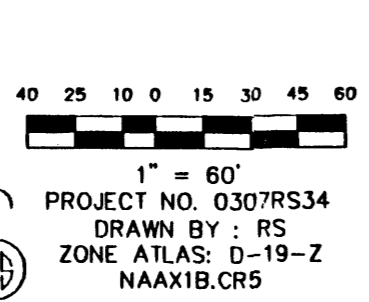


Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS HEAVEN AND 7-C19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TRACTS X-1-A & X-1-B, NORTH ALBUQUERQUE ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 05, 1999 IN BOOK 99C, PAGE 46.
6. GROSS AREA: 3.0000 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 4
9. TRACTS X-1-B-1, X-1-B-2, X-1-B-3 AND X-1-B-4 ARE SUBJECT TO PRIVATE CROSS-EASEMENTS CONCERNING ACCESS, PARKING AND DRAINAGE GRANTED BY THIS PLAT AND ARE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENTS.

STATION: ACS "HEAVEN"
 X = 404051.31
 Y = 1518737.03
 GROUND TO GRID = 0.99996263
 DELTA ALPHA = -00°10'45"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



MONUMENT LEGEND

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

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

LEGAL DESCRIPTION
 Tract lettered X-1-B plat of Tracts X-1-A and X-1-B, Block numbered Twenty-two (22) Tract A, Unit A, North Albuquerque Acres as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 5, 1999 in Book 99C, page 46.

PLAT OF
 TRACTS X-1-B-1, X-1-B-2, X-1-B-3 & X-1-B-4, BLOCK 22
 TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN PROJECTED SECTION 19,
 T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2003

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

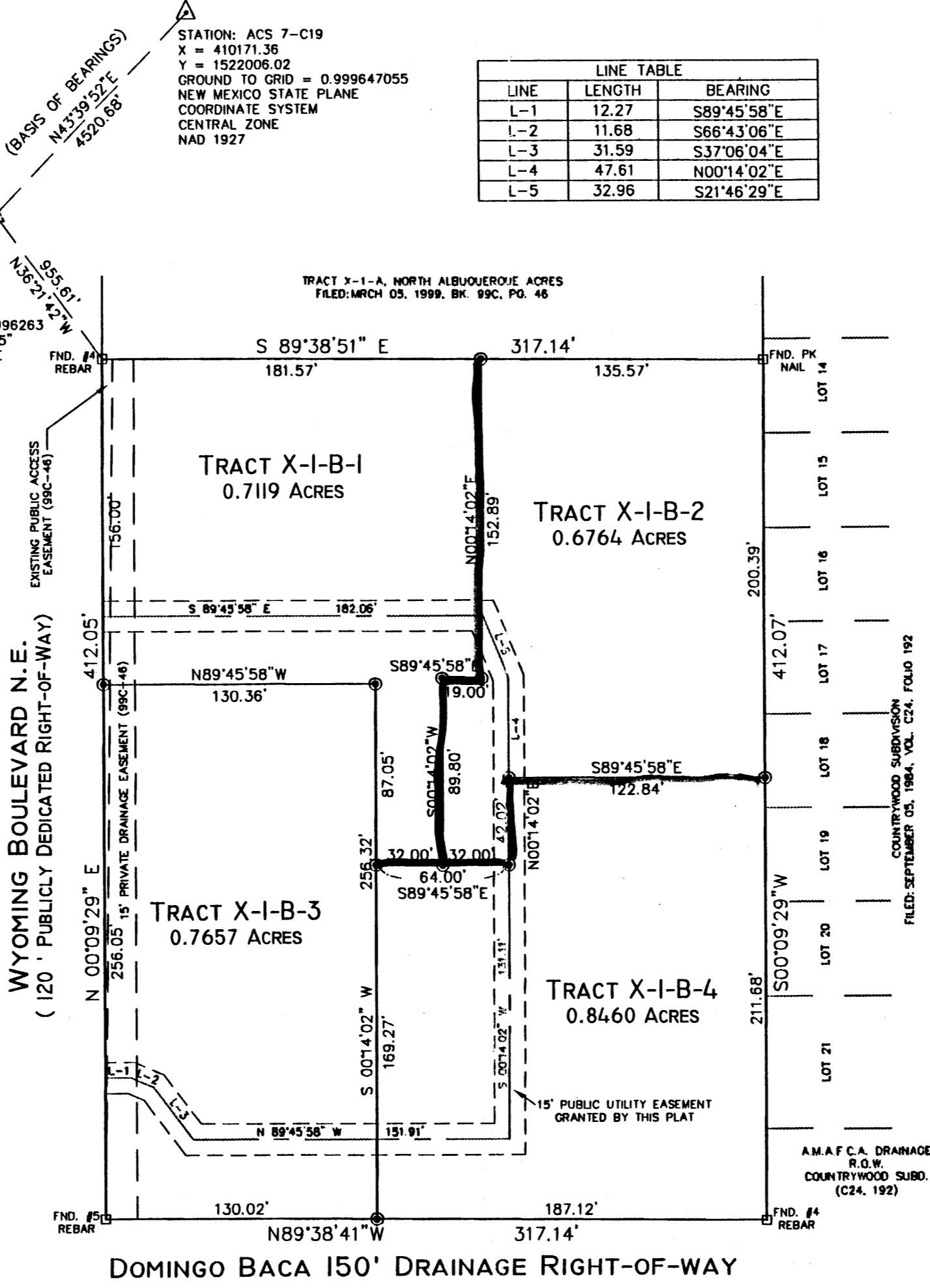
OWNER(S) SIGNATURE: _____ DATE: 9-17-03
 OWNER(S) PRINT NAME: ANGELO BRUNACIUI
 ADDRESS: P.O. Box 6369, ALBUQUERQUE, NM 87109
 ACKNOWLEDGMENT/ OFFICIAL SEAL
 STATE OF NEW MEXICO Sarah Amato
)SS NOTARY PUBLIC
 COUNTY OF BERNALILLO) STATE OF NEW MEXICO
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPTEMBER, 2003.
 BY: ANGELO BRUNACIUI Sarah Amato
 MY COMMISSION EXPIRES: 10/01/05 NOTARY PUBLIC

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACTS INTO FOUR (4) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

APPLICATION NO. & PROJECT NO.: _____
 CITY APPROVALS:
 CITY SURVEYOR: _____ DATE: 9-18-03
 TRAFFIC ENGINEERING: _____ DATE: _____
 PARKS & RECREATION DEPARTMENT: _____ DATE: _____
 UTILITY DEVELOPMENT DIVISION: _____ DATE: _____
 A.M.A.F.C.A.: _____ DATE: _____
 CITY ENGINEER: _____ DATE: _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT: _____ DATE: _____

LINE TABLE

LINE	LENGTH	BEARING
L-1	12.27	S89°45'58"E
L-2	11.68	S66°43'06"E
L-3	31.59	S37°06'04"E
L-4	47.61	N00°14'02"E
L-5	32.96	S21°46'29"E

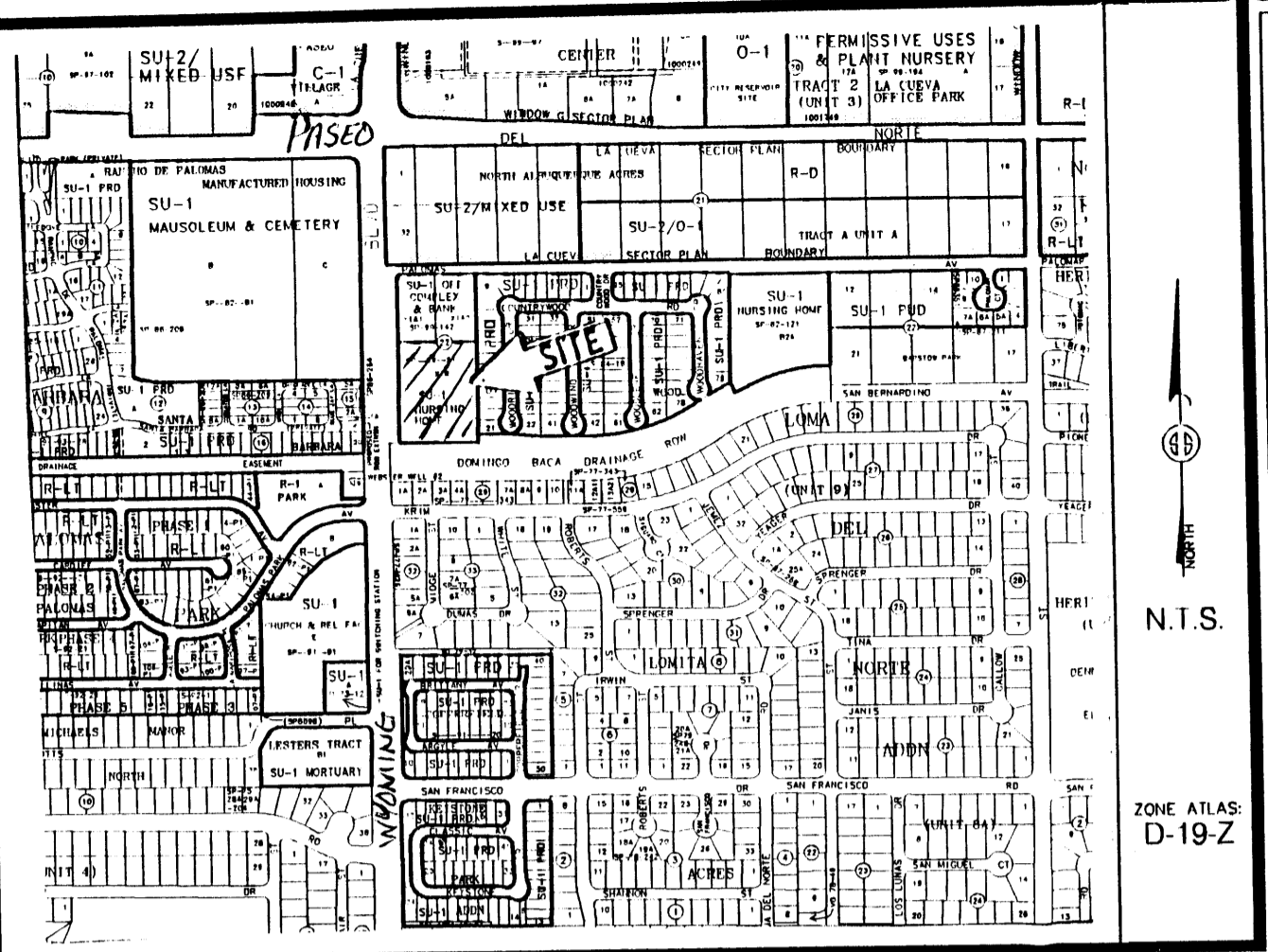


SURVEYOR'S CERTIFICATION
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known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

Gary E. Gritsko
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686
 Date: Sept 15, 2003

SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 T11N R4E SEC. 19

AGIS



Vicinity Map

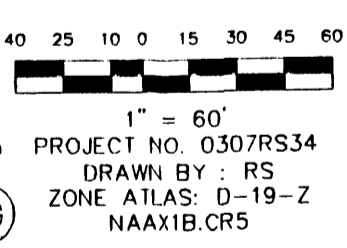
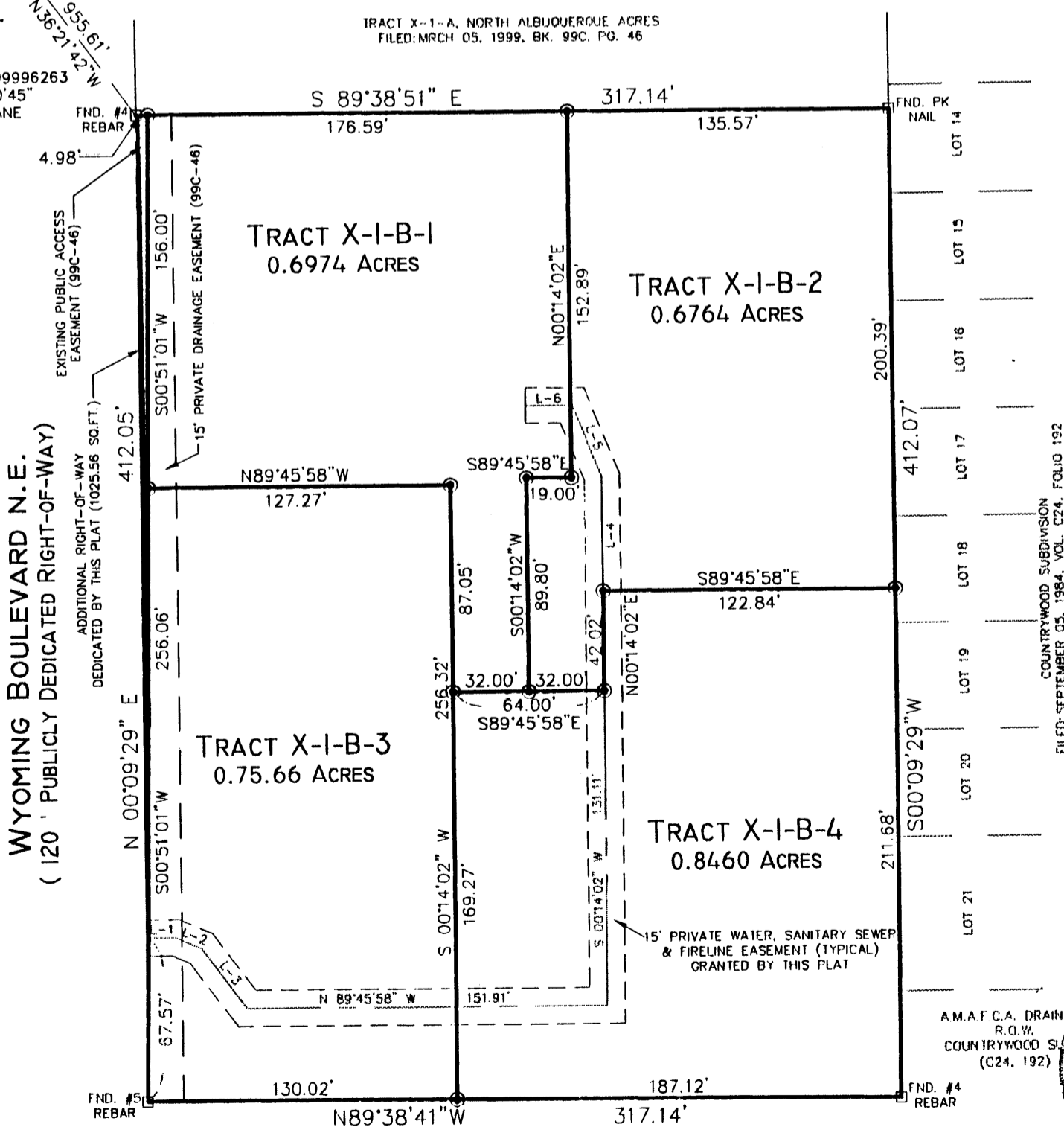
SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS HEAVEN AND 7-C19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
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8. NUMBER OF TRACTS CREATED: 4
9. TRACTS X-1-B-1, X-1-B-2, X-1-B-3 AND X-1-B-4 ARE SUBJECT TO PRIVATE CROSS EASEMENTS CONCERNING ACCESS, PARKING AND DRAINAGE GRANTED BY THIS PLAT AND ARE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENTS PER SITE PLAN PROJECT # 1002716.
10. THE PRIVATE WATER, SANITARY SEWER AND FIRE LINE EASEMENT ARE FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS X-1-B-1, X-1-B-2, X-1-B-3 AND X-1-B-4 AND ARE TO BE MAINTAINED BY SAID OWNERS.
11. PROPERTY IS SUBJECT TO SITE PLAN PROJECT # 1002716.

STATION: ACS "HEAVEN"
 X = 404051.31
 Y = 1518737.03
 GROUND TO GRID = 0.99996263
 DELTA ALPHA = -00°10'45"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

(BASIS OF BEARINGS)
 N43°39'52"E
 4320.88'

LINE	LENGTH	BEARING
L-1	11.48	S89°45'58"E
L-2	11.68	S66°43'06"E
L-3	31.59	S37°06'04"E
L-4	47.61	N00°14'02"E
L-5	32.96	S21°46'29"E
L-6	19.65	N89°45'28"W



MONUMENT LEGEND

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10190632854261222

PROPERTY OWNER OF RECORD
 Wyoming Office Park LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 David R. Garcia 11/3/03

LEGAL DESCRIPTION
 Tract lettered X-1-B plat of Tracts X-1-A and X-1-B, Block numbered Twenty-two (22) Tract A, Unit A, North Albuquerque Acres as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 5, 1999 in Book 99C, page 46.

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: *[Signature]* DATE: 10/23/03
 OWNER(S) PRINT NAME: *Angelo Brunacini*
 ADDRESS: *PO Box 10363 AMB, N.M. 87197* TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
Sarah Amato
 Notary Public
 STATE OF NEW MEXICO
 10/31/05

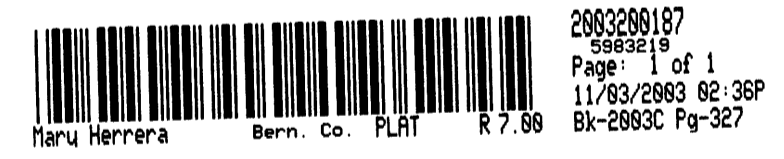
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF OCTOBER, 2003.
 BY: *ANGELO BRUNACINI* *Sarah Amato*
 MY COMMISSION EXPIRES: 10/01/05 NOTARY PUBLIC

PLAT OF
 TRACTS X-1-B-1, X-1-B-2, X-1-B-3 & X-1-B-4, BLOCK 22
 TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN PROJECTED SECTION 19,
 T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2003

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACTS INTO FOUR (4) NEW TRACTS OF LAND, TO PROVIDE ACCESS TO SAID TRACTS, AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY.

APPLICATION NO. & PROJECT NO.: 1002716
 CITY APPROVALS:
[Signature] 10-29-03
 CITY SURVEYOR DATE
[Signature] 10-29-03
 TRAFFIC ENGINEERING DATE
Christina Sandoval 10/31/03
 PARKS & RECREATION DEPARTMENT DATE
Nancy S. Duesend 10/31/03
 UTILITY DEVELOPMENT DIVISION DATE
Marvin W. Eckert Jr. 10-31-03
 A.M.A.F.C.A. DATE
Beads J. Bly 10/30/03
 CITY ENGINEER DATE
Sheren Matson 10/29/03
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



SURVEYOR'S CERTIFICATION

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

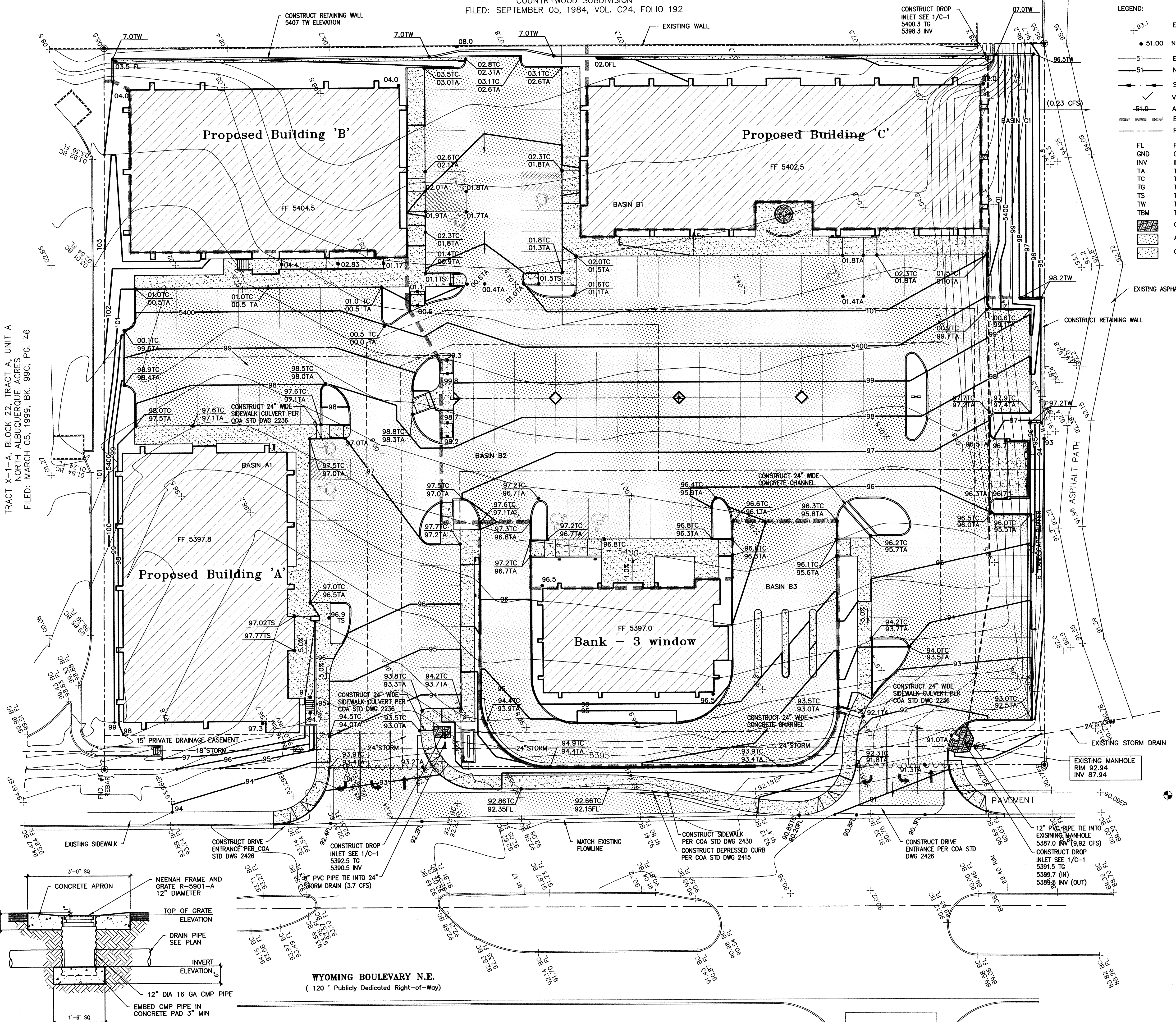
Gary E. Gritsko OCT 27, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST, LTD.

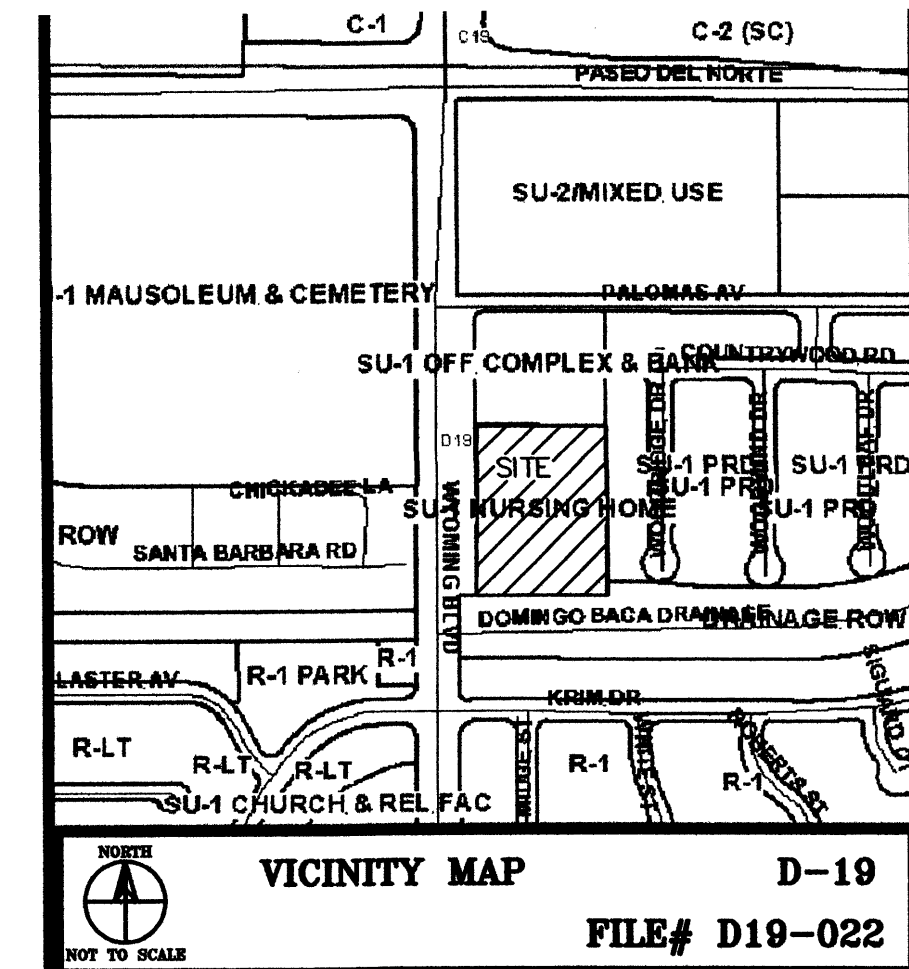
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T11N R4E SEC. 19



LEGEND:

- 51.00 EXISTING SPOT ELEVATION
- 51.00 NEW SPOT ELEVATION
- 51— EXISTING CONTOUR
- 51— NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- 51.0 AS BUILT ELEVATION
- BASIN BOUNDARY
- PROPERTY LINE
- FL FLOW LINE
- GND GROUND
- INV INVERT
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TG TOP OF GRATE
- TS TOP OF CONCRETE SLAB
- TW TOP OF WALL
- TBM TEMPORARY BENCH MARK
- GRAVEL
- ASPHALT PAVING
- CONCRETE



BENCH MARK:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK HEAVEN, THE PUBLISHED ELEVATION OF WHICH IS 5375.62. SAID BENCHMARK IS LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY OF PASEO DEL NORTE NE, 0.15 MI. WEST OF WYOMING BLVD. NE.

LEGAL DESCRIPTION:
TRACT X-1-B NORTH ALBUQUERQUE ACRES. SECTION 19, TOWNSHIP 11 N, RANGE 4 E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO

- CONSTRUCTION NOTES**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATIONS OF EXISTING UTILITIES.
 - ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE COA STANDARDS AND PROCEDURES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OR ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
 - THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILT SITE PLAN AND SITE GRADING PLAN.
 - THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
 - CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT. SWPPP TO BE PROVIDED BY OWNER.
 - THE CONTRACTOR SHALL COORDINATE THE WORK UNDER THIS PROJECT WITH THAT OF THE PRINCE ROAD EXTENSION AND THE ROUGH GRADING PLAN PREPARED BY ISAACSON & ARFMAN, P.A.

GRADING AND DRAINAGE PLAN
AUGUST 20, 2003 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

**WYOMING OFFICE PARK
OFFICE COMPLEX AND BANK
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO**

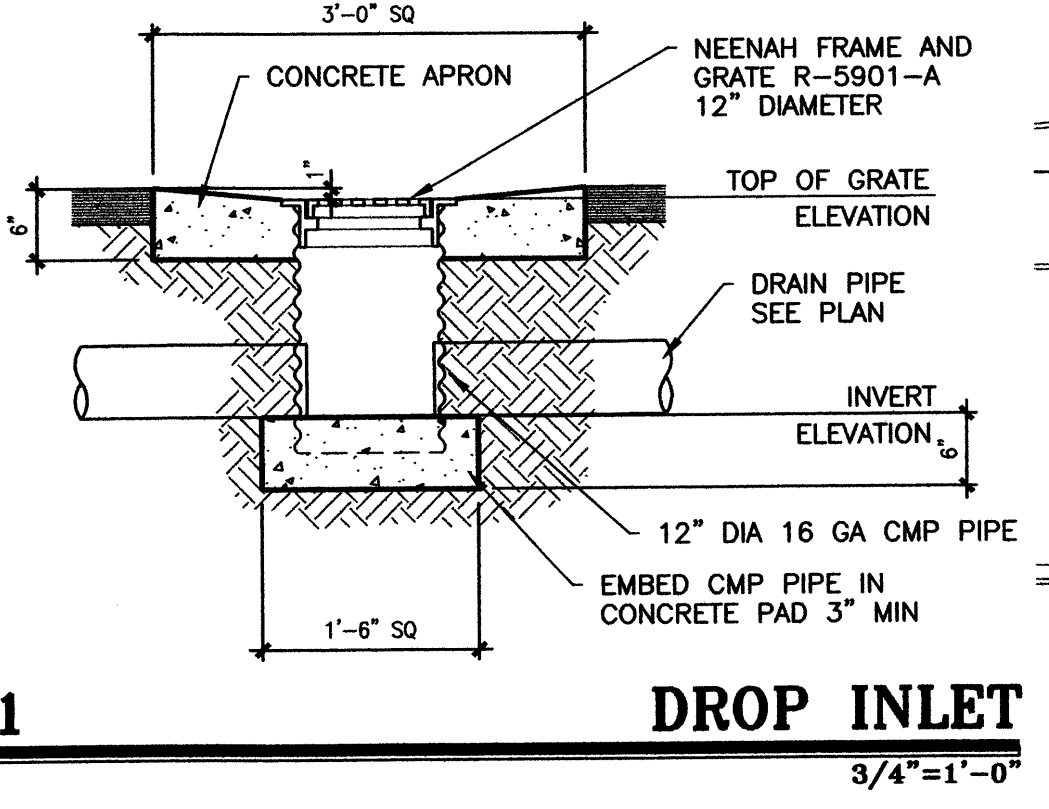
**SHEET
C-1**

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

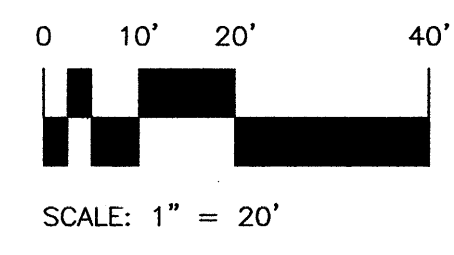
1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

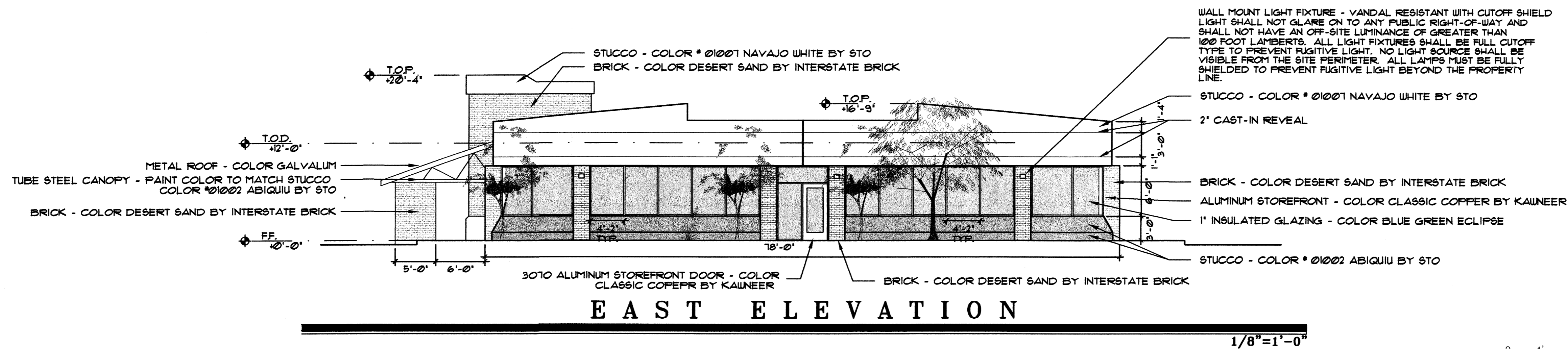
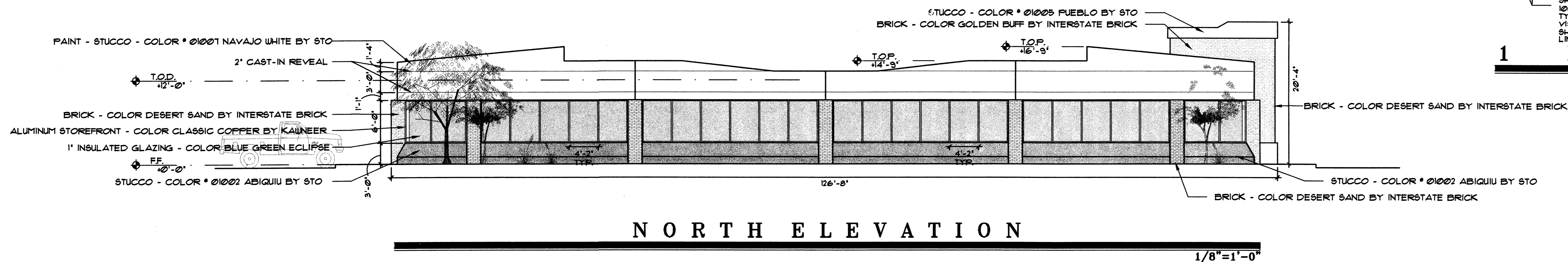
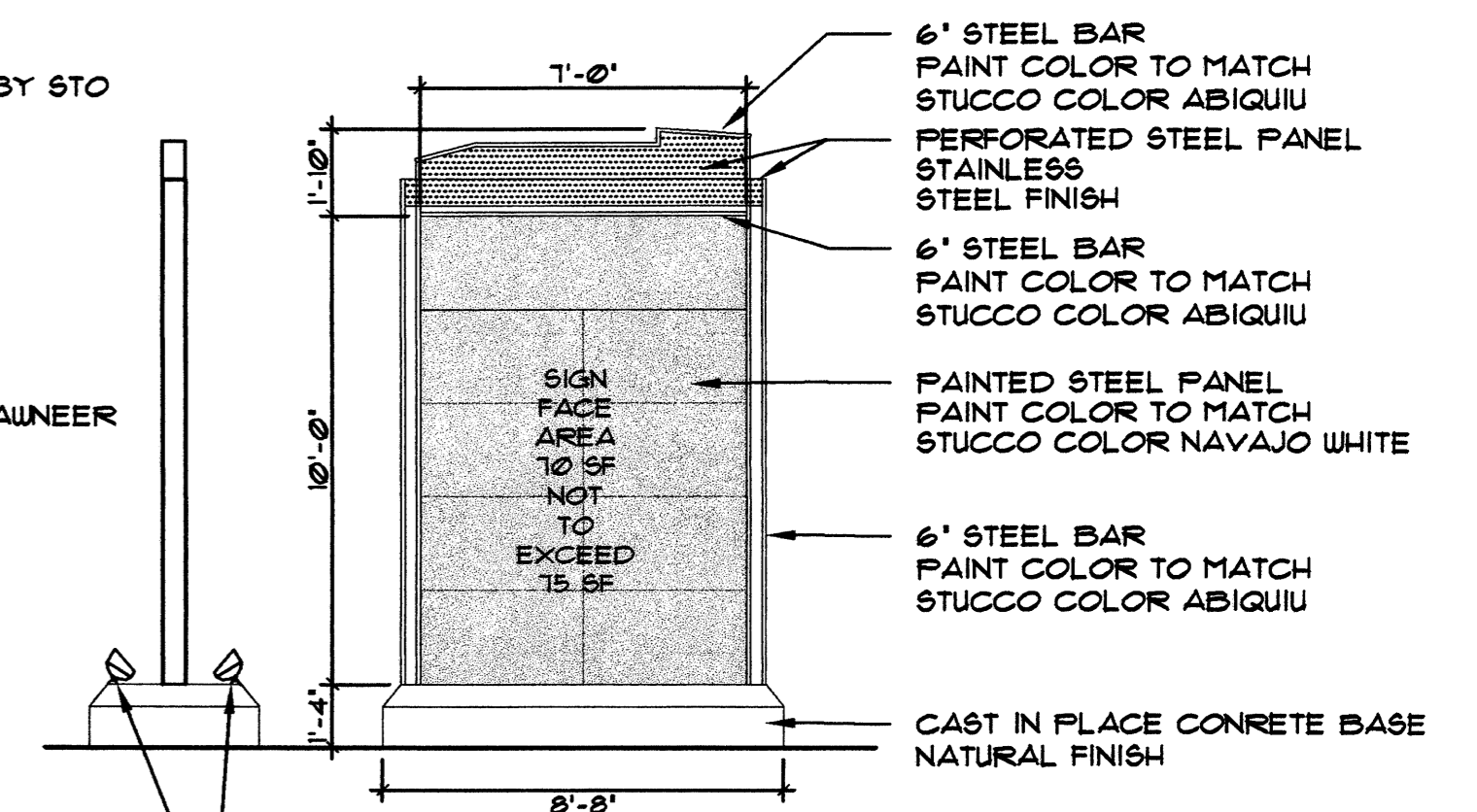
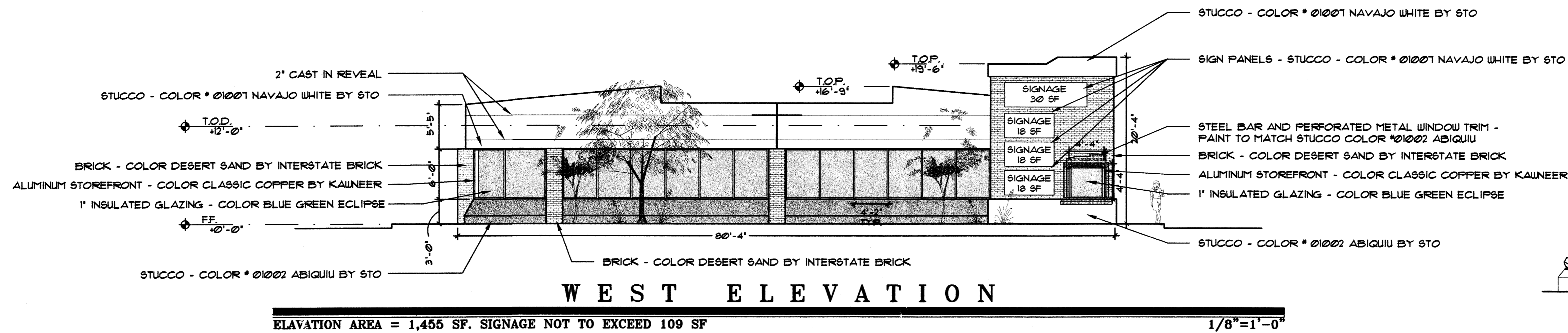
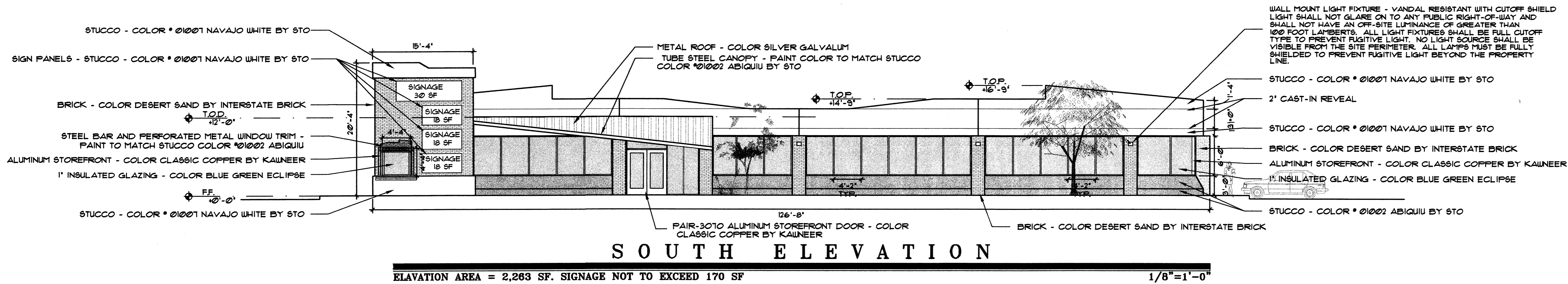
TRACT X-1-A, BLOCK 22, TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
FILED: MARCH 05, 1999, BK. 99C, PG. 46

F:\2003\03075 - Wyoming Office Complex - EPC\03075\grading-dbb.dwg 507



WYOMING BOULEVARY N.E.
(120' Publicly Dedicated Right-of-Way)

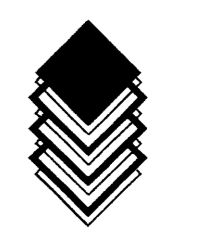




**EXTERIOR ELEVATIONS,
PROPOSED BUILDING 'A'**

JUNE 05, 2003

1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

**WYOMING OFFICE PARK
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT**

WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO

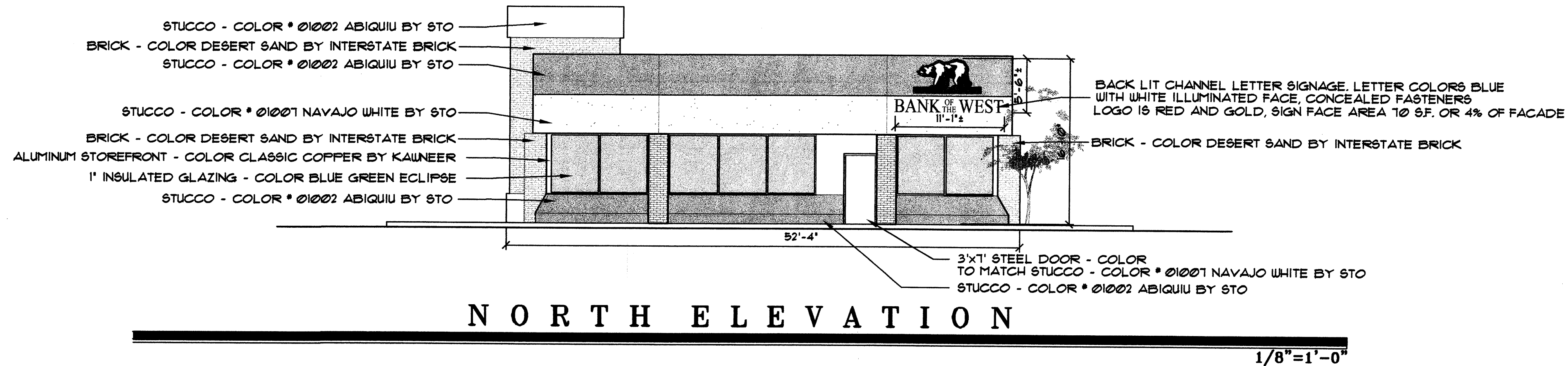
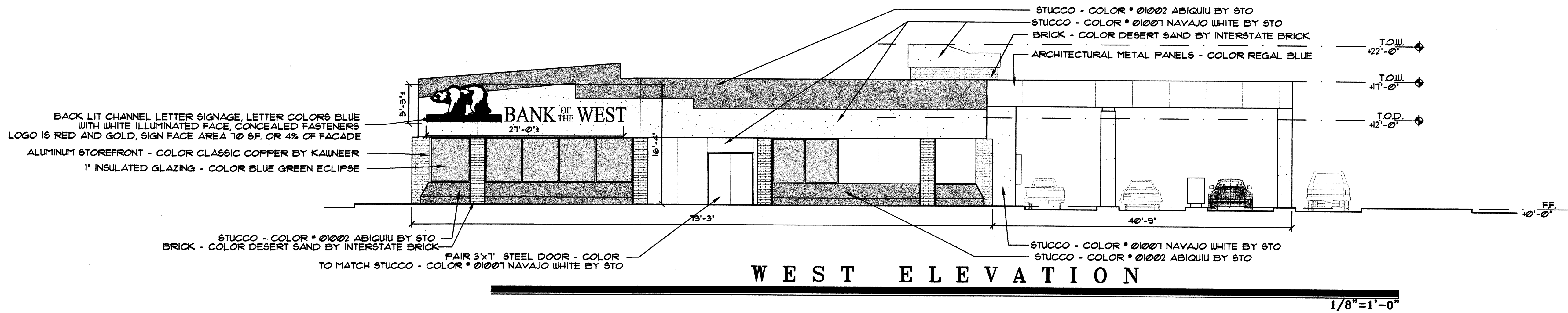
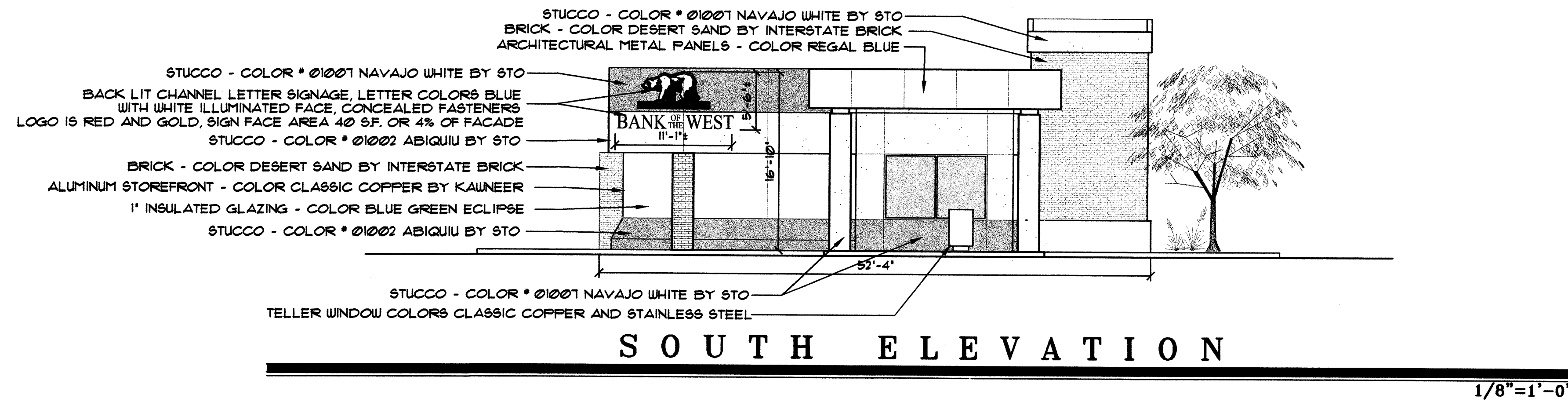
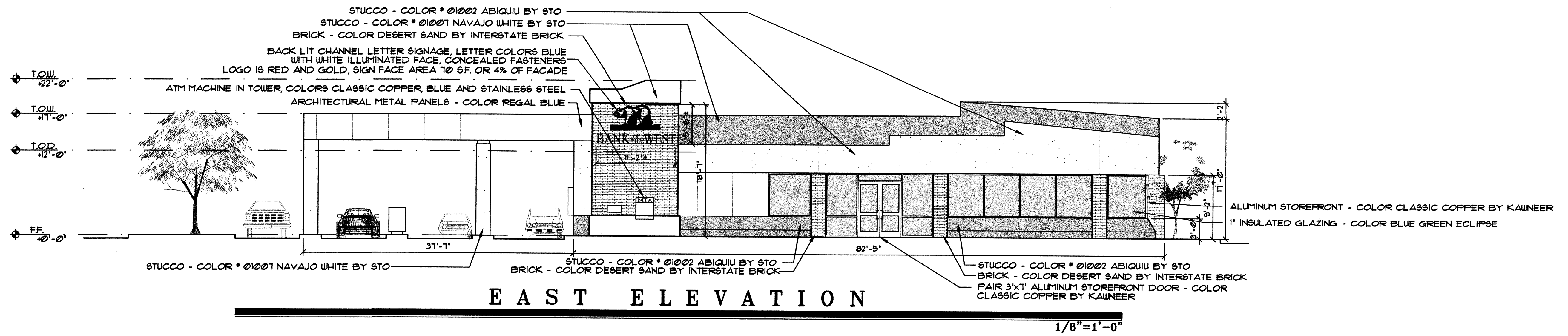
SHEET

A-1

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





**BANK
 EXTERIOR ELEVATIONS**

JUNE 05, 2003 1/8" = 1'-0"



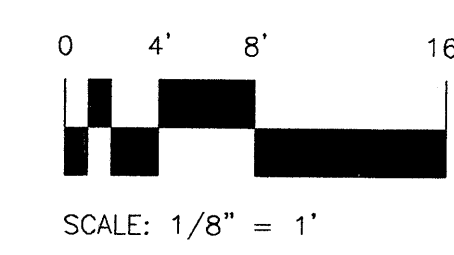
CLAUDIO VIGIL ARCHITECTS

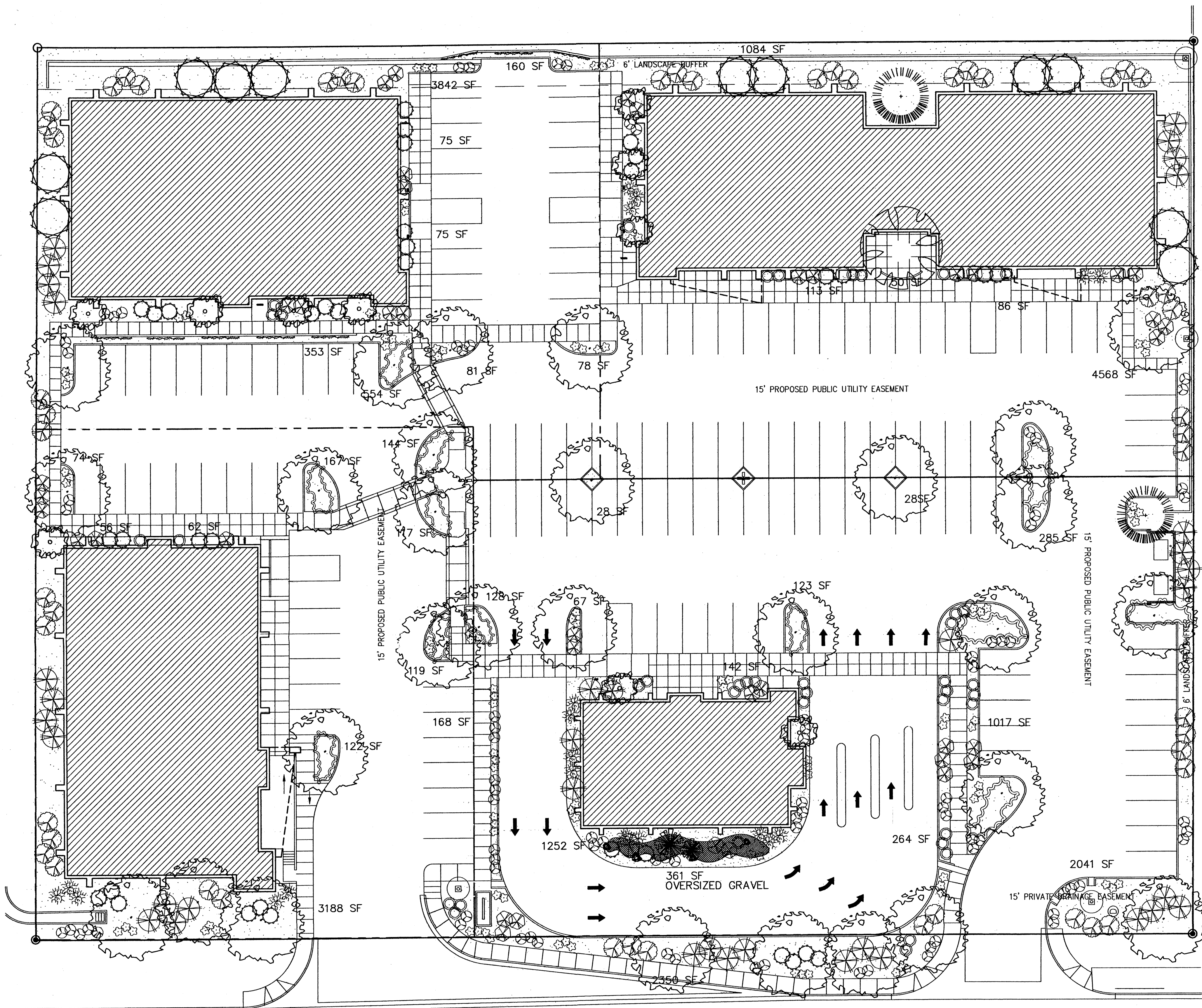
**WYOMING OFFICE PARK
 SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 WYOMING BLVD. & PALOMAS AVE. N.E.
 ALBUQUERQUE, NEW MEXICO**

SHEET
 A-2

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



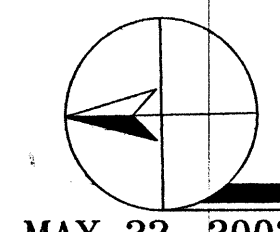


PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 29
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- RIO GRANDE COTTONWOOD (M) 1
Populus fremontii
3"-4" Cal.
- PURPLE-LEAF PLUM (M) 10
Prunus spp.
1 1/2" Cal.
- SILVERBERRY (M) 37
Elaeagnus pungens
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 35
Rhus trilobata
5 Gal. 36sf
- NANDINA (M) 19
Nandina domestica
5 Gal. 25sf
- INDIAN HAWTHORN (M) 39
Raphiolepis indica
5 Gal.
- ROSEMARY (M) 39
Rosmarinus officinalis
2 Gal. 36sf
- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- AUSTRIAN PINE (H) 2
Pinus nigra
6'-8'
- DESERT WILLOW (L) 11
Chilopsis linearis
15 Gal.
- PALM YUCCA (L) 2
- POTENTILLA (M) 104
Potentilla fruticosa
2 Gal.
- HONEYSUCKLE (M) 51
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- WILDFLOWER 87
1 Gal. 4sf
- VINE 8
- BUFFALO JUNIPER / GREYLEAF COTONEASTER 36
Juniperus sabinio / Cotoneaster buxifolius
5 Gal. SYMBOL INDICATES 3 PLANTS
- OVERSIZED GRAVEL & 9 BOULDERS

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	130686 square feet
TOTAL BUILDINGS AREA	32035 square feet
OFFSITE AREA	1706 square feet
NET LOT AREA	96945 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	14541 square feet
TOTAL LANDSCAPE PROVIDED	23422 square feet
TOTAL BED PROVIDED	23422 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet



LANDSCAPE PLAN

MAY 22, 2003

SCALE: 1" = 20'-0"

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.

Gray 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.

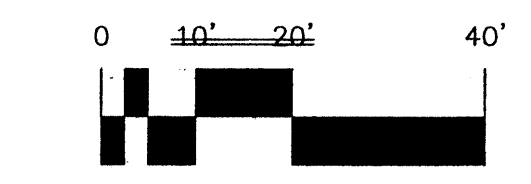
Irrigation maintenance shall be the responsibility of the Property Owner.

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

The Hilltop

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

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SCALE: 1" = 20'

CLAUDIO VIGIL ARCHITECTS

**WYOMING OFFICE PARK
OFFICE COMPLEX AND BANK**

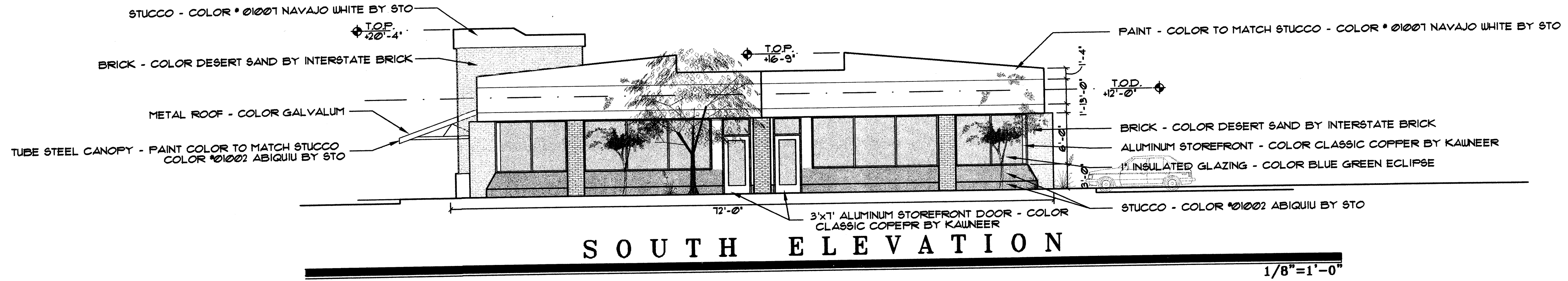
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO

SHEET

L-1

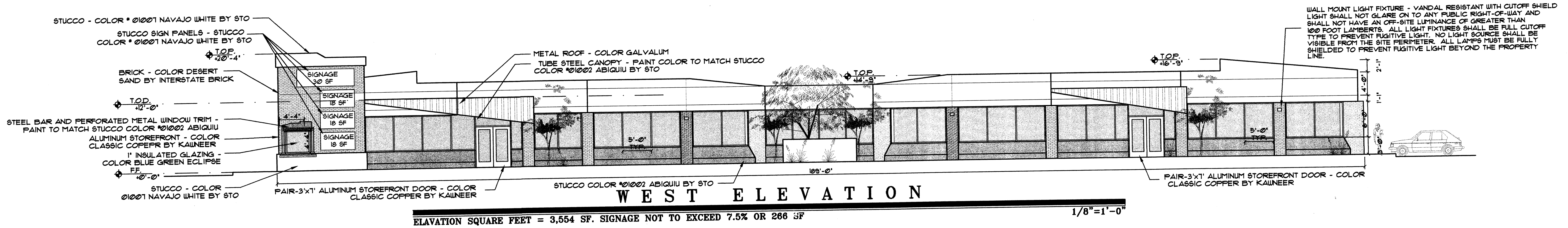
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SOUTH ELEVATION

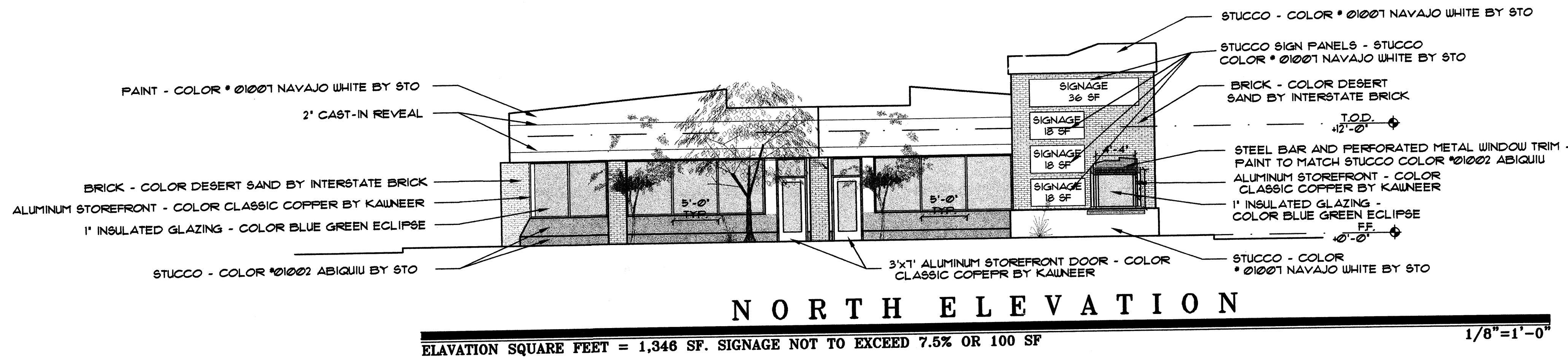
1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

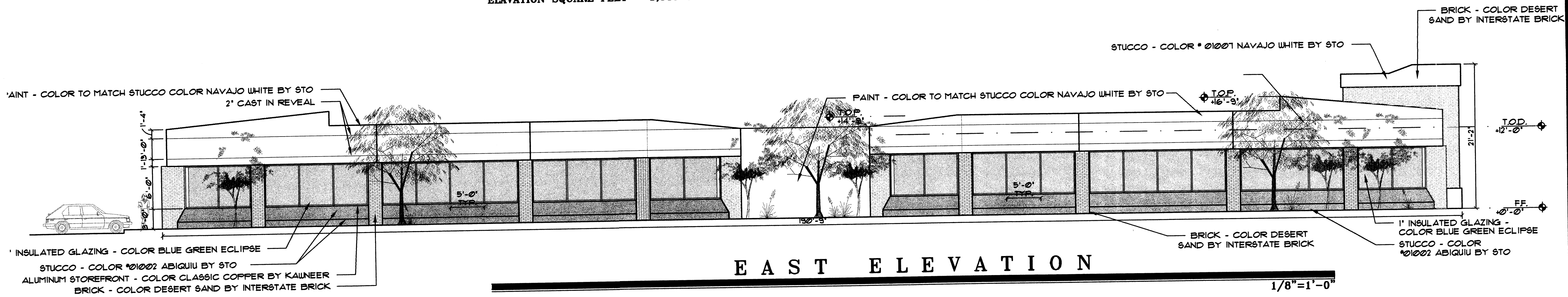
ELEVATION SQUARE FEET = 3,554 SF. SIGNAGE NOT TO EXCEED 7.5% OR 266 SF



NORTH ELEVATION

1/8"=1'-0"

ELEVATION SQUARE FEET = 1,346 SF. SIGNAGE NOT TO EXCEED 7.5% OR 100 SF



EAST ELEVATION

1/8"=1'-0"

**EXTERIOR ELEVATIONS,
PROPOSED BUILDING 'C'**

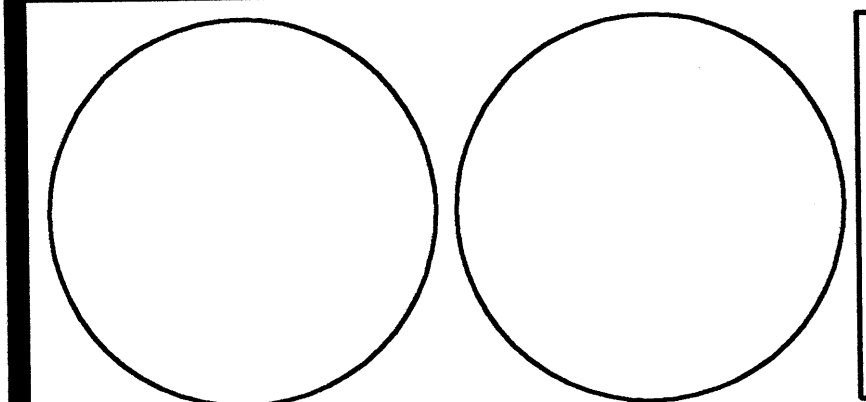
JUNE 05, 2003

1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

**WYOMING OFFICE PARK
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO**

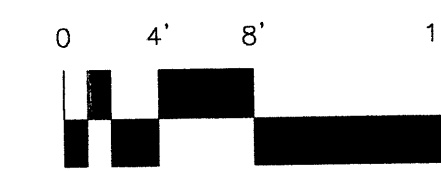


SHEET

A-4

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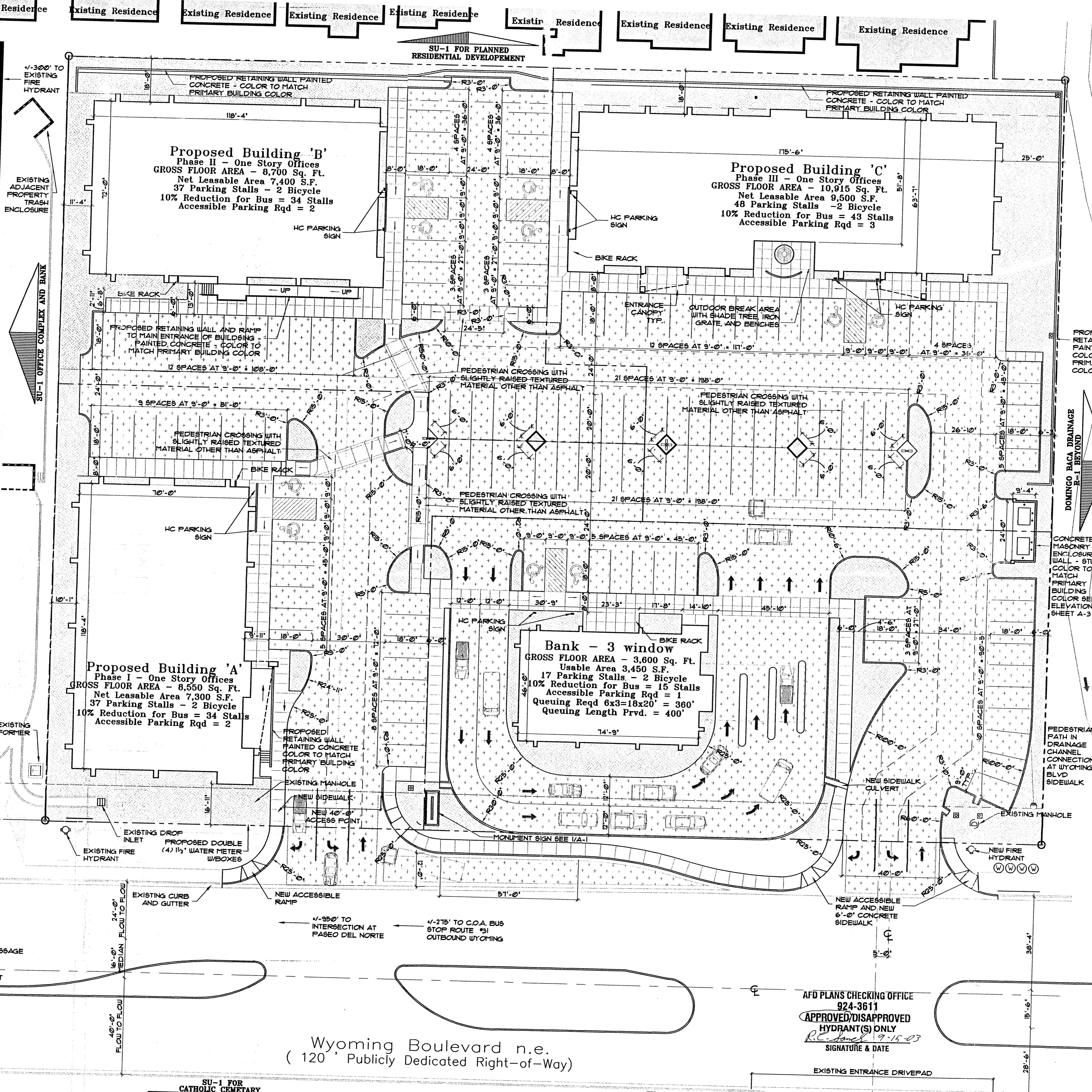
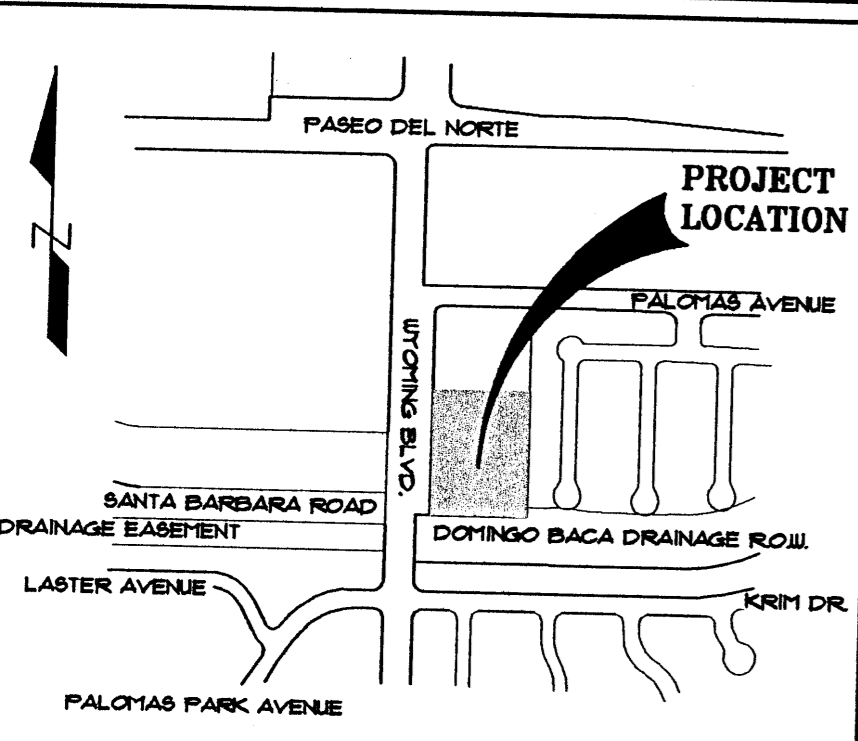
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Phone: 505/842-1113 Fax: 505/842-1330



SITE PLAN LEGEND

- 5,631 SF INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA
- INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
- INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- STORM DRAIN

VICINITY MAP



Proposed Building 'A'
Phase I - One Story Offices
GROSS FLOOR AREA - 8,550 Sq. Ft.
Net Leasable Area 7,300 S.F.
37 Parking Stalls - 2 Bicycle
10% Reduction for Bus = 34 Stalls
Accessible Parking Rqd = 2

Proposed Building 'B'
Phase II - One Story Offices
GROSS FLOOR AREA - 8,700 Sq. Ft.
Net Leasable Area 7,400 S.F.
37 Parking Stalls - 2 Bicycle
10% Reduction for Bus = 34 Stalls
Accessible Parking Rqd = 2

Proposed Building 'C'
Phase III - One Story Offices
GROSS FLOOR AREA - 10,915 Sq. Ft.
Net Leasable Area 9,500 S.F.
48 Parking Stalls - 2 Bicycle
10% Reduction for Bus = 43 Stalls
Accessible Parking Rqd = 3

Bank - 3 window
GROSS FLOOR AREA - 3,600 Sq. Ft.
Usable Area 3,450 S.F.
17 Parking Stalls - 2 Bicycle
10% Reduction for Bus = 15 Stalls
Accessible Parking Rqd = 1
Queuing Rqd 6x3=18x20' = 360'
Queuing Length Prvd. = 400'

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

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

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

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

1 LIGHTING DETAIL
NOT TO SCALE

GENERAL NOTES

1. PERMISSIVE USE SHALL INCLUDE OFFICE AND MEDICAL/DENTAL CLINICS, AS WELL AS 10% OF TOTAL FLOOR AREA FOR INCIDENTAL USE AS LONG AS SIGN OR WINDOW DISPLAY RELATING TO USE IS NOT DISCERNABLE FROM PUBLIC RIGHT OF WAY.
2. LANDSCAPING SHALL BE MAINTAINED BY THE OWNER.
3. THERE SHALL BE NO LIMIT TO THE NUMBER OF WALL SIGNS. TOTAL BUILDING SIGNAGE SHALL NOT EXCEED 15% OF THE AREA OF THE FACADE.
4. THERE SHALL BE ONE FREE STANDING SIGN FOR THE PREMISES.
5. HEIGHT OF FREE STANDING SIGN SHALL NOT EXCEED 26' AND THERE SHALL BE NO MOTION OR WIND DEVICES FOR ANY SIGN UNLESS A MESSAGE SIGN DISPLAYS TIME OR TEMPERATURE.
6. SIGN LETTERING OR CHARACTERS SHALL NOT EXCEED 9" IN HEIGHT.
7. SIGNS SHALL NOT PROTRUDE INTO THE PUBLIC RIGHT OF WAY EXCEPT A WALL SIGN WHICH MAY PROTRUDE UP TO ONE FOOT.

SIGNATURE BLOCK

PROJECT No. 1002716 E.P.C. CASE NO. 02EP0073
D.R.B. CASE NO. 02EP0073

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON JULY 14, 2003 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

PARKS & RECREATION DEPARTMENT DATE

PUBLIC WORKS, WATER UTILITIES DIVISION DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

Michael Nelson 9-15-03 DATE

SOLID WASTE DEPARTMENT / REFUSE DATE

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

CITY PLANNER, ALBUQUERQUE DATE

PLN2(10706) 4/98

BUILDING CRITERIA

PROJECT: WYOMING OFFICE PARK
LEGAL DESCRIPTION: LOTS X-1-B OF LOTS 1 THRU 5, BLOCK 22, TRACT B, UNIT B NORTH ALBUQUERQUE ACRES

ZONING CLASSIFICATION: EXISTING: SU-1 PROPOSED: SU-1/O-1 OFFICE AND BANK

ZONING ATLAS MAP: D-19

CASE HISTORY: DRB-91-367 + DRB-99-4 Z-89-82

BUILDING TYPE: OFFICE SHELL + THREE WINDOW BANK

CONSTRUCTION TYPE: TYPE IIN SPRINKLED

GROSS SQUARE FOOTAGE: 31,885 SF

NET LEASABLE SQUARE FOOTAGE: 27,650 SF

OCCUPANCY GROUP: GROUP B OCCUPANCIES.

REQUIRED PARKING: 136 SPACES - 10% BUS ROUTE = 125 STALL REQUIRED ACCESSIBLE = 8

PROVDED PARKING: 136 STALLS + 10 ACCESSIBLE

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

TOTAL LOT AREA: 130,680 SQUARE FEET, 3.0 ACRES

NET LOT AREA: 98,195 SQUARE FEET

TOTAL PARKING/PAVED AREA: 60,461 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 14,761 SF.

TOTAL LANDSCAPE AREA PROVIDED: 24,615 SF.

LANDSCAPE TO PARKING AREA RATIO: .41 TO 1

BUILDING PERMIT SITE PLAN
SEPTEMBER 16, 2003 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

WYOMING OFFICE PARK OFFICE COMPLEX AND BANK
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO

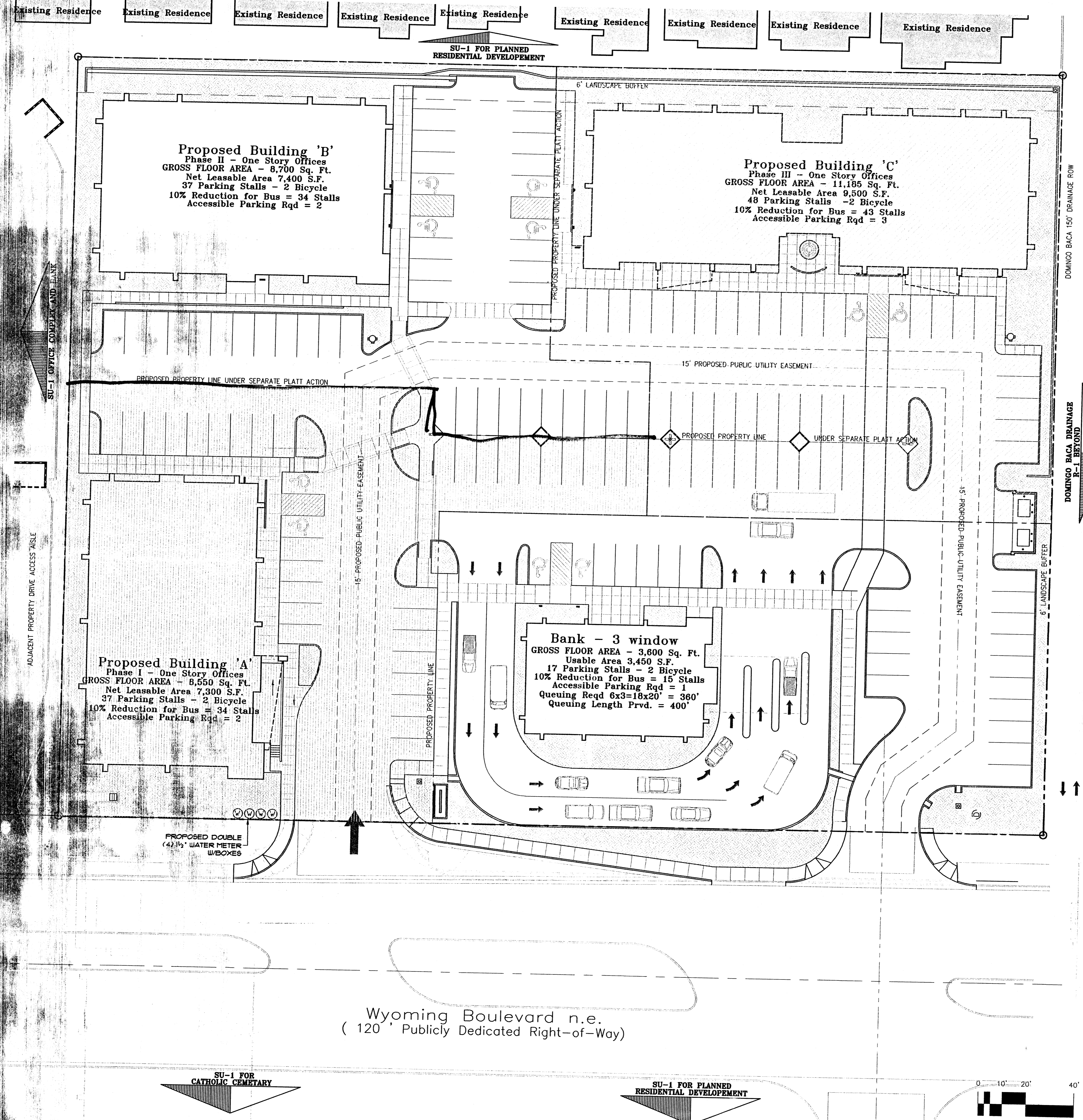
SHEET SP-1

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AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R. Anderson 9-15-03
SIGNATURE & DATE

SCALE: 1" = 20'



SIGNATURE BLOCK

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

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF DETERMINATION HAVE BEEN COMPLIED WITH:

DEVELOPMENT PLAN _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMARCA _____ DATE _____

SOLID WASTE DEPARTMENT / REFUSE _____ DATE _____

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

CITY PLANNER, ALBUQUERQUE _____ DATE _____

PLM2(10706) 4/06

CRITERIA FOR EACH LOT

MAXIMUM BUILDING HEIGHT	24'-0"
MINIMUM BUILDING SETBACK	10'-0"
MAXIMUM DWELLING UNITS	NA
MAXIMUM FLOOR AREA RATIO	4

SUBDIVISION SITE PLAN

JUNE 2008

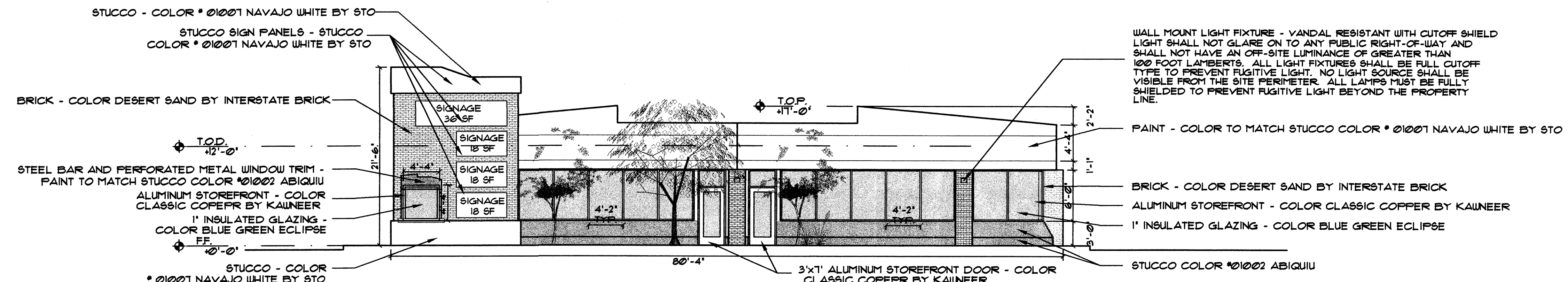
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WYOMING OFFICE PARK
OFFICE COMPLEX AND BANK
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO

SHEET
SP-2

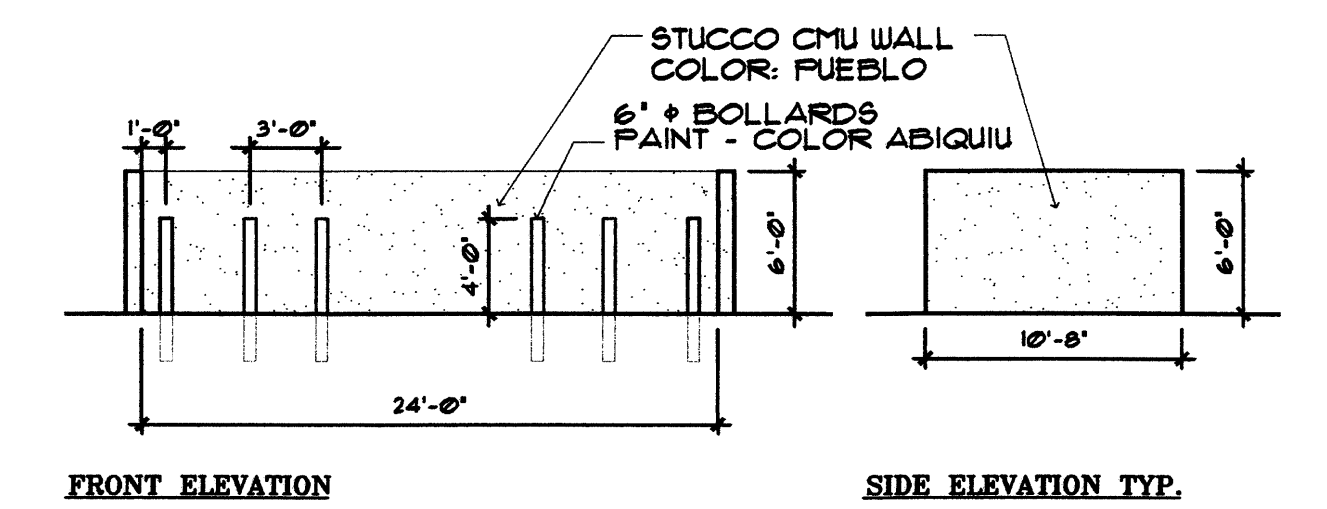
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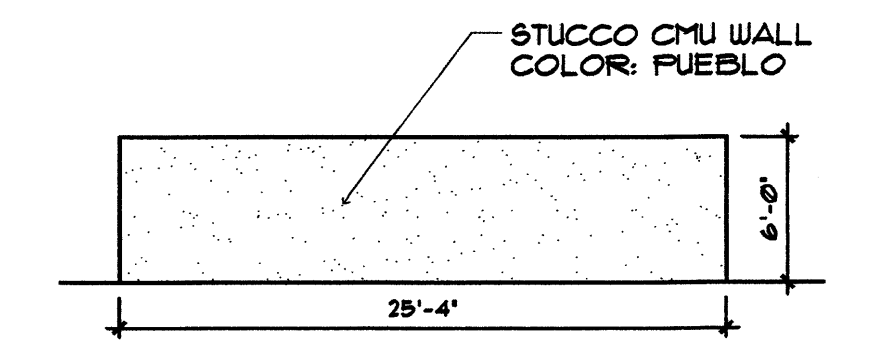
SOUTH ELEVATION

ELEVATION SQUARE FEET = 1,482 SF. SIGNAGE NOT TO EXCEED 7.5% OR 110 SF 1/8" = 1'-0"



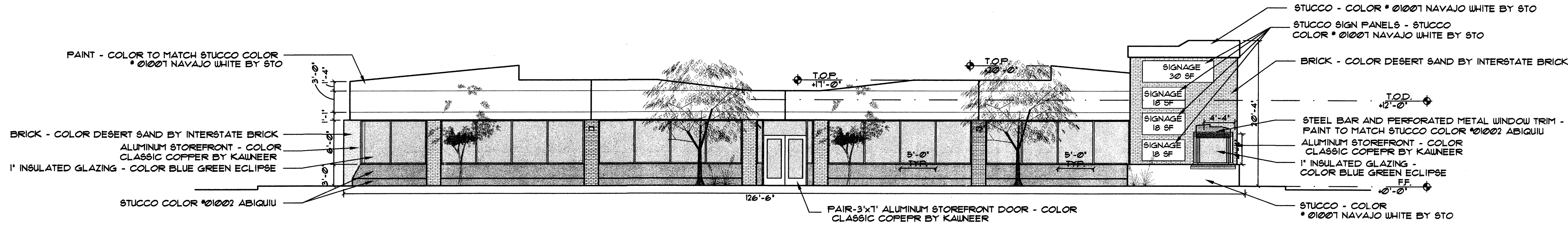
TRASH ENCLOSURE

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



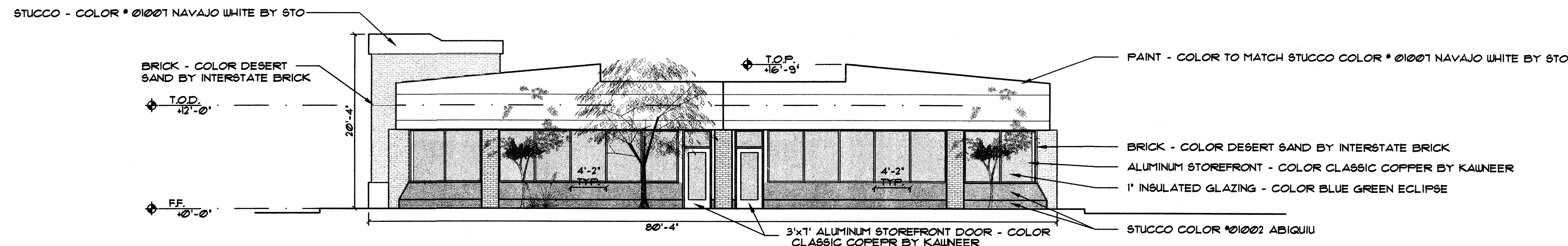
TRASH ENCLOSURE

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



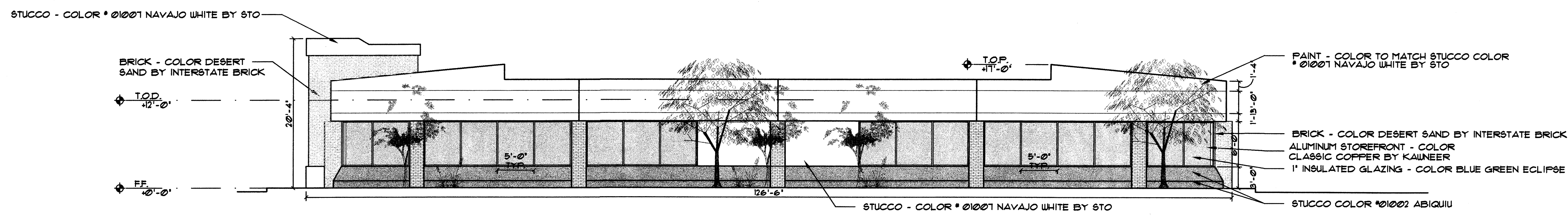
WEST ELEVATION

ELEVATION SQUARE FEET = 2,370 SF. SIGNAGE NOT TO EXCEED 7.5% OR 175 SF 1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

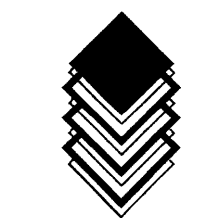


EAST ELEVATION

1/8" = 1'-0"

**EXTERIOR ELEVATIONS,
PROPOSED BUILDING 'B'**

JUNE 05, 2003 1/8" = 1'-0"



CLAUDIO VIGIL ARCHITECTS

**WYOMING OFFICE PARK
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
WYOMING BLVD. & PALOMAS AVE. N.E.
ALBUQUERQUE, NEW MEXICO**

	<p>SHEET</p> <p>A-3</p>
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