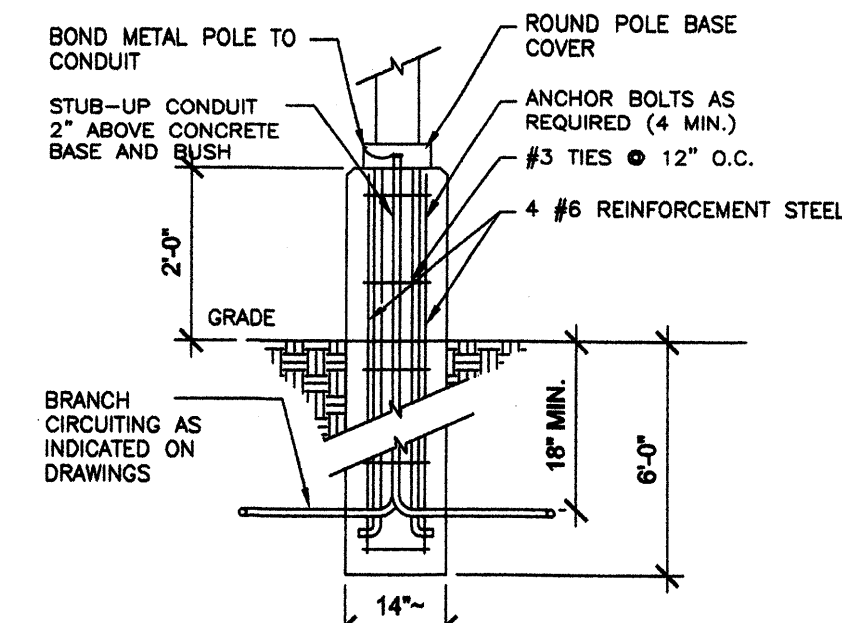


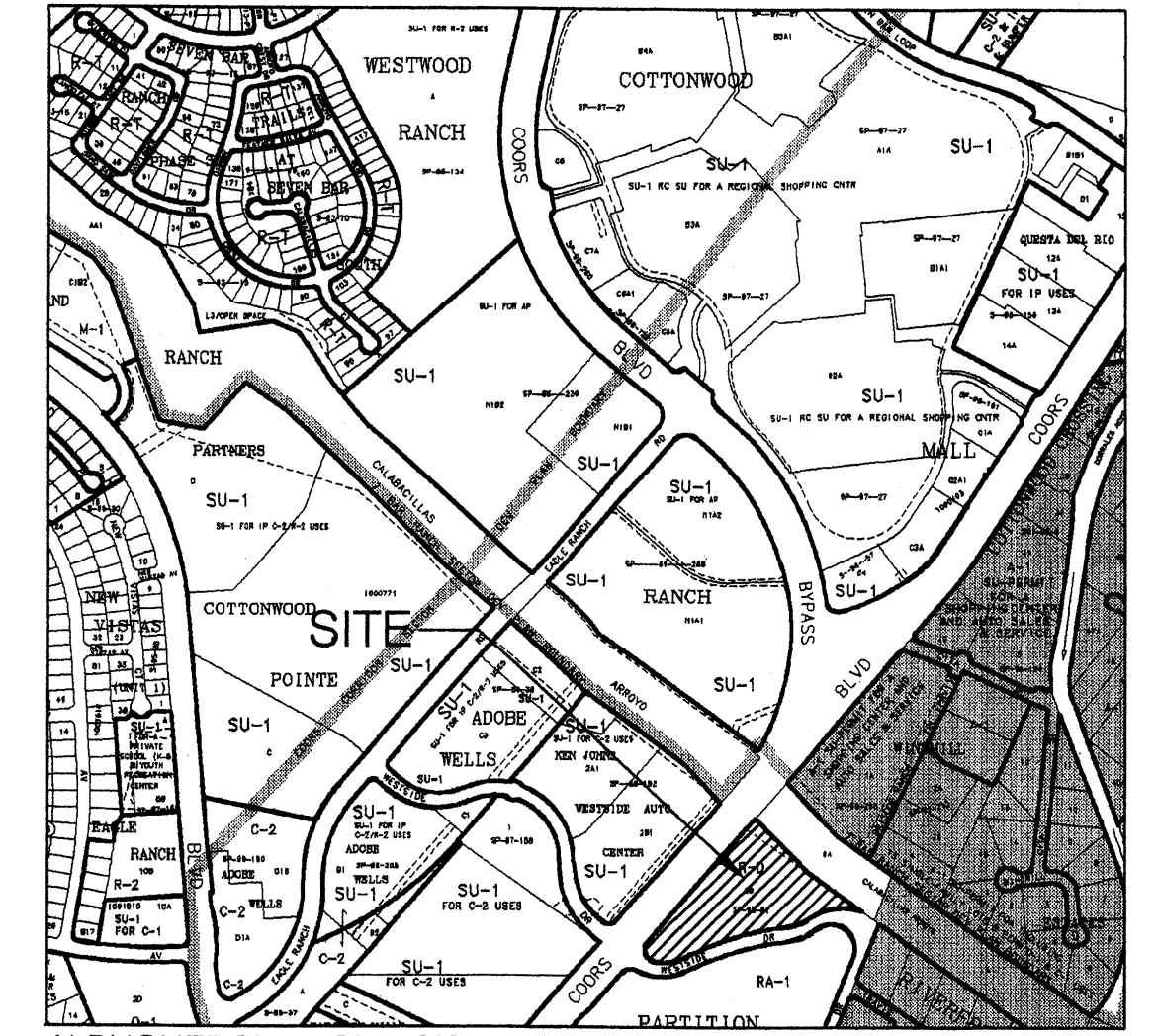
SITE LIGHTING NOTES:

1. SITE AREA LIGHTING SHALL MOUNTED ON 16' HIGH STEEL POLES, PAINTED ACCORDING WITH OVERALL COLOR SCHEME OF THE PROJECT. SEE DETAIL THIS SHEET FOR FOUNDATION DETAIL.
2. SITE AREA LIGHTING SHALL NOT DIRECT LIGHT, EITHER DIRECTLY OR THROUGH REFLECTIVE DEVICE, UPON ADJACENT PROPERTY AND SHALL NOT HAVE A OFF-SITE LUMINESCENCE GREATER THAN TOTAL OF 1000 FOOT LAMBERTS, MEASURED FROM THE PROPERTY LINES.
3. ALL SITE AREA LIGHTING FIXTURES SHALL USE LOW, HIGH PRESSURE SODIUM OR METAL HALIDE LAMPS. NO MERCURY VAPOR LIGHTS SHALL BE ALLOWED.
4. MAXIMUM WATTAGE SHALL BE 250 WATT AND ALL LIGHTING UNITS SHALL BE HOODED OR SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARDS.
5. ALL SITE AREA LIGHTING FIXTURES SHALL BE DESIGNED AS A PART OF THE ARCHITECTURAL AND LANDSCAPE CHARACTER.



ACCEPTABLE LIGHT FIXTURE: MODEL "CAMBRIDGE II" BY SPALLING FOR POLE MOUNTED FIXTURES, AND MR313X FOR WALL MOUNTED FIXTURES, OR APPROVED EQUAL. SEE ELECTRICAL FOR DETAILS.

SITE VICINITY



GENERAL NOTES

1. STREET WHEELCHAIR RAMP WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2441, CASE II.
2. STANDARD CURB AND GUTTER AND HEADER CURB WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2415.
3. PCC VALLEY GUTTERS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2420.
4. STREET SIDEWALKS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2430.
5. STREET GEOMETRY AND PAVEMENT SHALL COMPLY WITH CITY OF ALBUQUERQUE SPECIFICATIONS AND STANDARD DETAILS.
6. CROSS PARKING AND ACCESS SHALL BE PROVIDED THROUGHOUT.
7. MOTORCYCLE PARKING SHALL INCLUDE STRIPING AND SIGNAGE.
8. UNPAINTED OR BRIGHT COLORED METAL ROOFING IS NOT ALLOWED. MATTE FINISHED GALVALUM METAL ROOFING IS ACCEPTABLE.

SITE DATA

Site Area: 2.1516 Acres
 Zoning: SU-1 for O-1 Permissive Uses
 Legal Description: Lot 1, CAS Addition
 Total Building Area: 18,747 S.F.
 Net Leasable Area: 17,707 S.F.
 Parking Required: 17,707/200 = 89 spaces
 Parking Required with 10% Transit Reduction: 81 spaces
 Parking Provided: 81 spaces
 Handicap Parking Required: 4 space
 Handicap Parking Provided: 6 space
 Bicycle Parking Required: 5 spaces (1 per 20 parking spaces)
 Bicycle Parking Provided: 6 spaces
 FAR Required: .25 maximum
 FAR Provided: .20

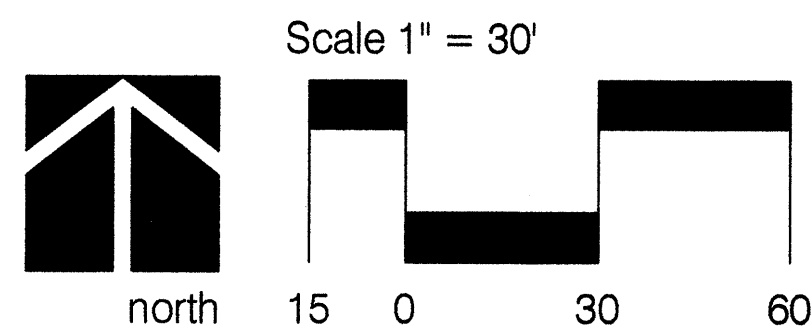
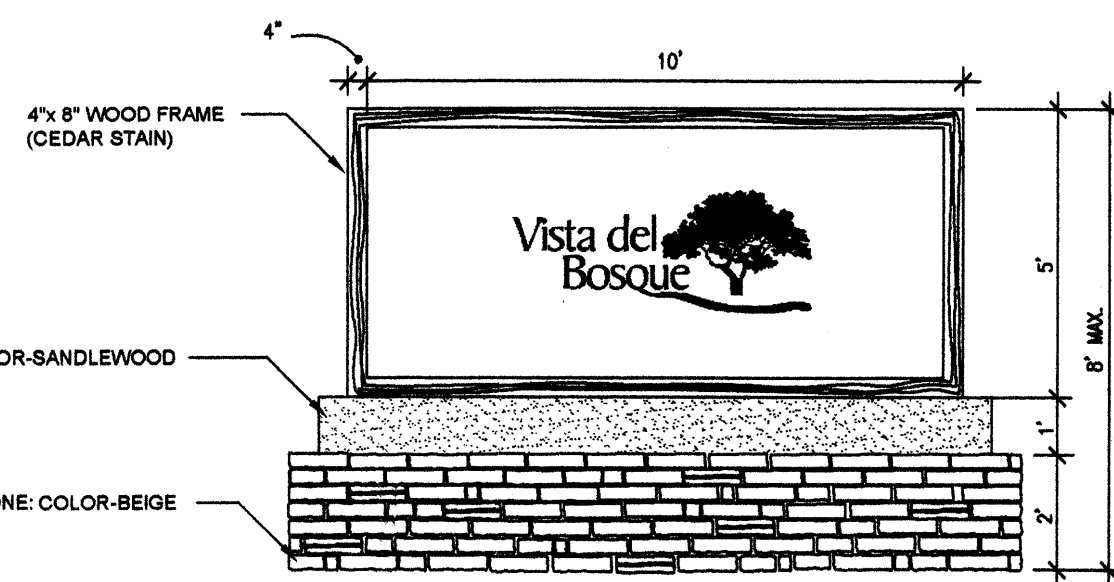
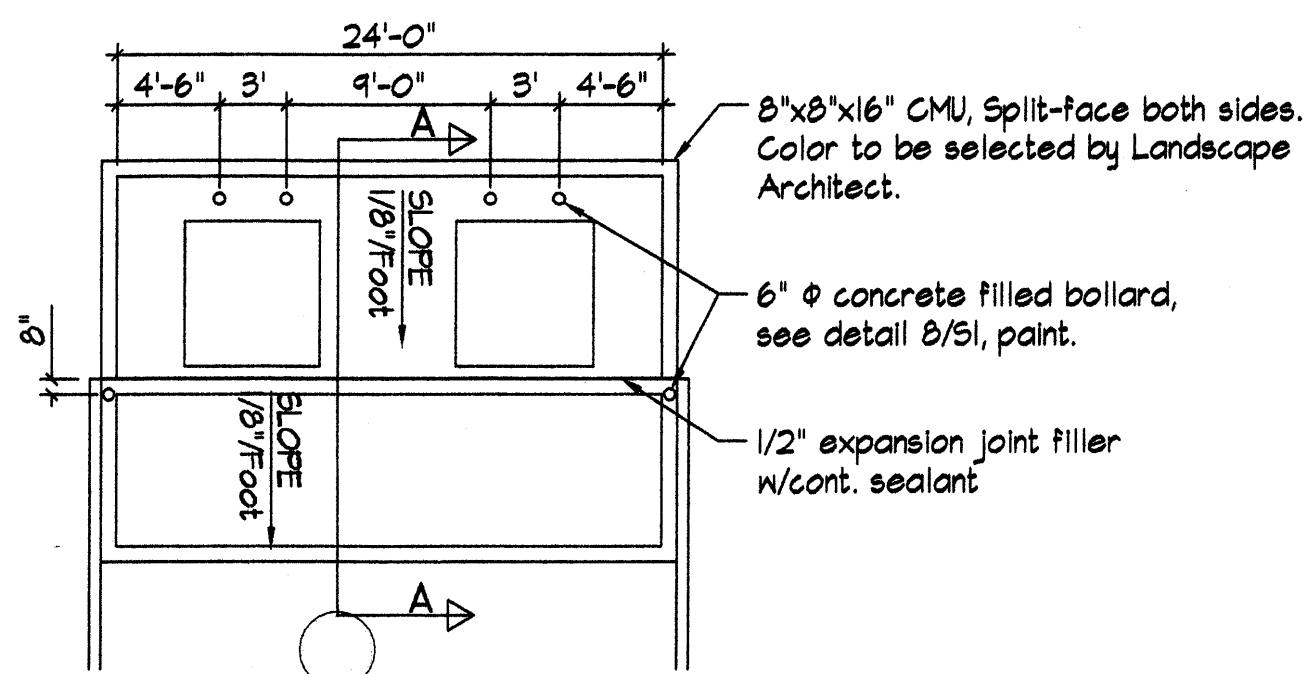
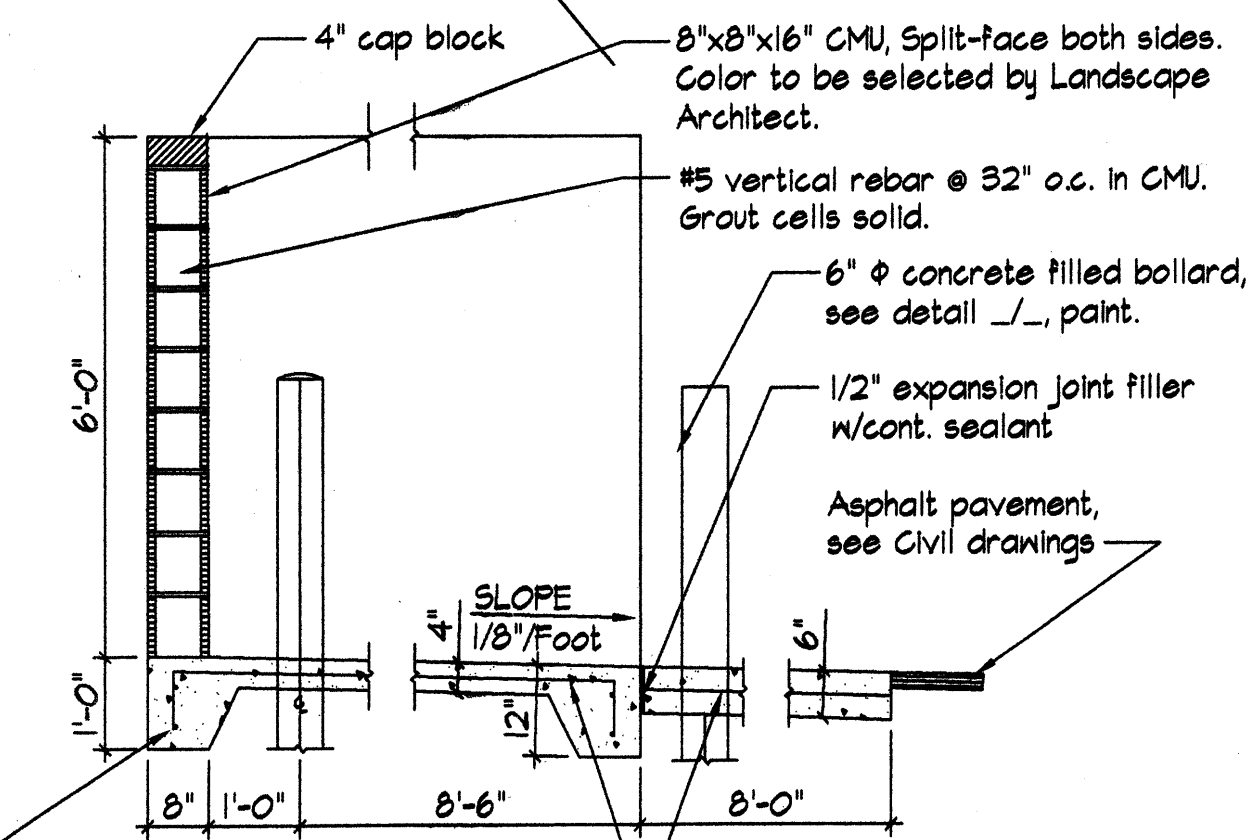
Project Number: 1002529
 Application Number: 05EPC-007148/05DRB-01216

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 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 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:

<i>[Signature]</i>	9-2-05
Engineering, Transportation Division	Date
<i>[Signature]</i>	9-2-05
Water Utilities Department	Date
<i>[Signature]</i>	8/3/05
Parks and Recreation Department	Date
<i>[Signature]</i>	9/2/05
City Engineer	Date
<i>[Signature]</i>	9/2/05
Solid Waste Management	Date
<i>[Signature]</i>	9/22/05
DRB Chairperson, Planning Department	Date



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

FILED 9-2-05
 2392 CAM (2 HTP)
 7854 #, I-B

<p>BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 PHONE:(505)823-1344 FAX (505)821-9105 jakebordenave@mindspring.com</p>	<p>PROJECT TITLE:</p> <p>Vista Del Bosque</p> <p>COORS BOULEVARD N.W.</p>
	<p>SHEET TITLE:</p> <p>SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR LOT #1</p>
<p>DRAWN BY: BASELINE</p> <p>CHECKED BY: 07/20/2005</p>	<p>JOB NO: 0408</p> <p>SHEET 1 OF 7</p>

1002529

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.

Santa Fe Brown 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.

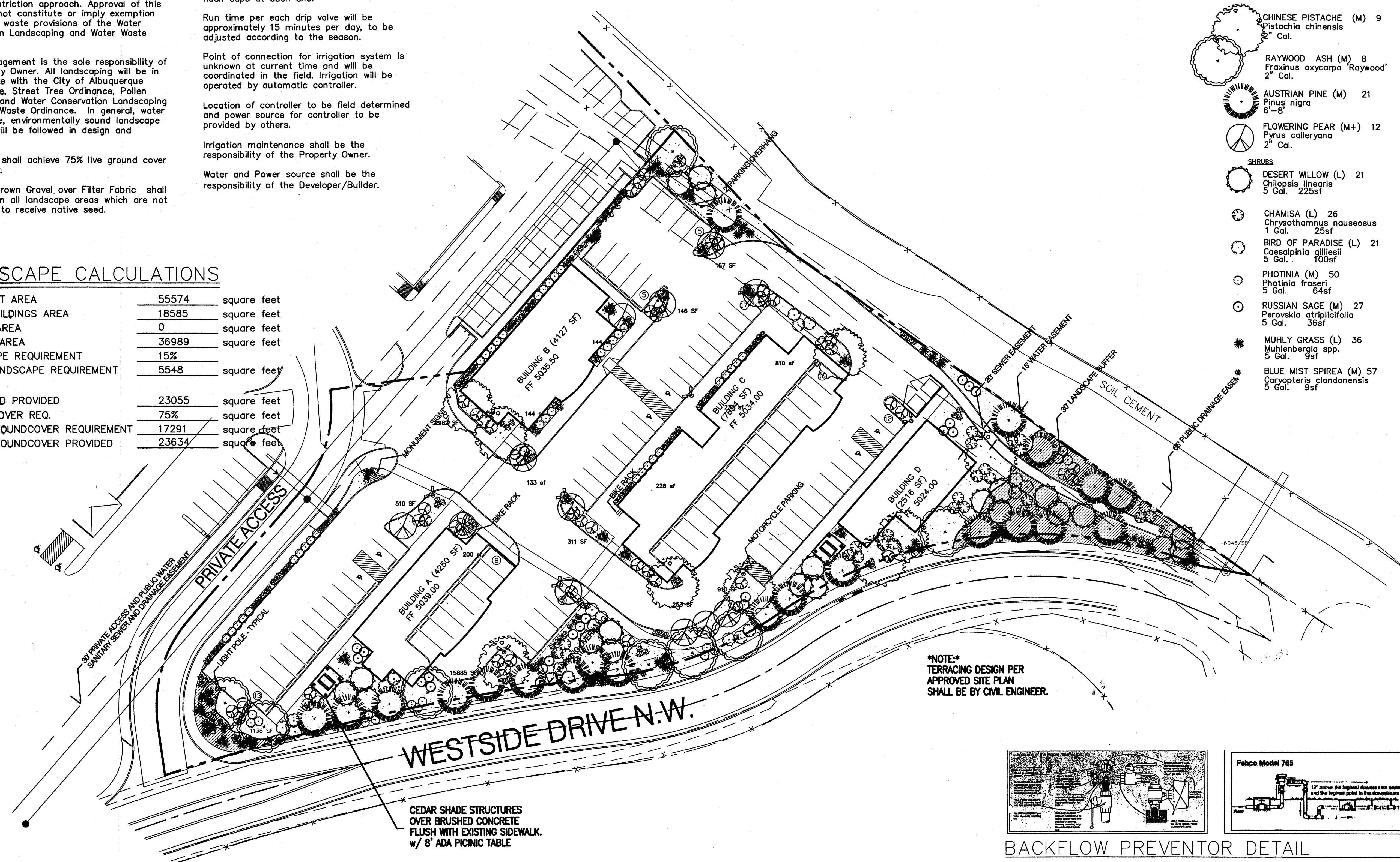
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

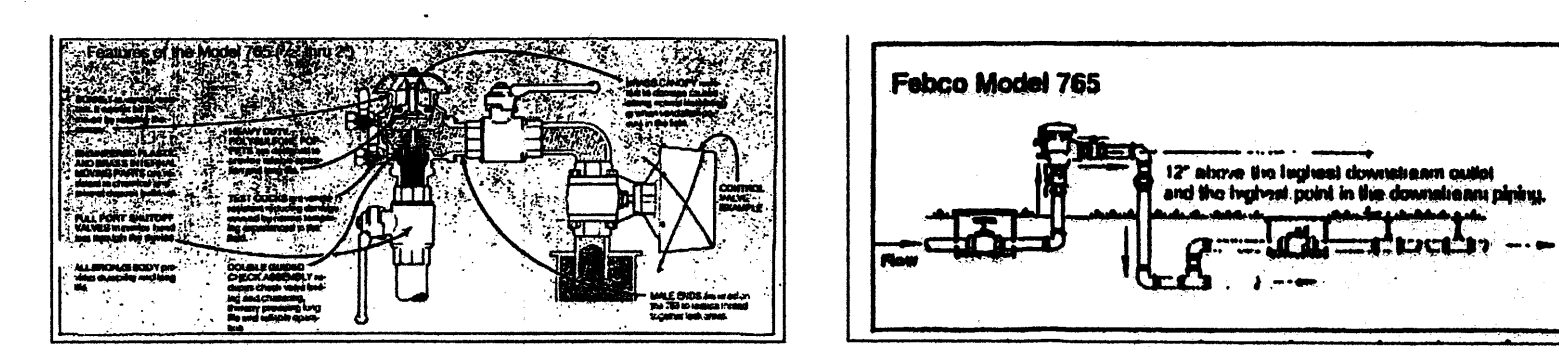
TOTAL LOT AREA	55574	square feet
TOTAL BUILDINGS AREA	18585	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	36989	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5548	square feet
TOTAL BED PROVIDED	23055	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	17291	square feet
TOTAL GROUNDCOVER PROVIDED	23634	square feet



PLANT LEGEND

- TREES**
- CHINESE PISTACHE (M) 9
Pistachia chinensis
2" Cal.
- RAYWOOD ASH (M) 8
Fraxinus oxycarpa 'Raywood'
2" Cal.
- AUSTRIAN PINE (M) 21
Pinus nigra
6-8'
- FLOWERING PEAR (M+) 12
Pyrus calleryana
2" Cal.
- SHRUBS**
- DESERT WILLOW (L) 21
Chilopsis linearis
5 Gal. 225sf
- CHAMISA (L) 26
Chrysothamnus nauseosus
1 Gal. 25sf
- BIRD OF PARADISE (L) 21
Caesalpinia gilliesii
5 Gal. 100sf
- PHOTINIA (M) 50
Photinia fraseri
5 Gal. 64sf
- RUSSIAN SAGE (M) 27
Perovskia atriplicifolia
5 Gal. 36sf
- MUHLY GRASS (L) 36
Muhlenbergia spp.
5 Gal. 9sf
- BLUE MIST SPIREA (M) 57
Caryopteris clandonensis
5 Gal. 9sf
- GRASSES**
- MAIDENGRASS (M) 54
Miscanthus sinensis
5 Gal. 16sf
- THREADGRASS (M) 95
Stipa tenuissima
1 Gal. 4sf
- GROUNDCOVERS**
- HALLS HONEYSUCKLE (M) 49
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- COMMERCIAL GRADE
STEEL EDGING
- OVERSIZED GRAVEL
& 30 BOULDERS
- HYDRO-MULCHED BUFFALO
GRASS SEED
NO IRRIGATION

NOTE
TERRACING DESIGN PER
APPROVED SITE PLAN
SHALL BE BY CIVIL ENGINEER.



BACKFLOW PREVENTOR DETAIL
no scale

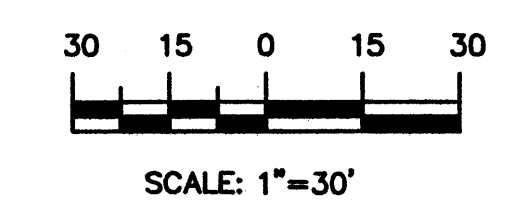
7-26-05

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
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Albuquerque, NM 87184
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cjohnson@hilltoplandscaping.com

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GRAPHIC SCALE



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e-mail: cp@consensusplanning.com

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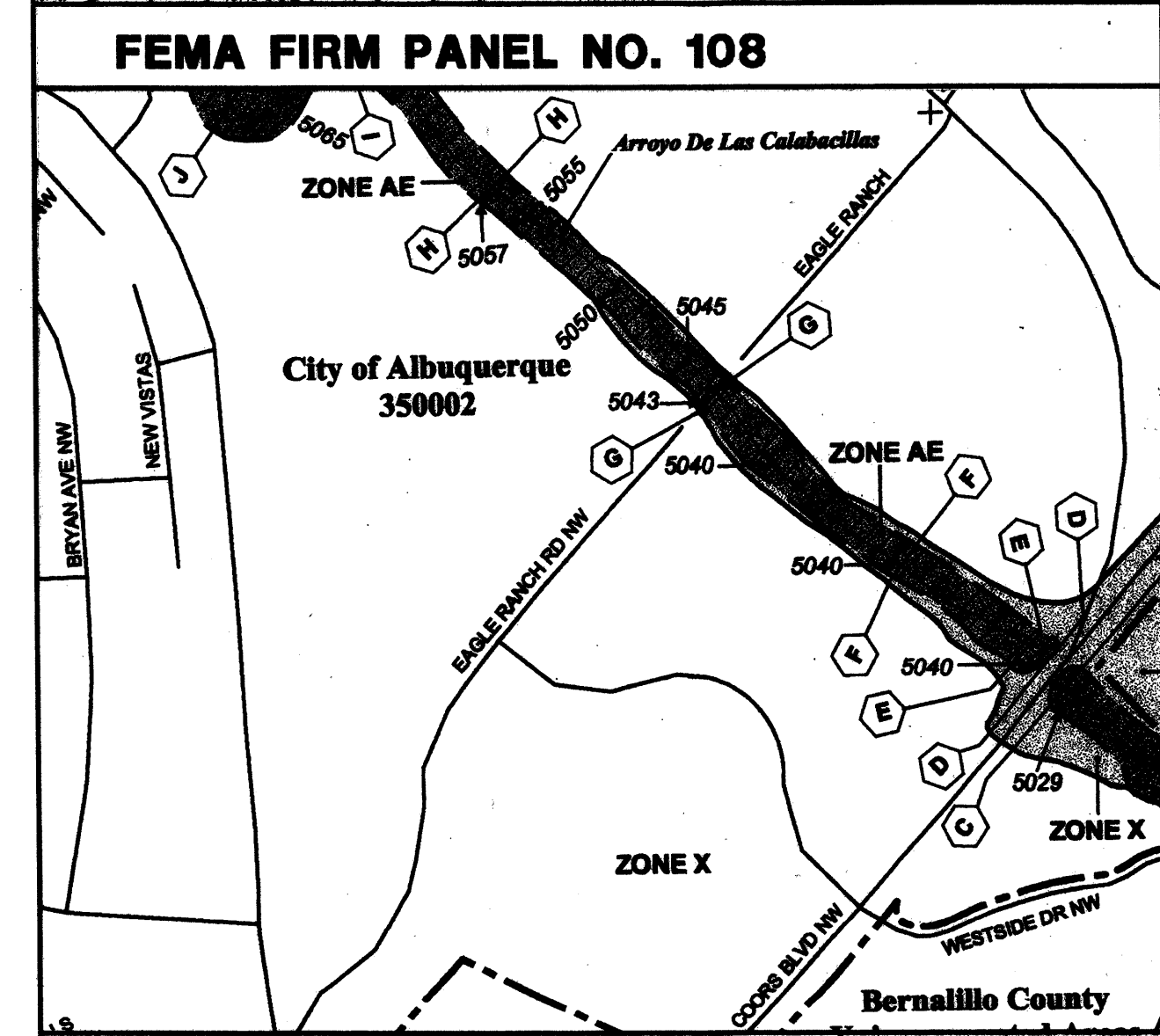
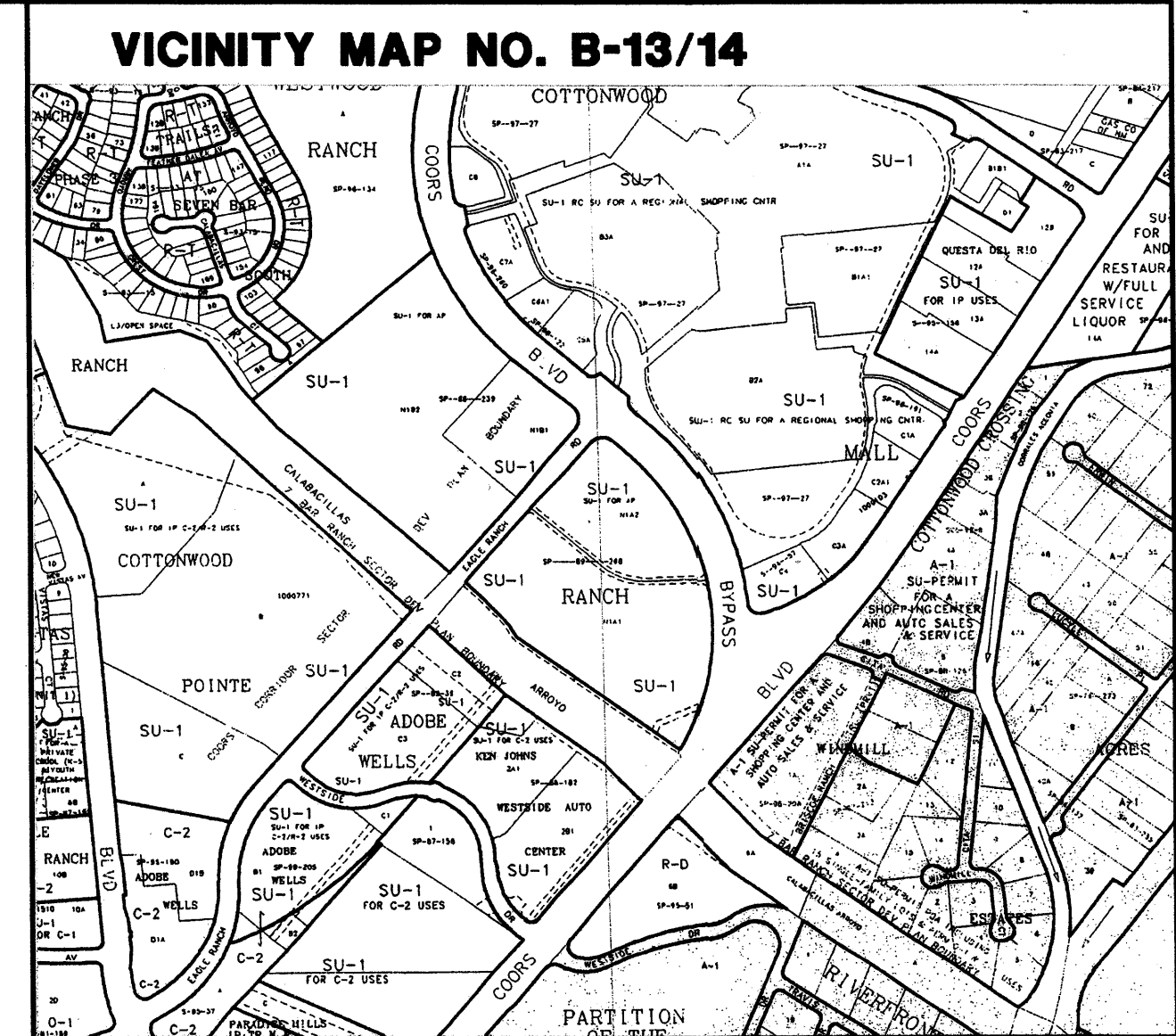
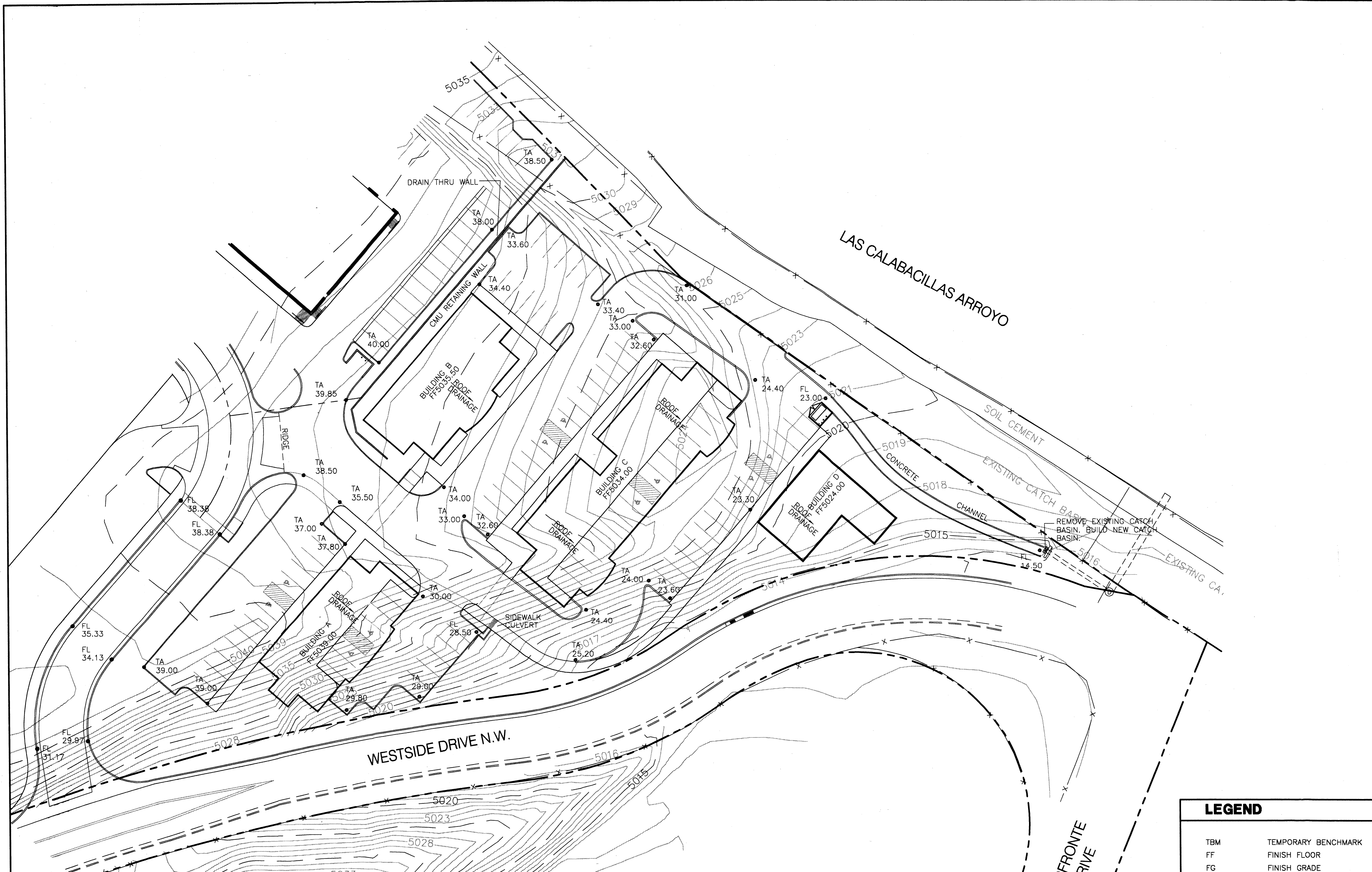
PROJECT TITLE:
CAS AUTO SALES
COORS BOULEVARD N.W.

SHEET TITLE:
LANDSCAPE PLAN FOR LOT #1

DRAWN BY: dtl CHECKED BY: cmj DATE: 5-03-05

B-13-Z JOB NO: 0408 SHEET 2 of 7

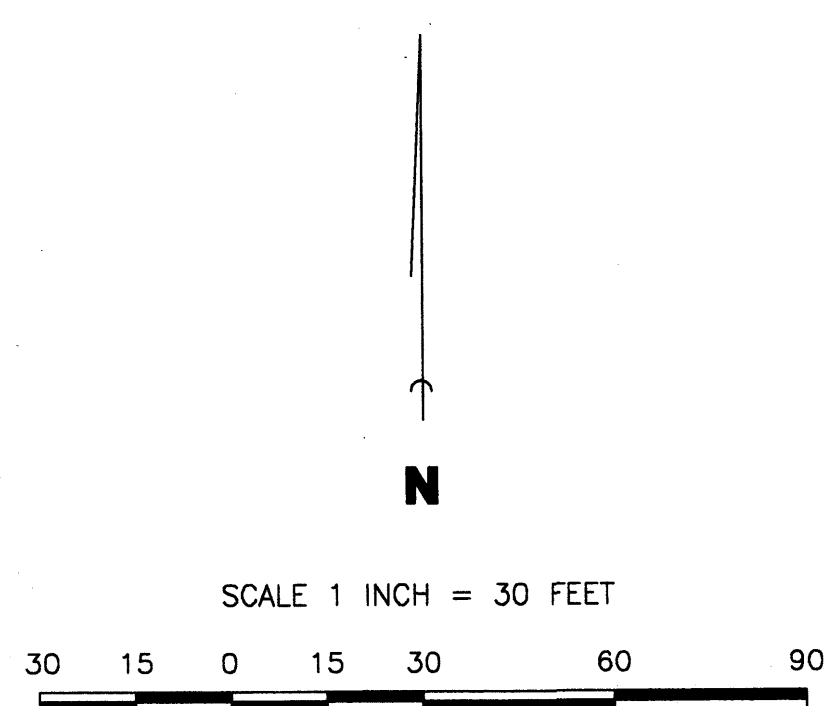




LEGAL DESCRIPTION	
LOTS 1, CAS ADDITION	
PERMANENT BENCHMARK	
ACS NM446-N10	ELEVATION 5045.51 (NGVD 1929)

DRAINAGE DATA							
CONDITION	STORM RETURN PERIOD (year)	TREATMENT TYPE (table 4)	TREATMENT AREA (sq. ft.)	EXCESS PRECIPITATION (table 8) (in)	PEAK RUNOFF (table 9) (cfs/acre)	RUNOFF VOLUME (cu. ft.)	RUNOFF RATE (cfs)
EXISTING	10	A	56904	0.08	0.24	379	0.31
		B	11420	0.22	0.76	209	0.20
		C	25400	0.44	1.49	931	0.87
		D	0	1.24	2.89	0	0.00
		TOTAL	93724			1520	1.38
	100	A	56904	0.44	1.29	2086	1.69
B	11420	0.67	2.03	638	0.53		
C	25400	0.99	2.87	2096	1.67		
D	0	1.97	4.37	0	0.00		
TOTAL	93724			4820	3.89		
DEVELOPED	10	A	0	0.08	0.24	0	0.00
		B	12965	0.22	0.76	232	0.22
		C	6220	0.44	1.49	226	0.21
		D	74839	1.24	2.89	7733	4.97
		TOTAL	93724			8194	5.40
	100	A	0	0.44	1.29	0	0.00
B	12965	0.67	2.03	707	0.56		
C	6220	0.99	2.87	513	0.41		
D	74839	1.97	4.37	12286	7.51		
TOTAL	93724			13506	8.51		

LEGEND	
TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
MH	MANHOLE
CB	CATCH BASIN GRATE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
---	DRAINAGE BASIN BOUNDARY
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
xx.xx	EXISTING SPOT ELEVATION
•xx.xx	PROPOSED SPOT ELEVATION
-xx.xx	RECORD SPOT ELEVATION
xx.xx	



SITE CONDITIONS

EXISTING CONDITIONS

- THE EXISTING SITE IS QUITE STEEP (>10% SLOPE) SLOPING DOWNWARD FROM WEST TO EAST. VEGETATION IS COMPOSED OF SPARSE GRASSES AND SCATTERED WEEDS. SOILS ARE SANDY LOAMS.
- THERE IS AN EXISTING CATCH BASIN AT THE EASTERLY END OF THE SITE ON THE PROPERTY THAT DRAINS INTO THE LAS CALABACILLAS ARROYO. THE LOT WEST OF THE SITE (LOT 2) PRESENTLY DRAINS ACROSS THE SUBJECT SITE.

PROPOSED CONDITIONS

- THE PROPOSED OFFICE COMPLEX IS COMPOSED OF SEVERAL SMALLER BUILDINGS TO BETTER FIT THE EXISTING SLOPES. PARKING HAS BEEN PLACED UNDER THE EASTERLY PORTION OF TWO OF THE BUILDINGS TO FURTHER MATCH EXISTING SITE GRADES.
- STORMWATER WILL CONTINUE TO BE ACCEPTED FROM LOT 2 TO THE WEST AND ROUTED ACROSS THE SUBJECT SITE TO A NEW ENLARGED CATCH BASIN TO REPLACE THE EXISTING OUTFALL. THE NEW OUTFALL FACILITY WILL HAVE A WATER QUALITY MANHOLE MEETING CITY AND AMAFCA SPECIFICATIONS. ALL ONSITE STORMWATER AS WELL AS THAT FROM LOT 2 WILL BE ROUTED ACROSS THE SUBJECT SITE VIA DRIVES AND A CONCRETE CHANNEL.

no.	date	remarks	by
REVISIONS			

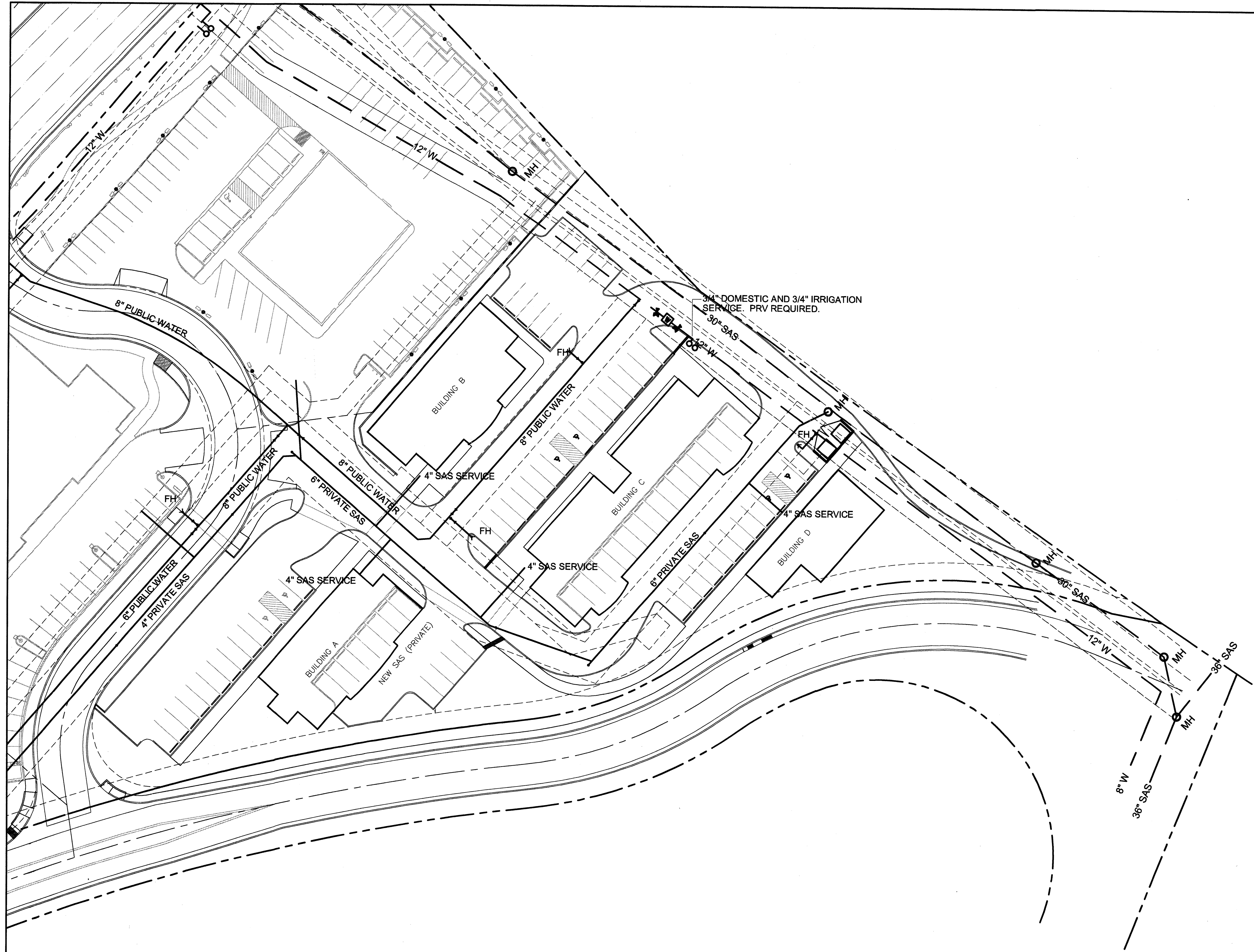
project title
VISTA DEL BOSQUE WESTSIDE DRIVE NW ALBUQUERQUE, NM

sheet title
CONCEPTUAL GRADING & DRAINAGE

sheet date 04/26/05	design by JJB	project no. 0408
------------------------	------------------	---------------------

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(505)823-1344 FAX (505)821-9105

sheet **3** of **7**



APPROVALS

CITY OF ALBUQUERQUE, FIRE DEPARTMENT

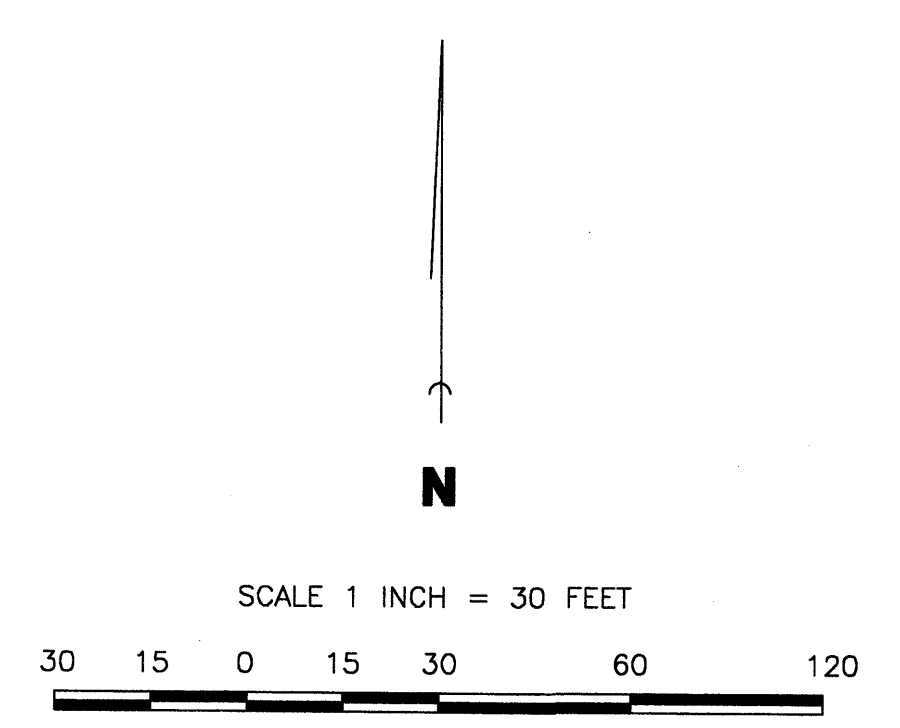
UTILITY NOTE

1. ALL WATER MAIN LINES SHOWN ARE PUBLIC AND ARE THE PROPERTY OF NEW MEXICO UTILITIES.
2. ALL SANITARY SEWER MAIN LINES ARE PRIVATE (EXCEPT THE LINE ALONG THE NORTHERLY PROPERTY LINE) AND ARE MAINTAINED BY THE OWNER OF LOT 1, CAS ADDITION.

LEGEND

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- CB CATCH BASIN GRATE
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE
- PED ELEC. OR TEL. PEDESTAL
- RD ROOF DRAINAGE POINT

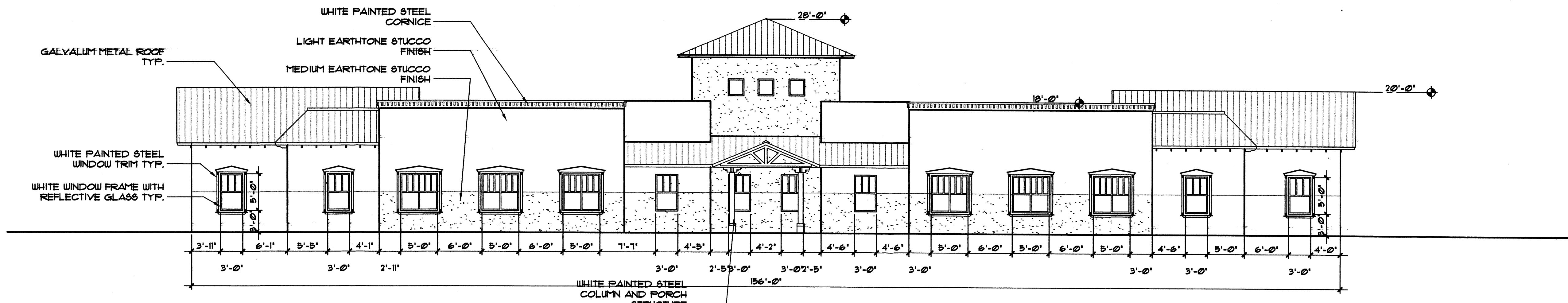
- FEMA FLOODPLAIN BOUNDARY
- DRAINAGE BASIN BOUNDARY
- EROSION SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- XX.XX EXISTING SPOT ELEVATION
- XX.XX PROPOSED SPOT ELEVATION
- XX.XX- RECORD SPOT ELEVATION



REVISIONS			
1	08/08/05	NEW WATER AND SEWER CONFIGURATION	JJB
no.	date	remarks	by

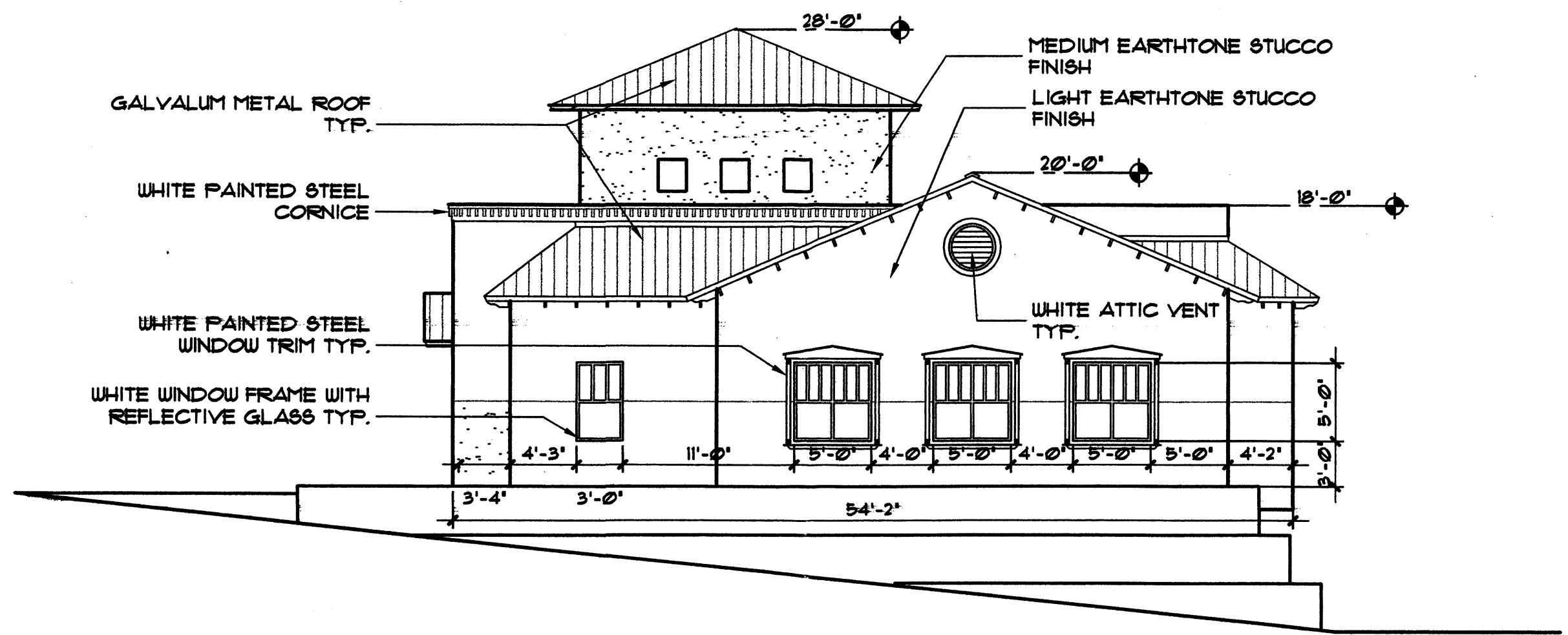
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	sheet title CONCEPTUAL UTILITIES		
sheet date 04/26/05	design by JJB	project no. 0408	

	BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 FAX (505)821-9105		sheet 4 of 7
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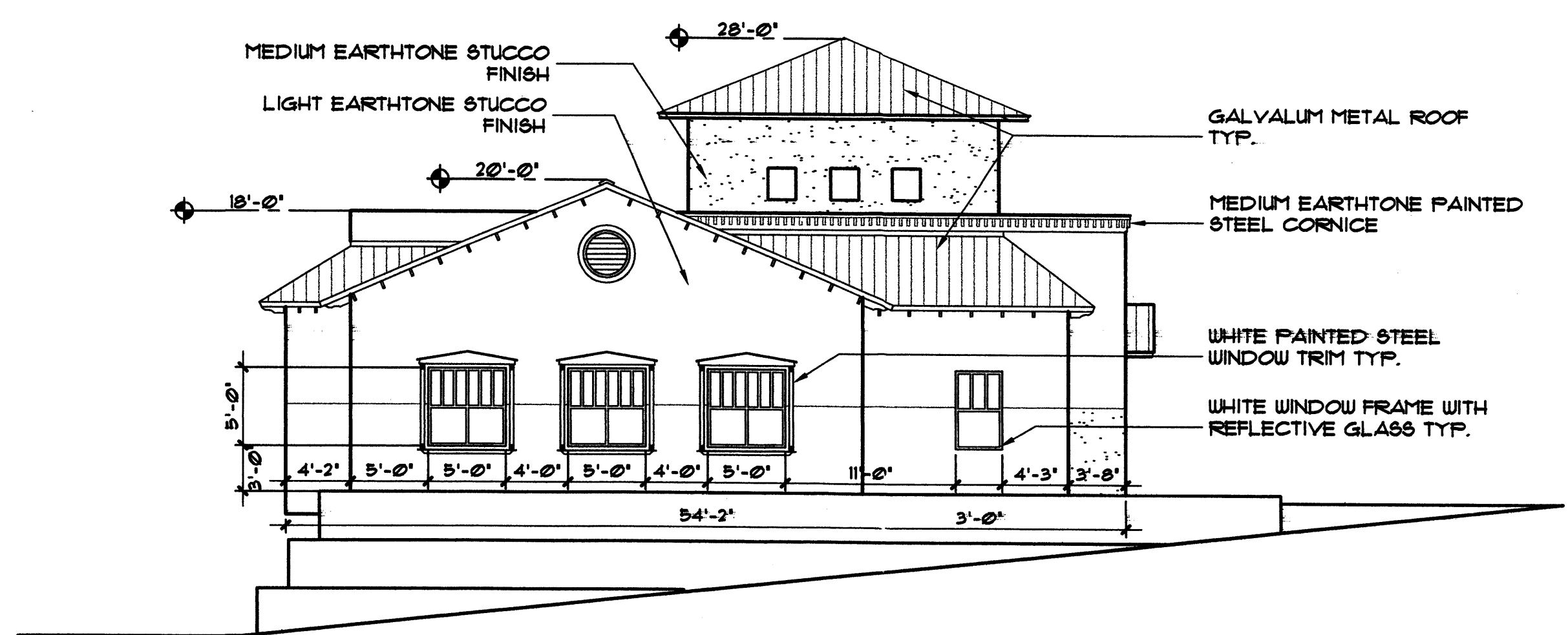
WEST ELEVATION

1/8" = 1'-0"



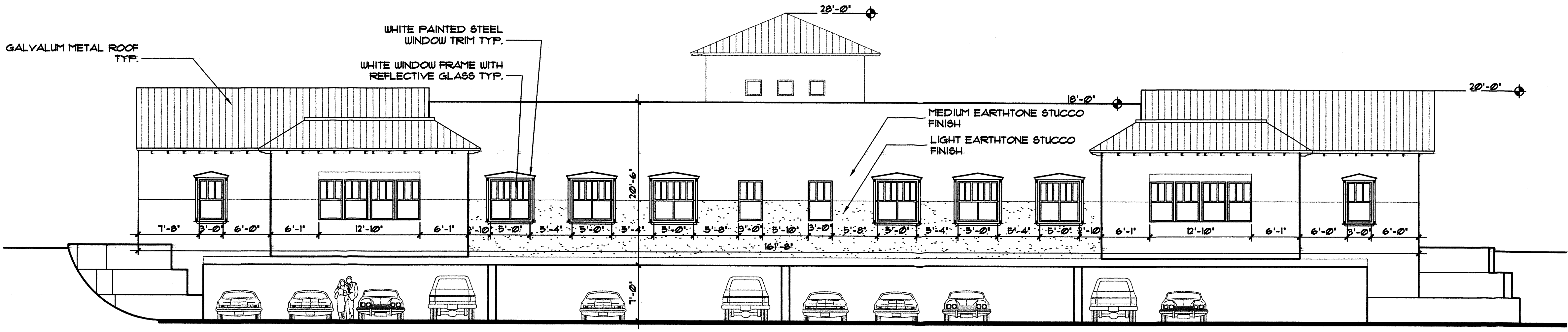
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

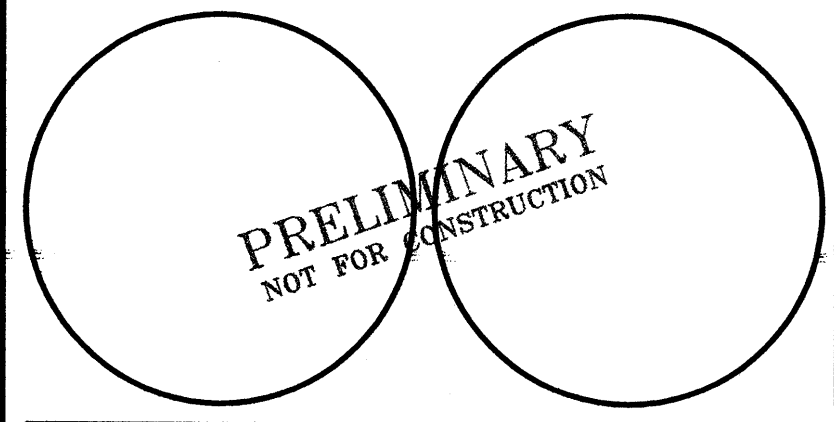
SCHEMATIC ELEVATIONS BUILDING "C"

MAY 3, 2005 SCALE: 1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

BLACK RANCH
TRACT 6-B
COORS BOULEVARD AT WESTSIDE DRIVE
ALBUQUERQUE, NEW MEXICO



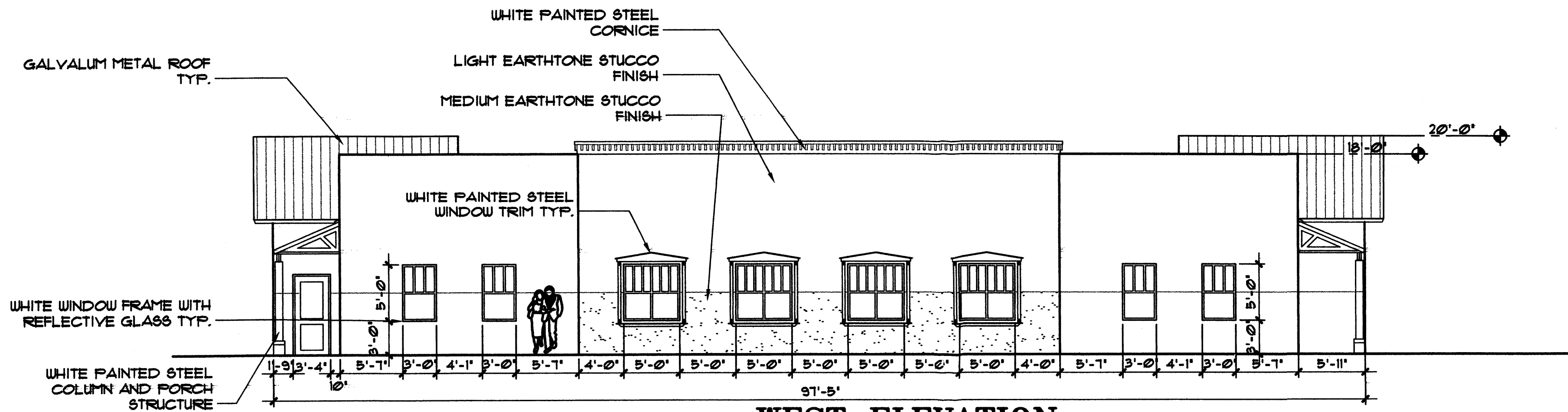
SHEET 5 of 7
A-2

PROJECT NUMBER 05010

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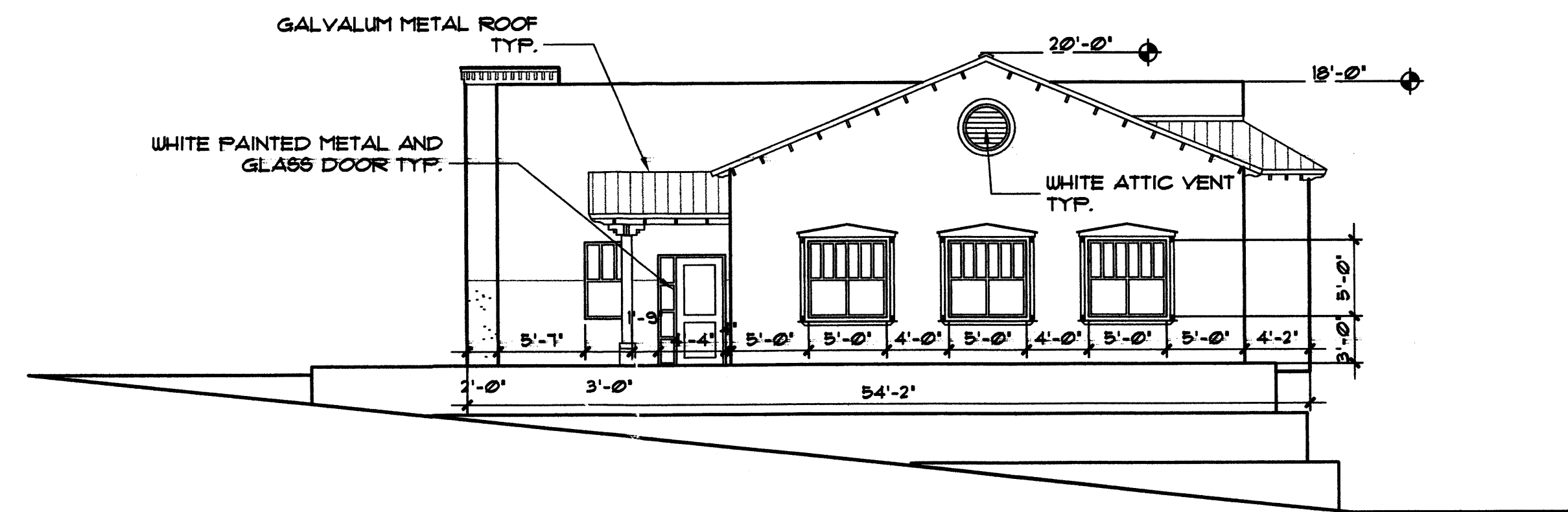
1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

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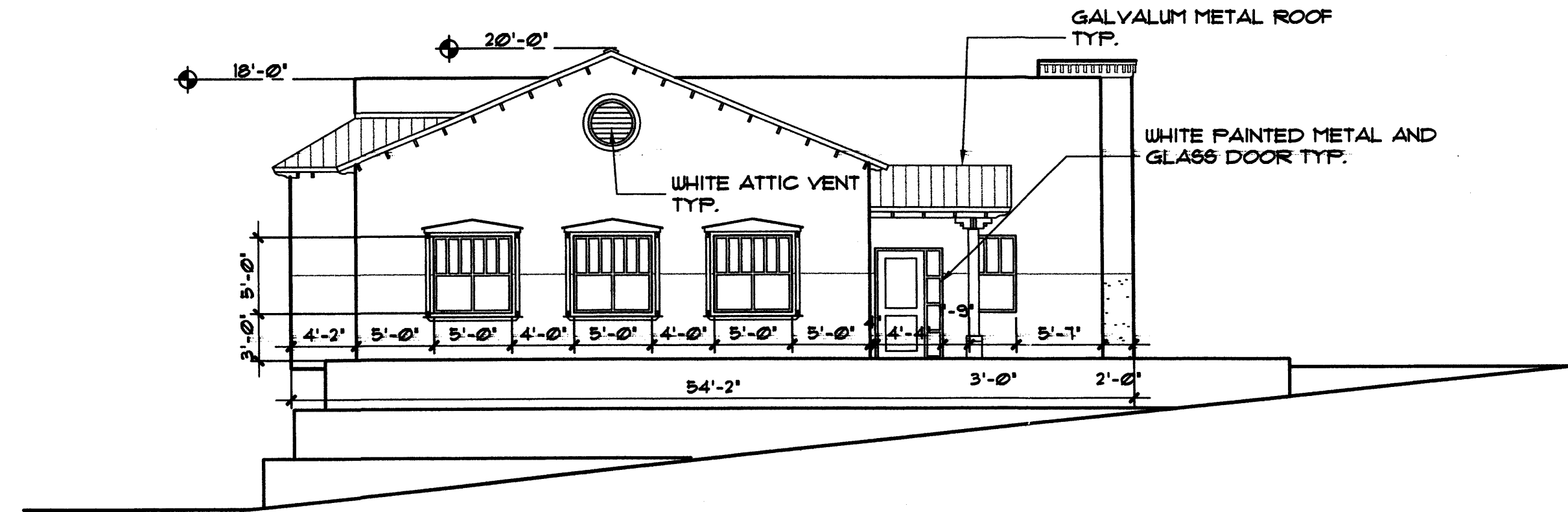
WEST ELEVATION

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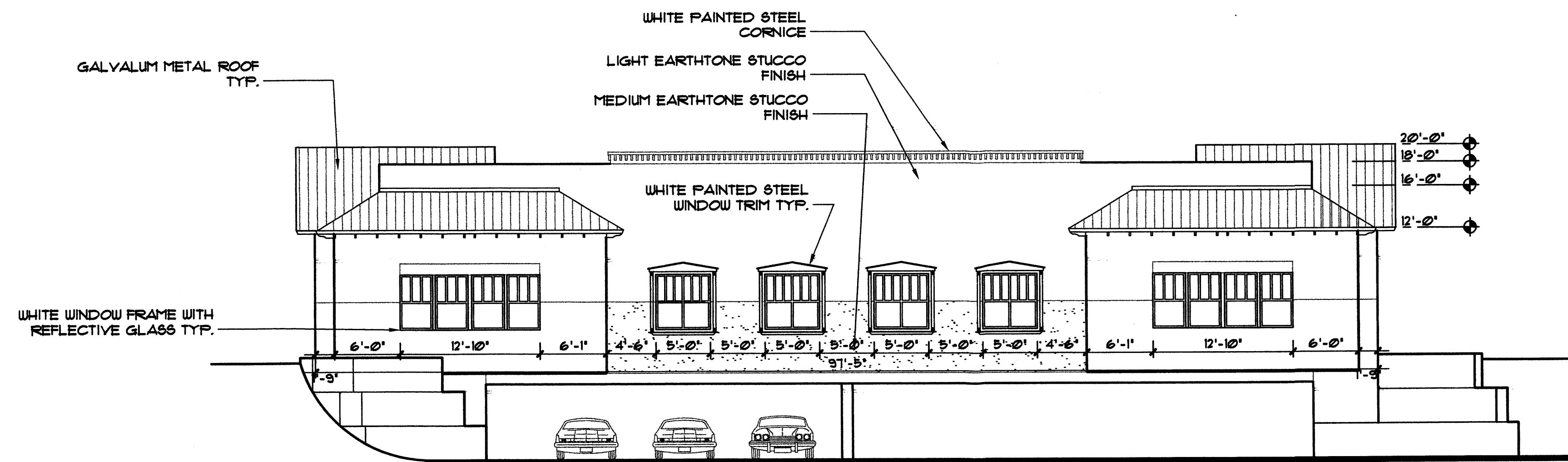
SOUTH ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

**SCHEMATIC
ELEVATIONS
BUILDING "A"**

MAY 3, 2005

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



CLAUDIO VIGIL ARCHITECTS

BLACK RANCH

TRACT 6-B

COORS BOULEVARD AT WESTSIDE DRIVE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

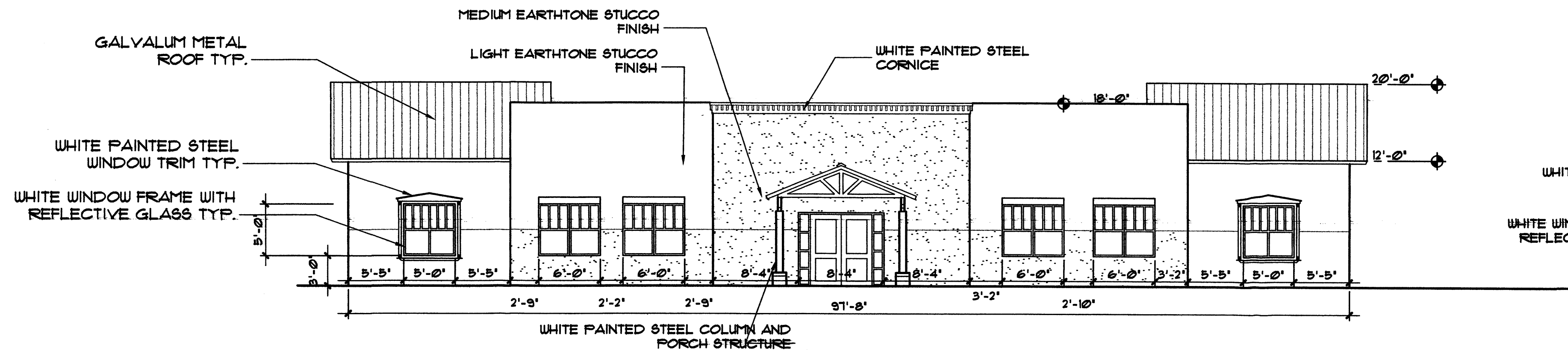
SHEET
6 of 7
A-2.1

PROJECT NUMBER
05010

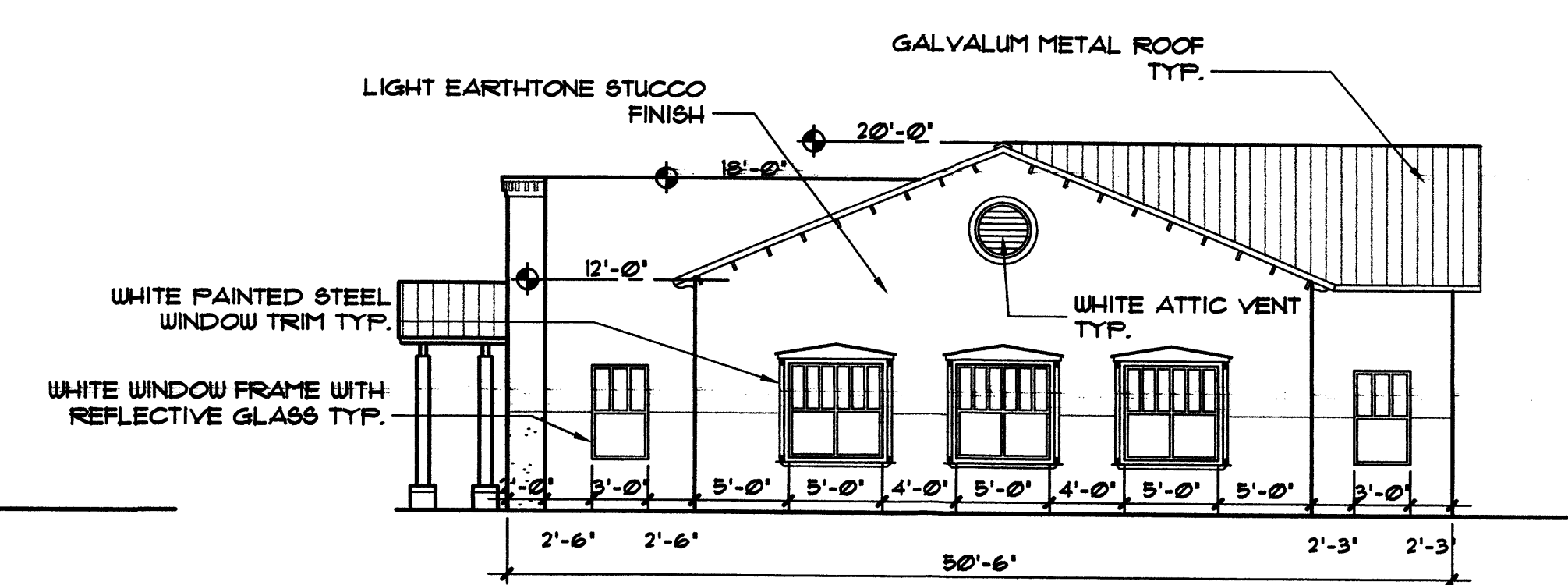
OWNERSHIP OF INSTRUMENTS OF SERVICE
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Phone: 505/842-1113 Fax: 505/842-1330

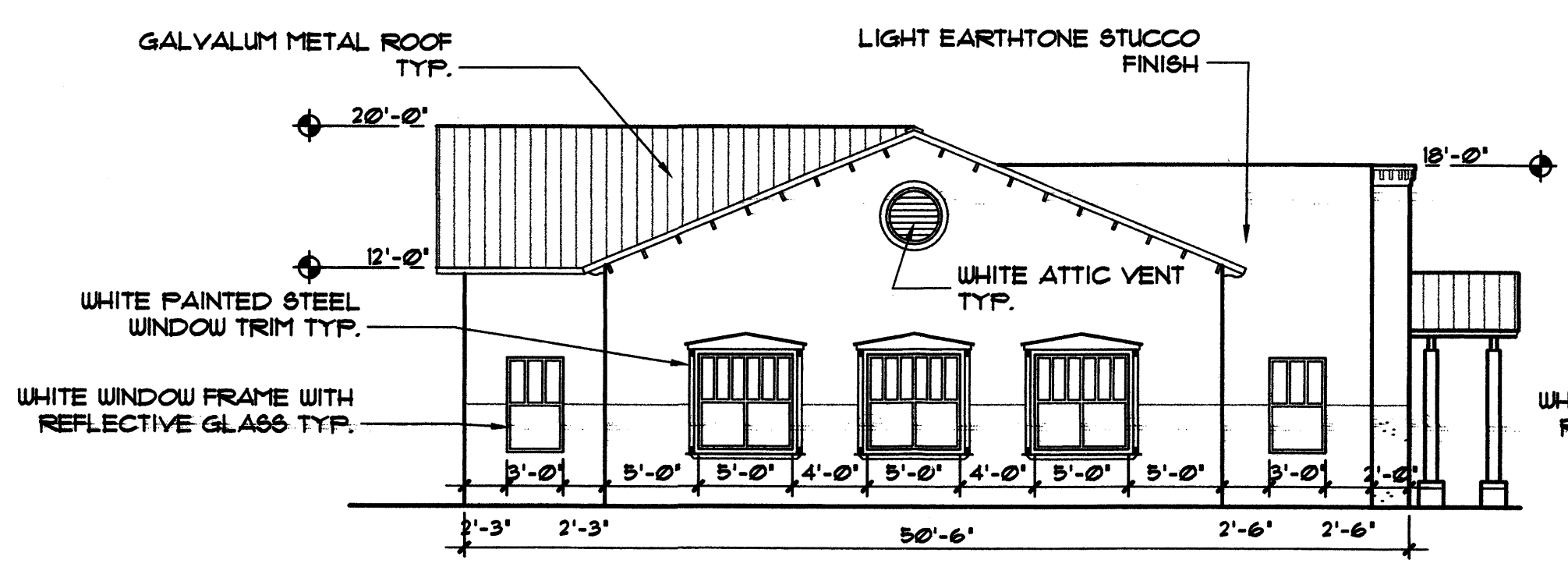
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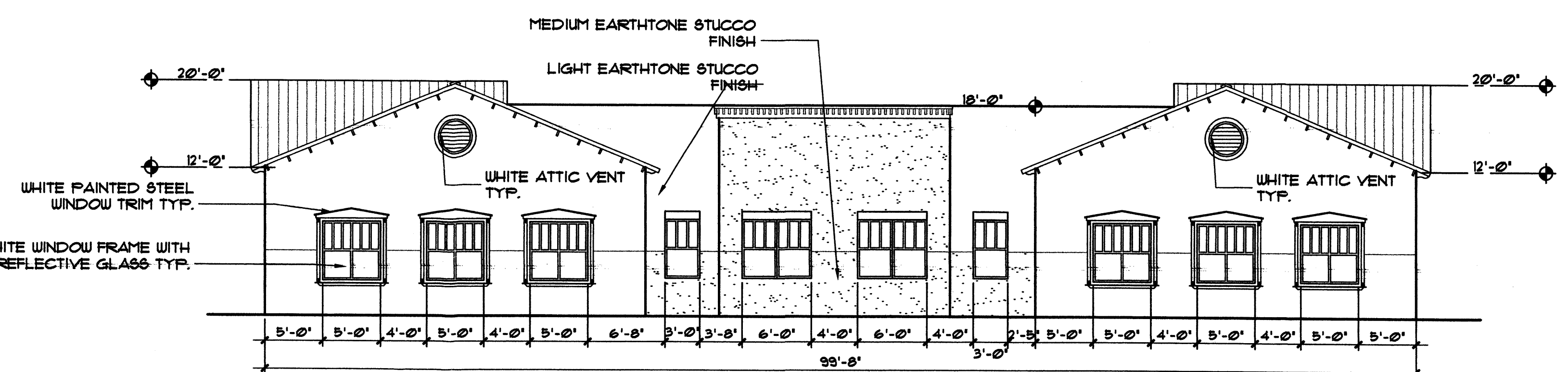
BUILDING B EAST ELEVATION
1/8"=1'-0"



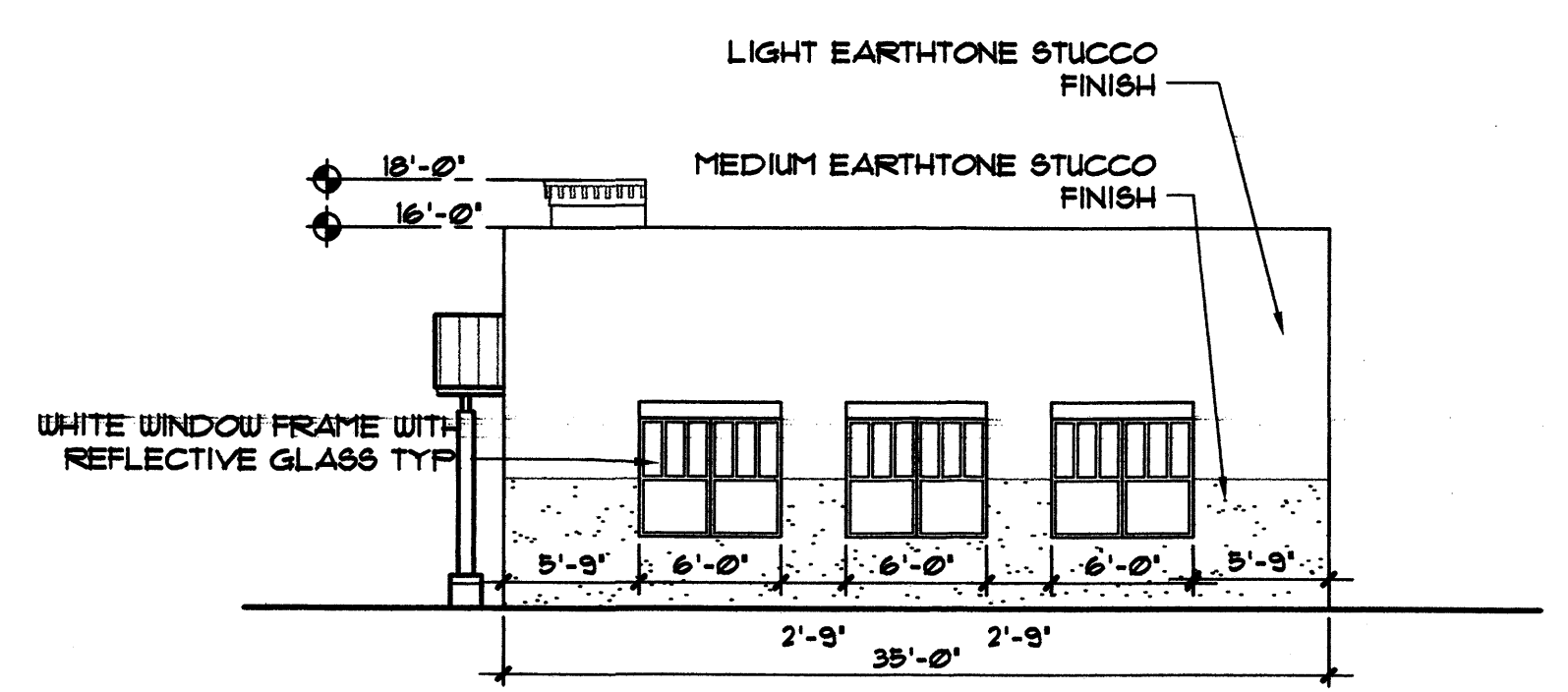
BUILDING B NORTH ELEVATION
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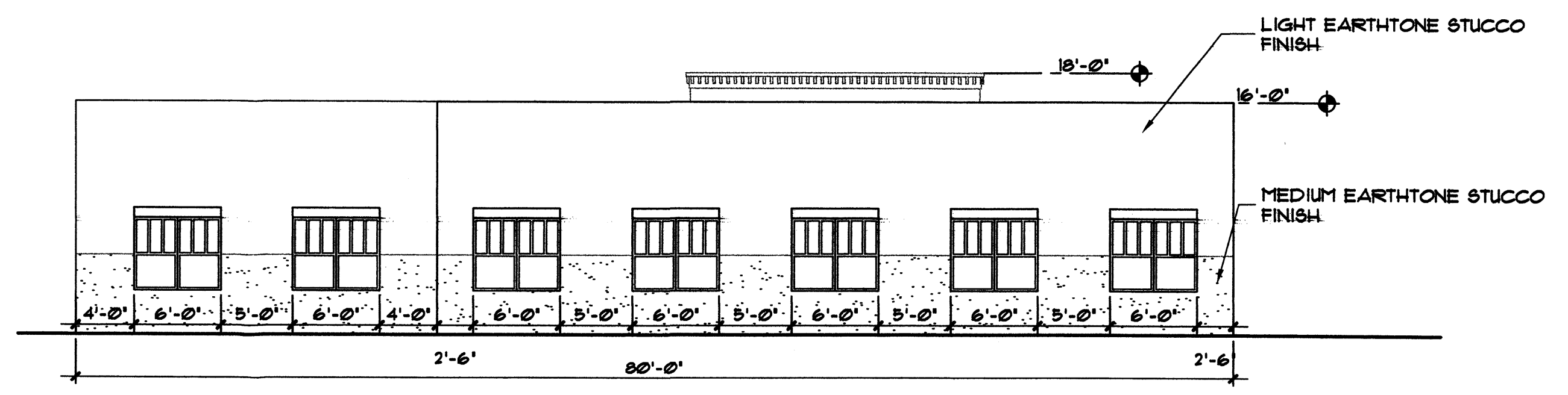
BUILDING B SOUTH ELEVATION
1/8"=1'-0"



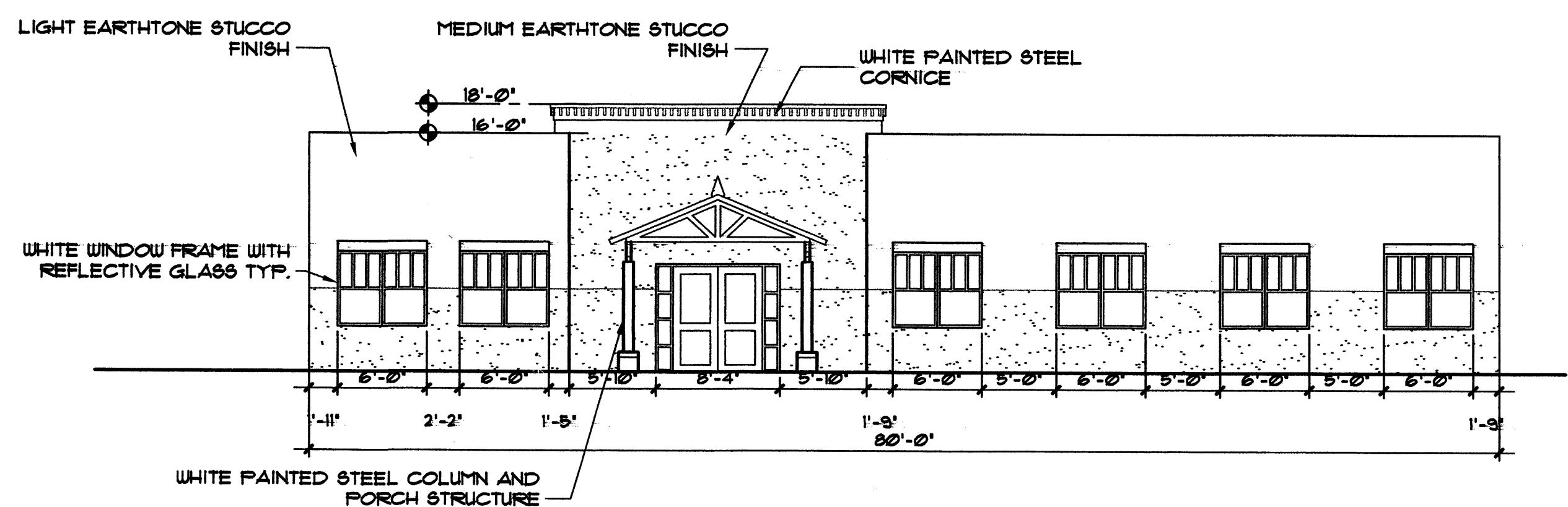
BUILDING B WEST ELEVATION
1/8"=1'-0"



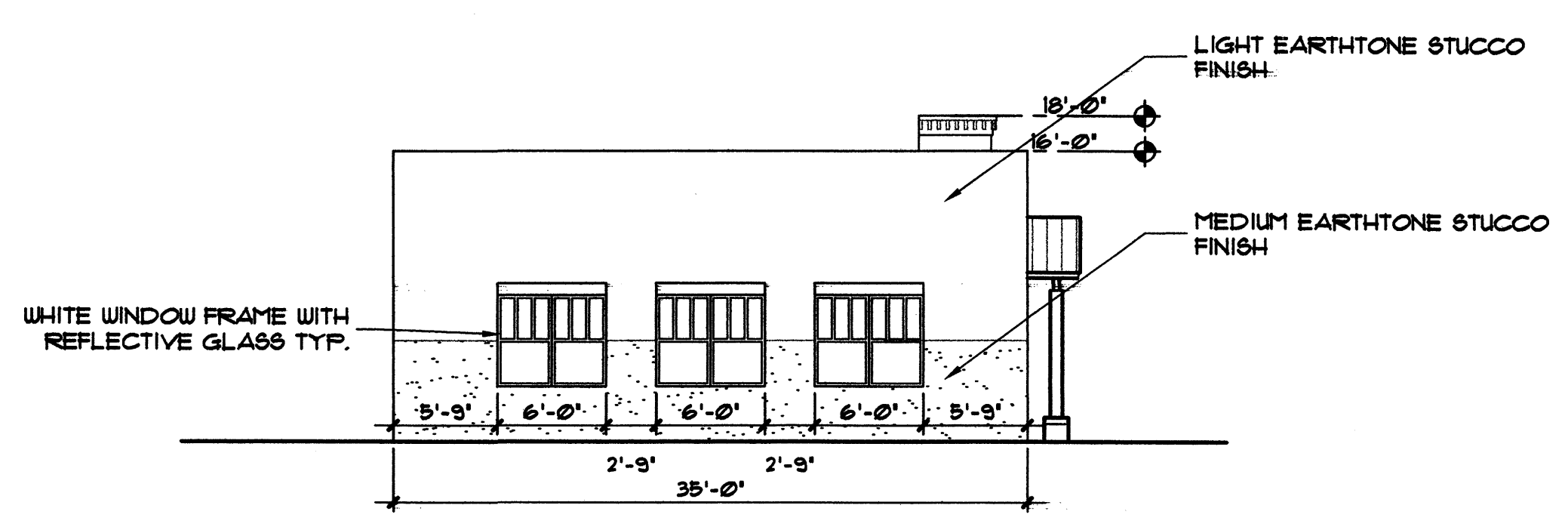
BUILDING D SOUTH ELEVATION
1/8"=1'-0"



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



BUILDING D WEST ELEVATION
1/8"=1'-0"



BUILDING D NORTH ELEVATION
1/8"=1'-0"

SCHEMATIC ELEVATIONS
BUILDING "B" AND "D"
MAY 3, 2005 SCALE: 1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

BLACK RANCH
TRACT 6-B
COORS BOULEVARD AT WESTSIDE DRIVE
ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
7 of 7
A-2.2
PROJECT NUMBER
05010

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