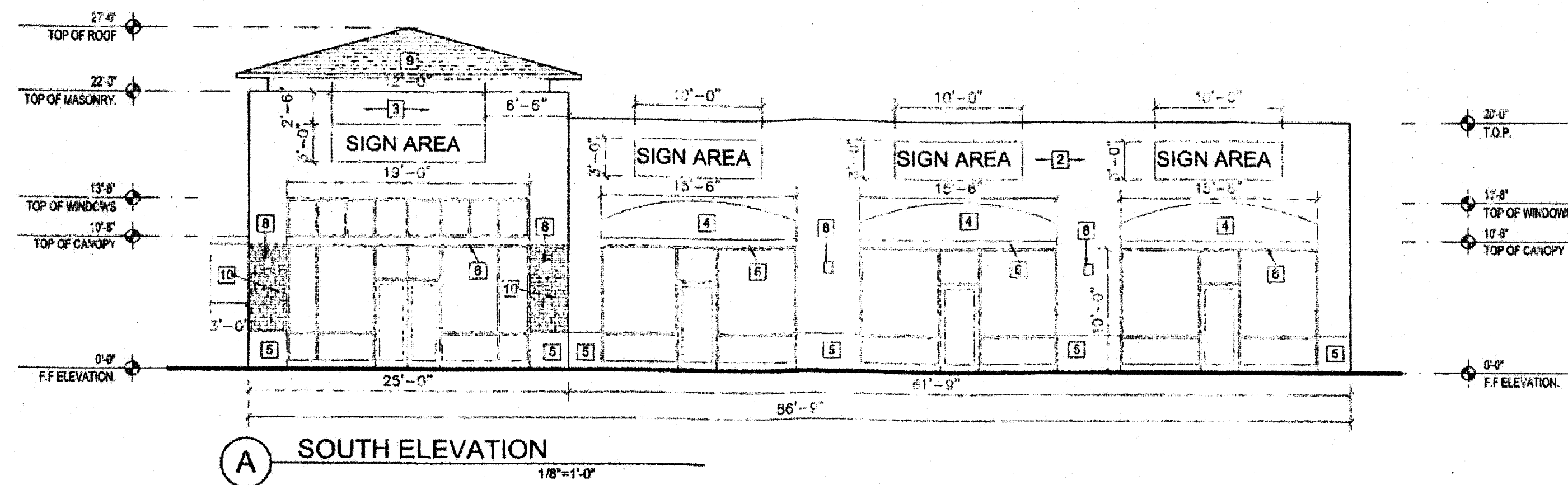
LEGEND

=====	EXISTING CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
○	EXISTING SD MANHOLE
○	EXISTING INLET
○	EXISTING SAS MANHOLE
○	EXISTING WATER METER
○	PROPOSED PARKING LOT LIGHT
○	PROPOSED CLEAN OUT
○	PROPOSED DOUBLE CLEAN OUT
—U—	EXISTING OVERHEAD UTILITIES
—U—	EXISTING UNDERGROUND UTILITIES
—G—	EXISTING GAS
—S—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
—S—	EXISTING STORM SEWER LINE
○	PROPOSED STORM SEWER LINE
○	PROPOSED SAS MANHOLE
○	PROPOSED SANITARY SEWER LINE
○	PROPOSED FIRE HYDRANT
—W—	PROPOSED WATERLINE

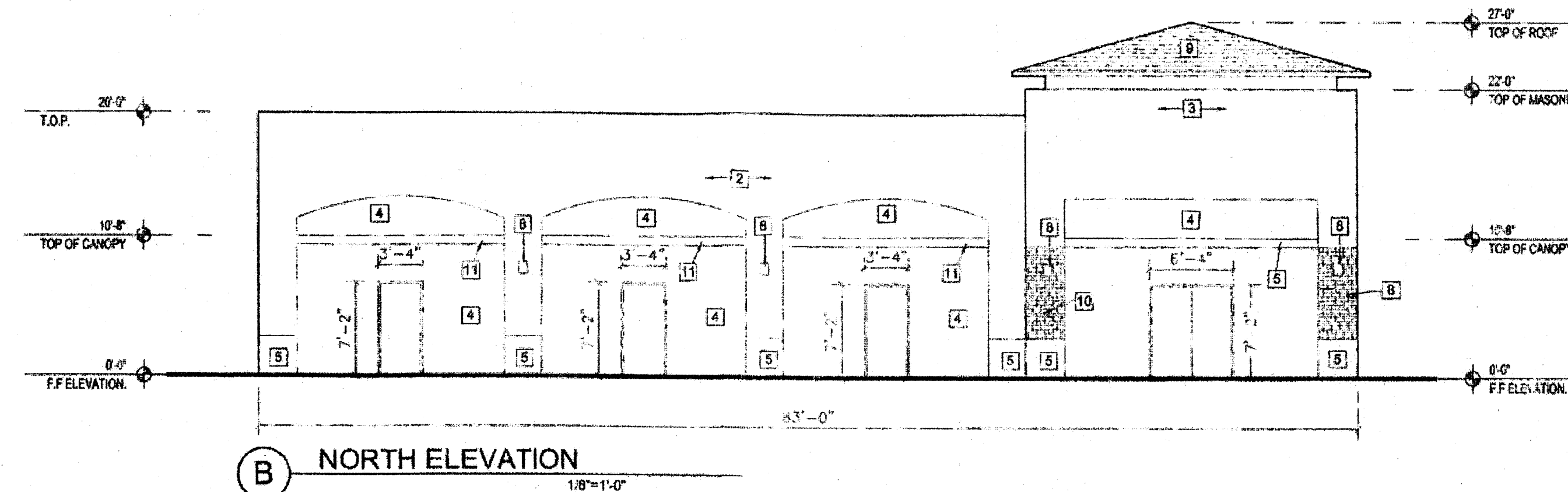


	UNSER AND VISTA ORIENTE MASTER UTILITY PLAN	DRAWN BY
		DATE
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	2779-MUB
		SHEET #
RONALD R. BOHANNAN P.E. #7968	C2	JOB # 27079

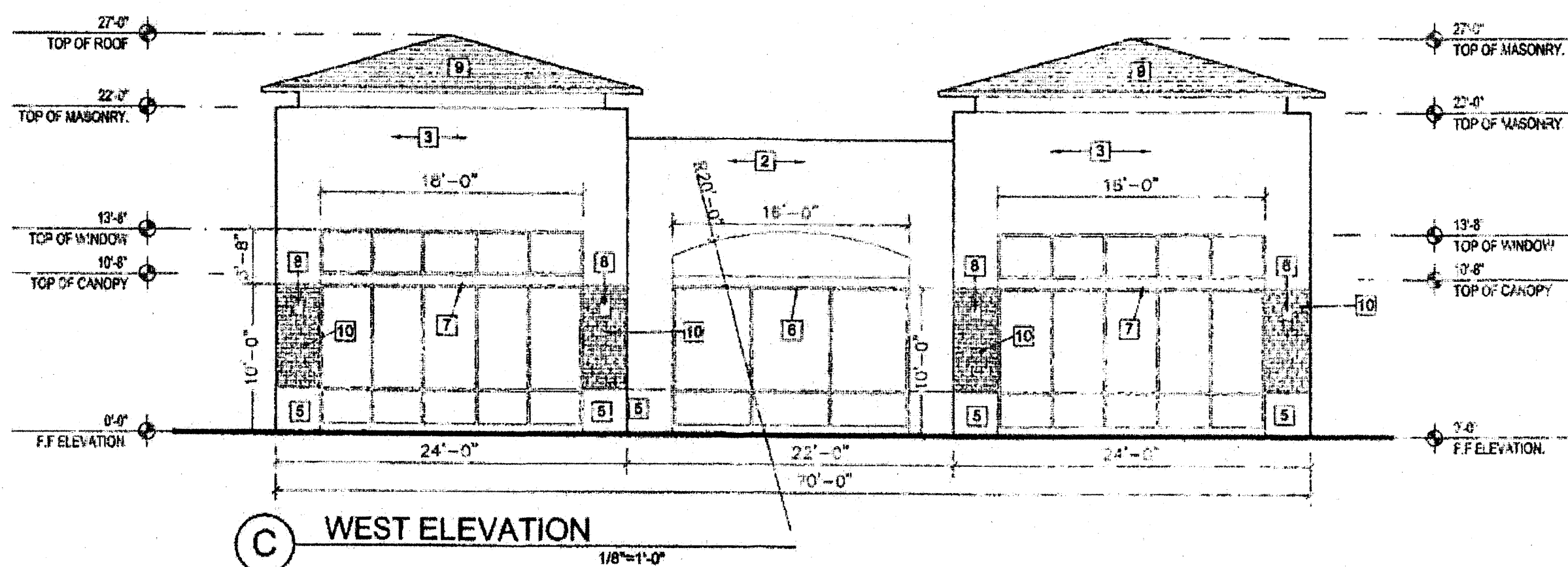
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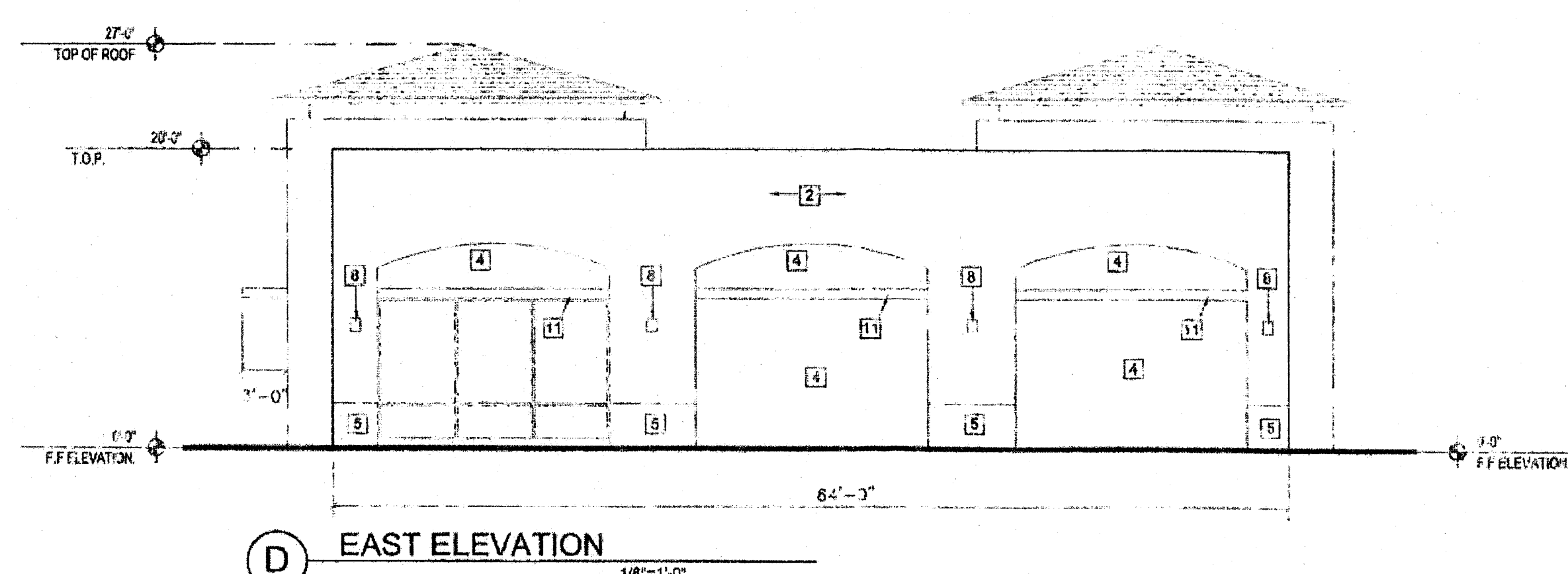
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1/8"=1'-0"



B NORTH ELEVATION
1/8"=1'-0"



C WEST ELEVATION
1/8"=1'-0"

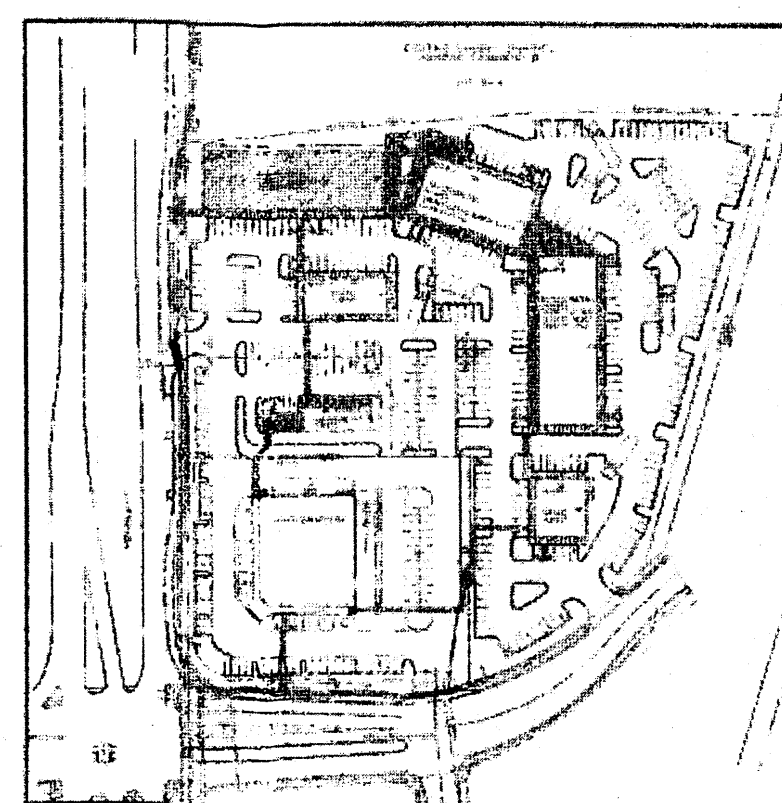


D EAST ELEVATION
1/8"=1'-0"

Material Schedule	Keyed Color	Common Name
1) STUCCO	MODERATE WHITE SW 614C	LIGHT CREAM
2) STUCCO	INTERACTIVE CREAM SW 6113	CREAM
3) STUCCO	SENSATIONAL SAND SW 8094	BROWN
4) STUCCO	ICY SW 6534	LIGHT GRAY
5) STUCCO	EXTRA WHITE SW 7006	WHITE
6) TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7) TUBE STEEL CANOPY	EXTRA WHITE SW 7006	WHITE
8) LIGHT FIXTURE	BLACK	BLACK
9) TILE ROOF	WESBIE SIERRA MISSION-SLURRY "HARVEST BLEND" (811133)	LIGHT BROWN
10) BRICK	DARK RED	DARK RED
11) STUCCO	BLACK SWAN SW 8278	BLACK

NOTES:

- SIGNS TO NOT EXCEED 8% OF THE FACADE
- SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM PAN CHANNEL LETTERS, INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS
- GLAZING WILL NOT BE MIRRORED OR OPAQUE.



E KEY PLAN
NTS

NOTES:

ALL BUILDING MOUNTED SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 8 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOP BUILDINGS.

ALL SIGNS ARE TO BE OF INDIVIDUAL LETTERS (OTHER THAN WITH RESPECT TO DEMIMUS PORTIONS OF SIGN, SUCH AS FOR LOGOS, ETC.) THE FOLLOWING TYPES OF LETTERS ARE ACCEPTABLE:

TYPE 1 - CHANNELED LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING.

TYPE 2 - CHANNELED LETTERS WITH TRIMCAPS OF DARK BROWN OR BLACK COLOR INTERNALLY ILLUMINATED WITH LETTER SIDES TO MATCH LETTER FACE COLOR. FACE COLORS TO BE TO THE DISCRETION OF THE TENANT.

TYPE 3 - SAME AS TYPE 2 EXCEPT HALO LIT.

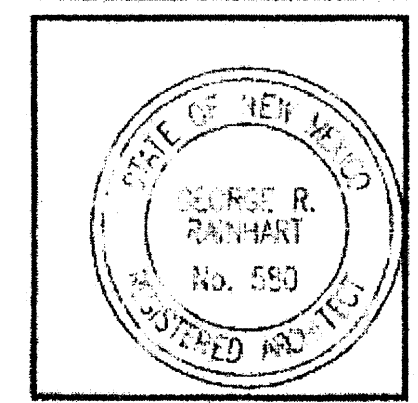
TYPE 4 - HALO LIT LETTERS CUT OUT OF SOLID METAL BACKGROUND SPACED OFF THE FACE OF THE BUILDING.

(OTHER THAN WITH RESPECT TO DEMIMUS PORTIONS OF SIGN, SUCH AS FOR LOGOS, ETC.) CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL.

VARIETY OF COLOR (SIGN COLORS ARE BY TENANT)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877



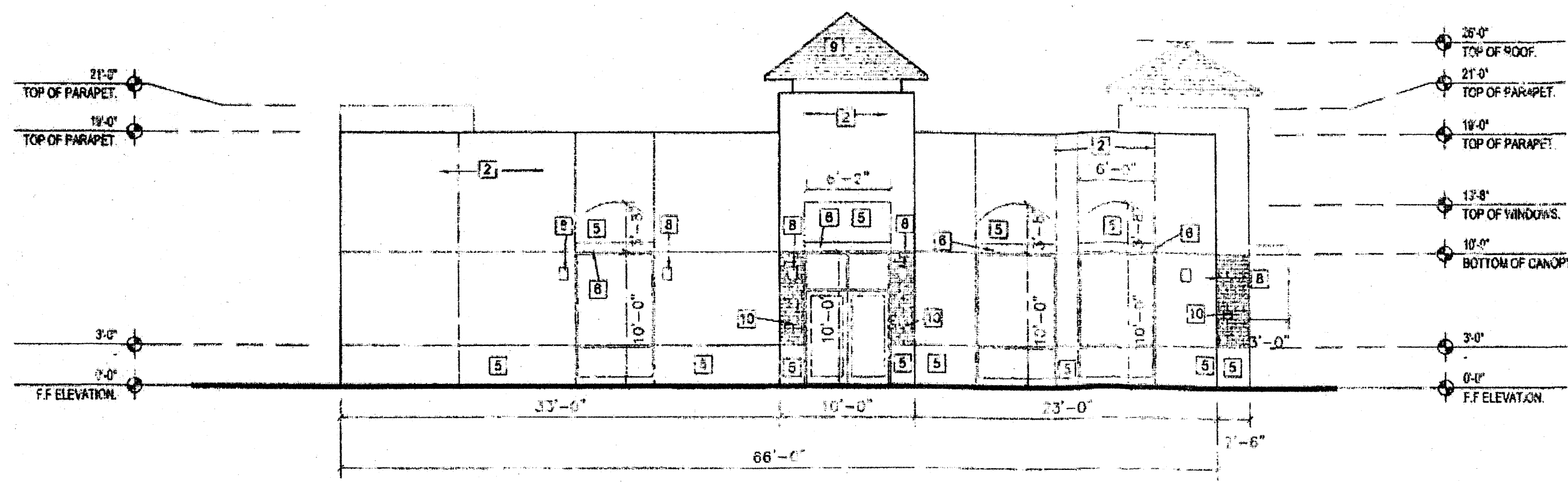
PROJECT TITLE
UNSER & VISTA ORIENTE
 NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
 ALBUQUERQUE, NM

PROJECT NUMBER
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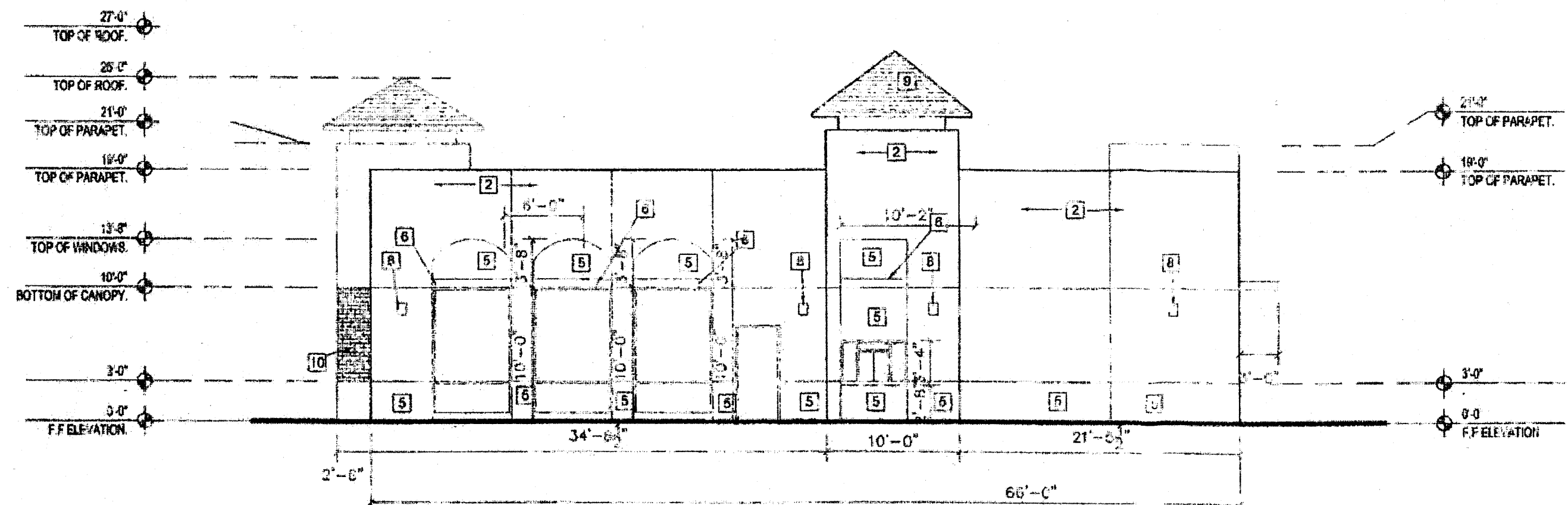
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 NCH

SHEET TITLE
ELEVATIONS BLDG 1A

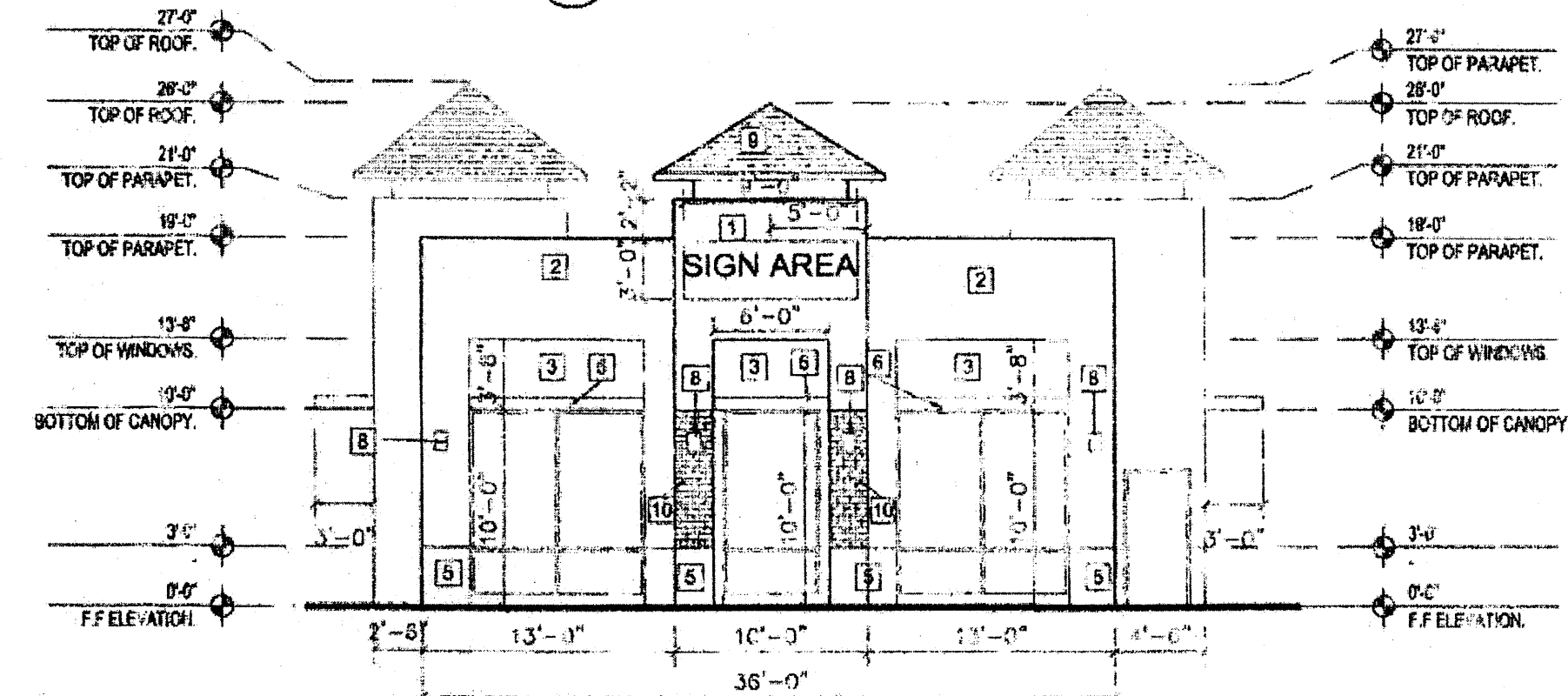
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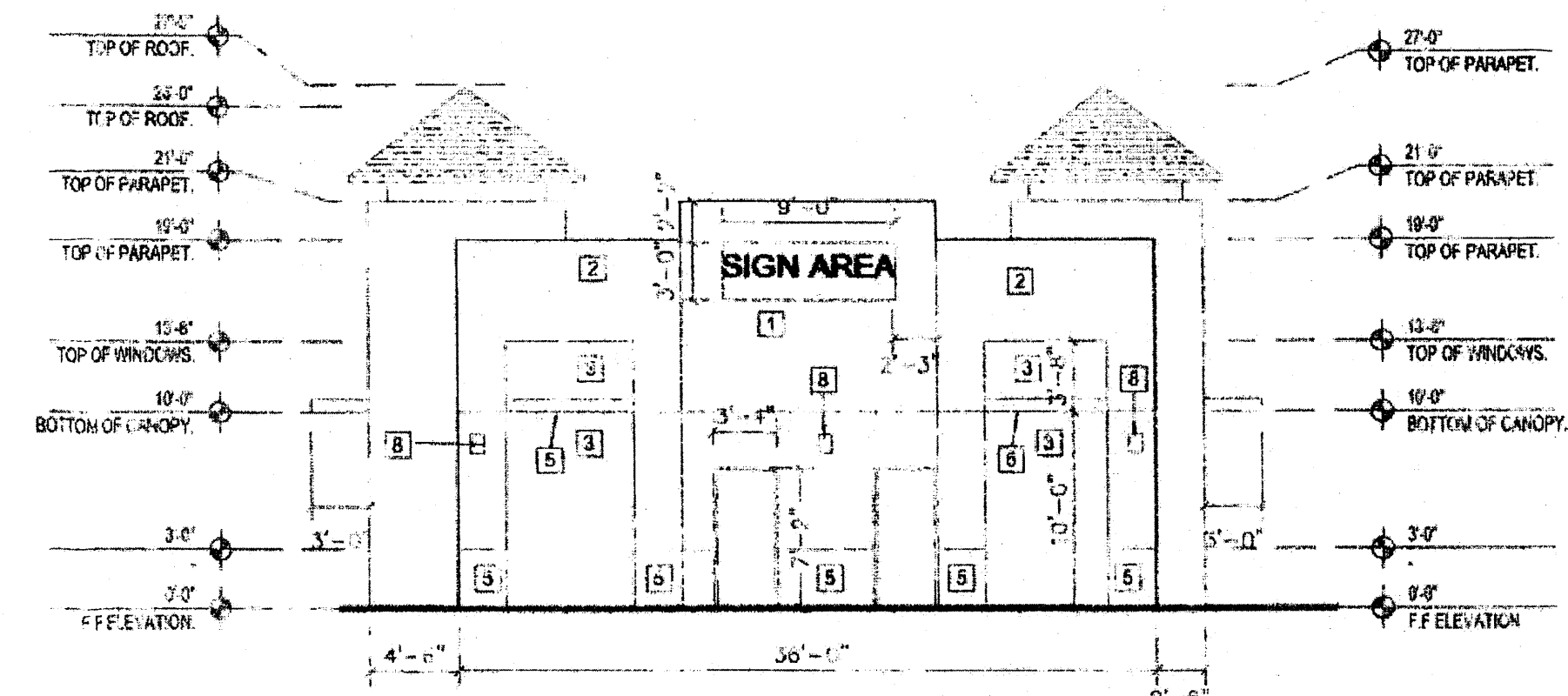
A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"

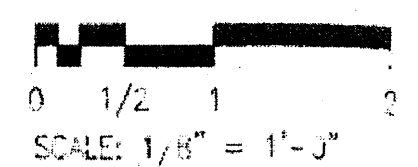


C WEST ELEVATION
1/8"=1'-0"



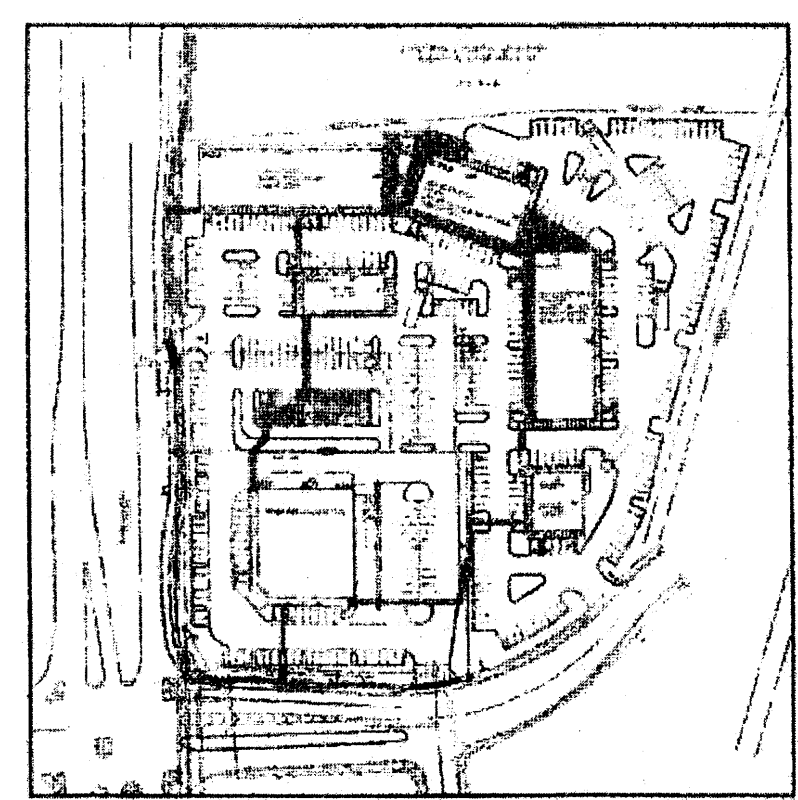
D EAST ELEVATION
1/8"=1'-0"

Material Schedule	Keyed Color	Common Name
1 STUCCO	NAPERY SW 8305	CREAM
2 STUCCO	INTERACTIVE CREAM SW 813	CREAM
3 STUCCO	RAPTURE BLUE SW 6773	SKY BLUE
4 STUCCO	ICY SW 854	LIGHT GRAY
5 STUCCO	EXTRA WHITE SW 7006	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	EXTRA WHITE SW 7006	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	WEIRBLE, SIERRA MISSION-SILURRY HARVEST BLEND(011-13)	LIGHT BROWN
10 BRICK	DARK RED	DARK RED
11 STUCCO	BLACK SPYAN SW 6279	BLACK



NOTES:

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- SIGNS TO CONSIST OF INDIVIDUAL ALUMINUM CHANNEL LETTERS INTERNALLY ILLUMINATED, NO SIGN TO FACE RESIDENTIAL AREAS
- GLAZING WILL NOT BE MIRROR OR OPAQUE



E KEY PLAN
NTS

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TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT.

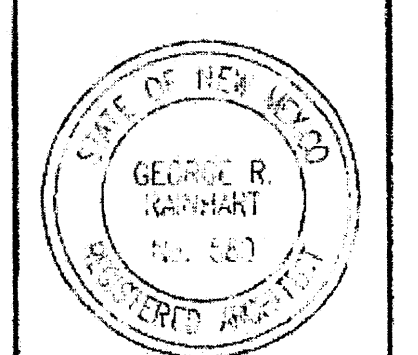
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VARIETY OF COLOR (SIGN COLORS ARE BY TENANT)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
UNSER & VISTA ORIENTE
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
Albuquerque, NM

PROJECT MANAGER
George Unser, AIA

DATE
8/22/07

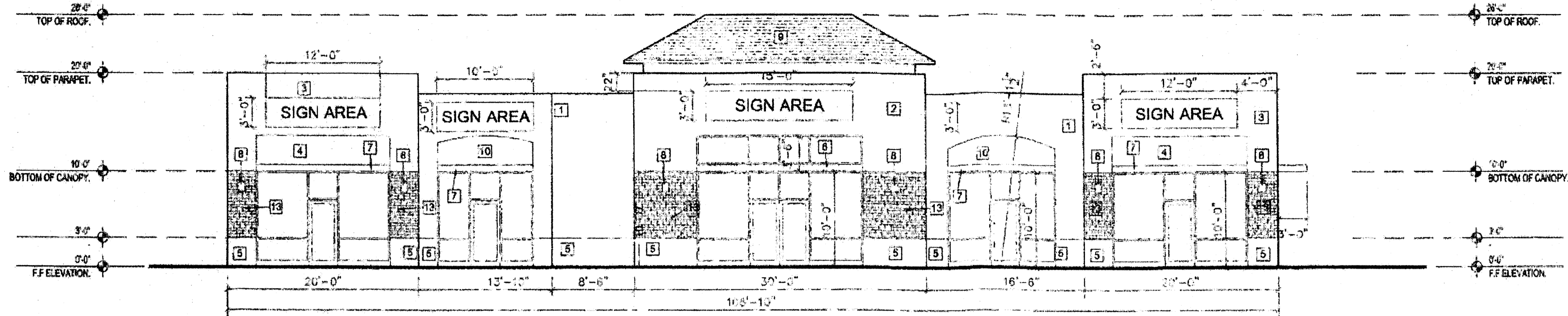
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1/8"=1'-0"

SHEET TITLE
ELEVATION BLDG 6

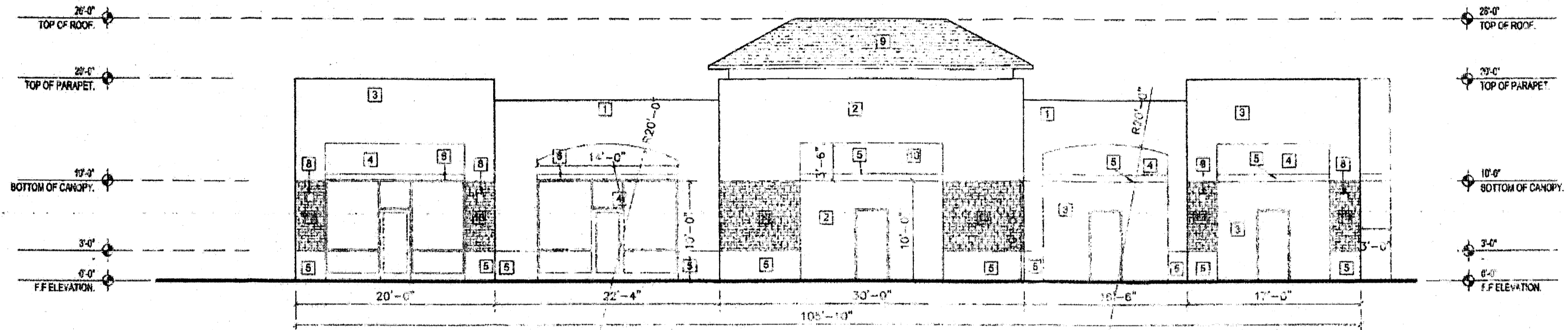
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8/22/07

SCALE
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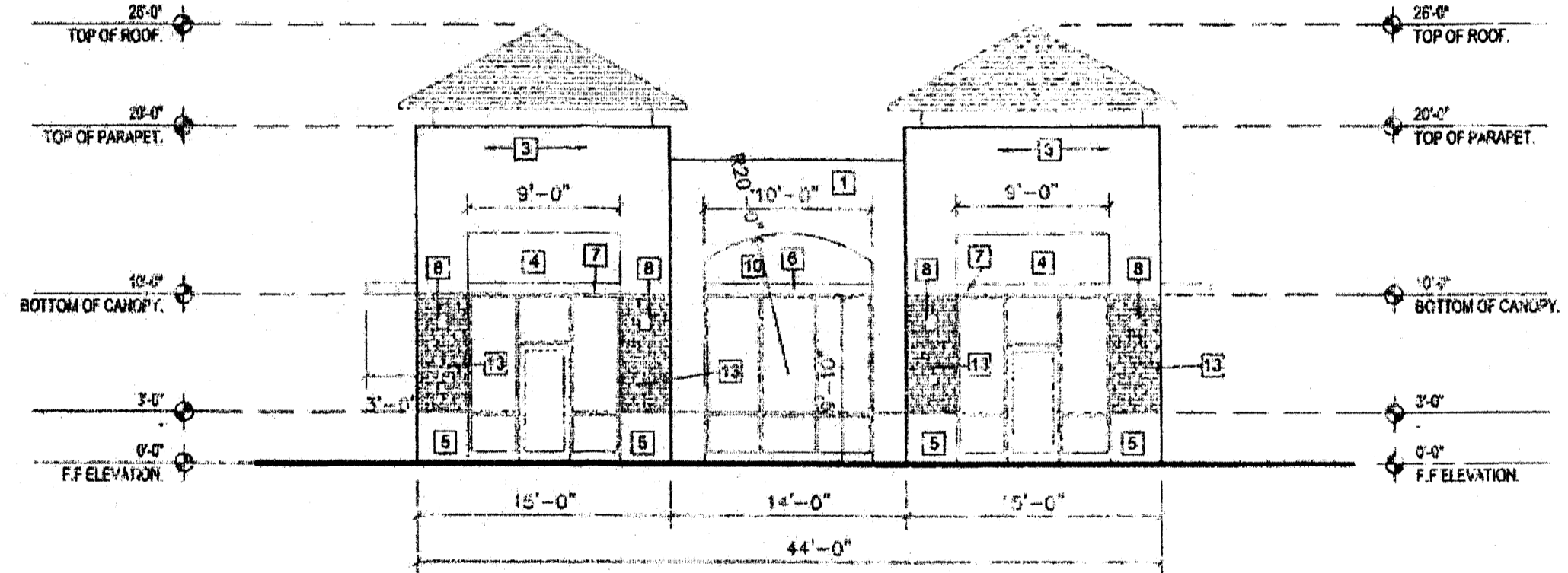
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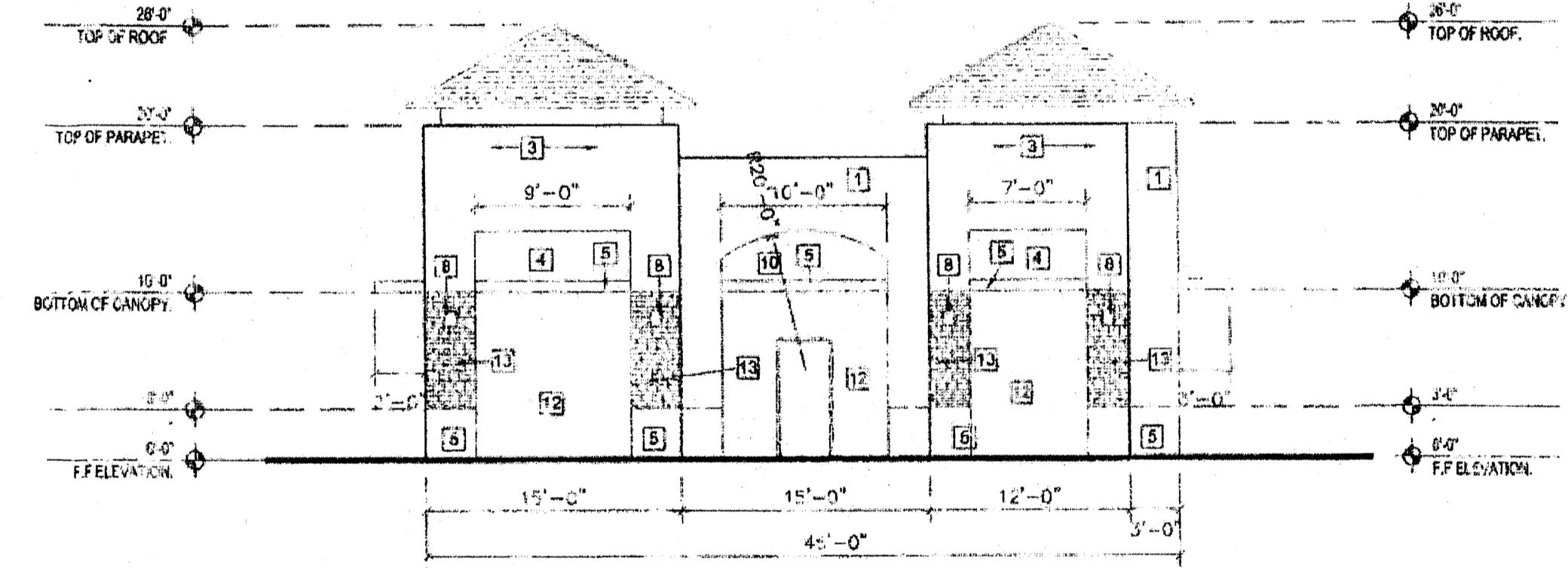
(A) NORTH ELEVATION
1/8"=1'-0"



(B) SOUTH ELEVATION
1/8"=1'-0"

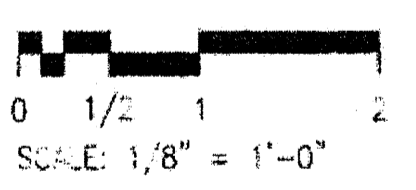


(C) WEST ELEVATION
1/8"=1'-0"



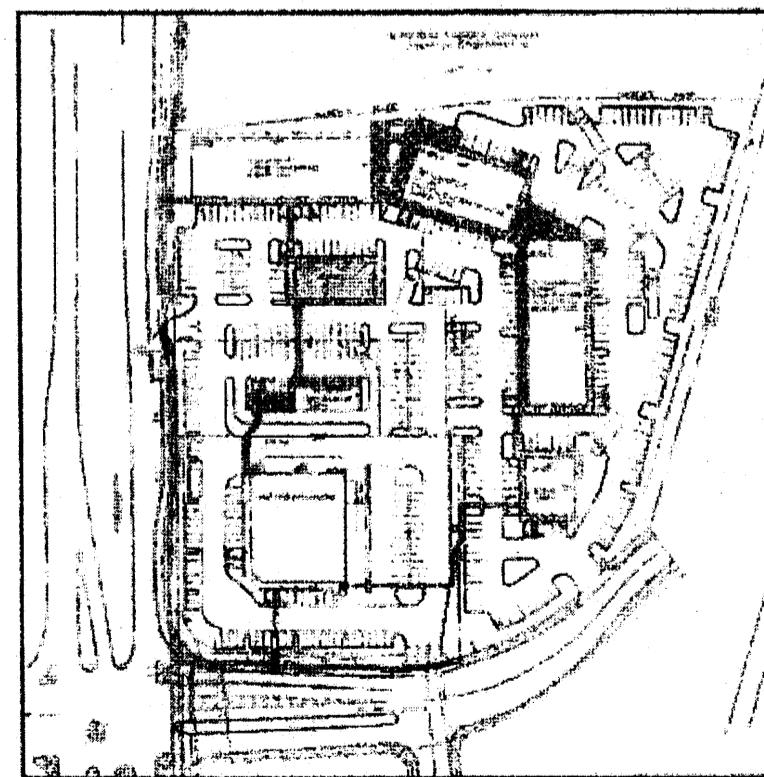
(D) EAST ELEVATION
1/8"=1'-0"

Material Schedule	Keyed Color	Common Name
1 STUCCO	NAPERY SW 6388	CREAM
2 STUCCO	SENSATIONAL SAND SW 6094	BROWN
3 STUCCO	UNCERTAIN GRAY SW 9234	GRAY
4 STUCCO	KARAL ROCK SW 8610	PINK CORAL
5 STUCCO	EXTRA WHITE SW 7006	WHITE
6 TUBE STEEL CANOPY	DARK BRONZE	DARK BRONZE
7 TUBE STEEL CANOPY	EXTRA WHITE SW 7006	WHITE
8 LIGHT FIXTURE	BLACK	BLACK
9 TILE ROOF	WESSILE, SIERRA MISSION-SLURRY "HARVEST BLEND" (011133)	LIGHT BROWN
10 STUCCO	MESA TAN SW 2208	TAN
11 STUCCO	BLACK SWAN SW 6276	BLACK
12 STUCCO	ICY SW 6534	LIGHT GRAY
13 BRICK	DARK RED	DARK RED



NOTES:

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(E) KEY PLAN
NTS

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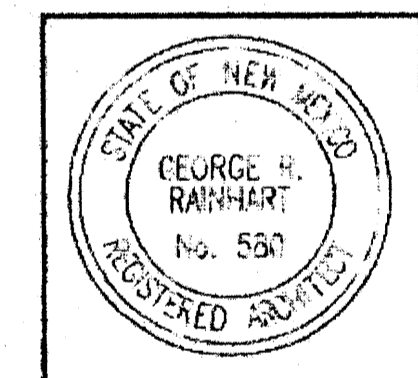
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PROJECT TITLE
UNSER & VISTA ORIENTE
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
Albuquerque, NM

PROJECT MANAGER
George Rainhart, AIA

DRAWN BY
NAH

JOB NO.
008-8

SHEET TITLE
ELEVATION BLDG 4

DATE: 8/28/07
SCALE: 1/8"=1'-0"
sheet: A1.3
of:

