

SIGNATURE BLOCK

PROJECT NUMBER: 1002944
 APPLICATION NUMBER: 05DRB-00707

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 () 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 APPROVAL:

<i>[Signature]</i>	8-3-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	8-3-05
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	8/3/05
CHRISTINA SANDOVAL	DATE
<i>[Signature]</i>	4/12/06
BRADLEY D. BINGHAM	DATE
CITY ENGINEER	
NA	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i>	8-3-05
MICHAEL HOLTEN	DATE
SOLID WASTE MANAGEMENT	
<i>[Signature]</i>	4/12/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	
12/18/03	

17 July 2005

BUILDING CRITERIA

PROJECT: NORTH UNSER VET CLINIC
 LEGAL DESCRIPTION:
 TRACTS F-1-A & F-1-B LANDS OF ZOLNAKINATH, TRES ESQUINAS, L.L.C. AND CURB INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY

ZONING CLASSIFICATION: EXISTING: SU-1 MIXED USE AND C-1
 PROPOSED: SU-1 FOR C-1

ZONING ATLAS MAP: A-11-Z

CASE HISTORY: 1000336, 1000093, Z-91-119, ZA-99-118, DRB-90-423

BUILDING TYPE: SMALL ANIMAL CLINIC - B OCCUPANCY

CONSTRUCTION TYPE: TYPE IIN

GROSS SQUARE FOOTAGE: 3,675 SF INCLUDING ADDITION

OCCUPANCY GROUP: GROUP B OCCUPANCY

REQUIRED PARKING: 1 BIKE FOR EVERY 20 CAR
 18 CAR SPACES ROAD, 1 ACCESSIBLE

PROVIDED PARKING: 31 STALLS : 3 ACCESSIBLE

TOTAL LOT AREA: LOT 2 40,009 SQUARE FEET, .92 ACRES

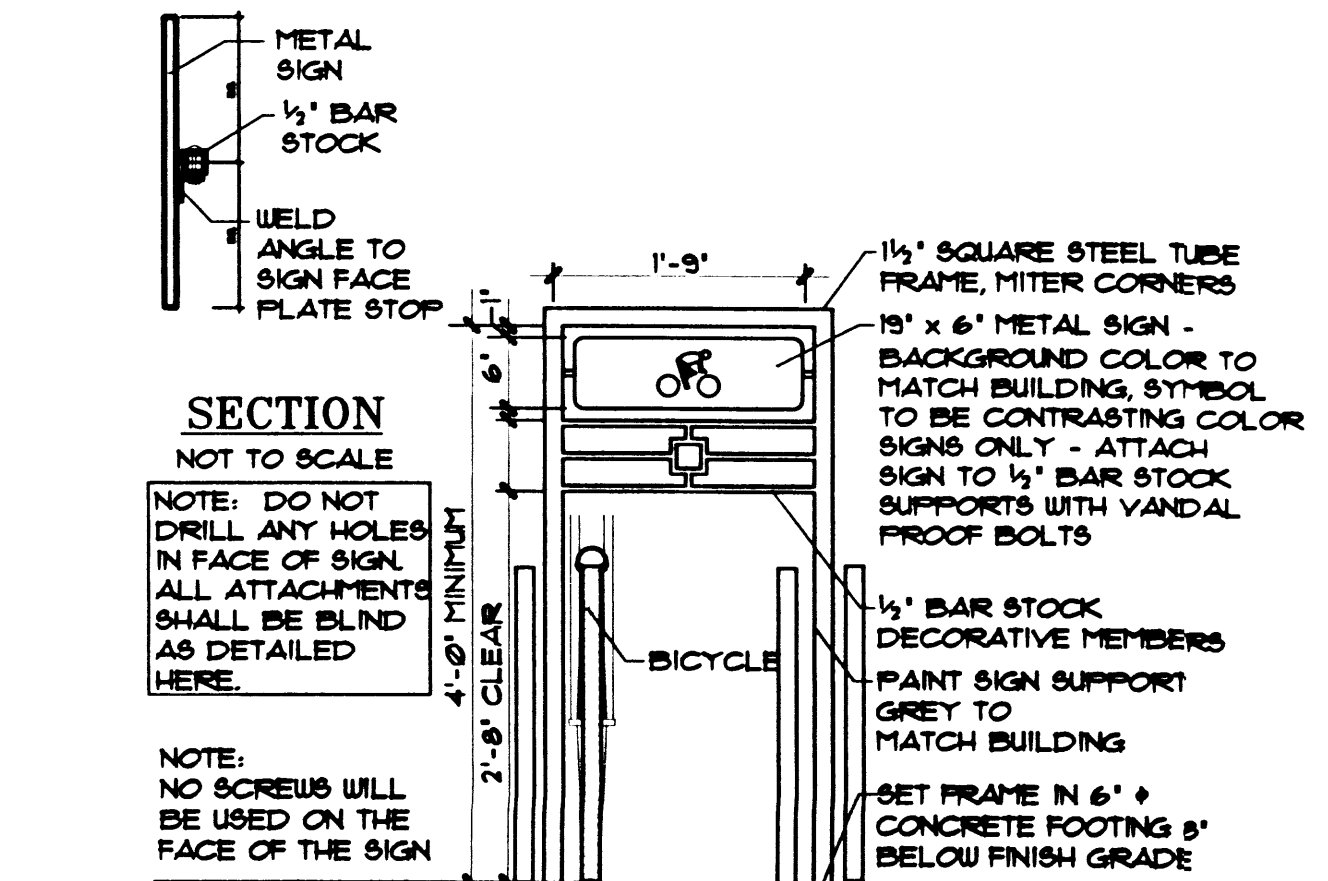
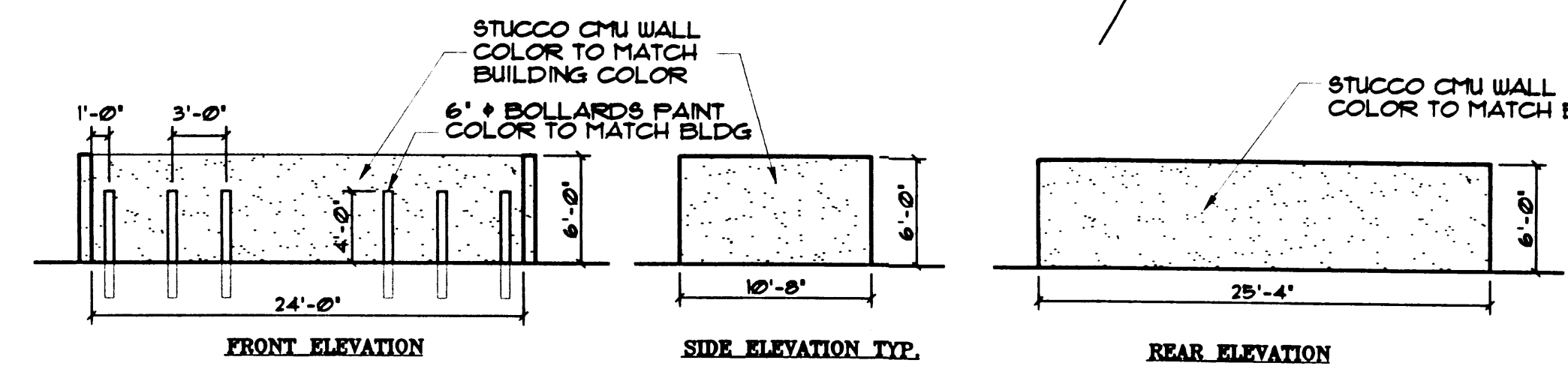
NET LOT AREA: 33,869 SQUARE FEET

TOTAL PARKING/PAVED AREA: 14,500 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,000 SF.

TOTAL LANDSCAPE AREA PROVIDED: 11,300 SF.

LANDSCAPE TO PARKING AREA RATIO: .71 : 1 or 71%



SITE LIGHTING-ALL PROPOSED SITE LIGHTING SHALL BE BUILDING MOUNTED, INCANDESCENT OR COMPACT FLOURESCENT WALL SCONCES. AREA LIGHTING AT ENTRY AND PARKING TO BE BUILDING MOUNTED. SEE ELEVATIONS FOR LOCATIONS

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

3075 4/11/05
1630 JPL

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE: JULY 7, 2005 SCALE: 1"=20'-0" (N=0)

CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC
 LINDA CONTOS AND JOHN HEIDRICH
 TRACTS F-1-A & F-1-B
 ALBUQUERQUE, NEW MEXICO

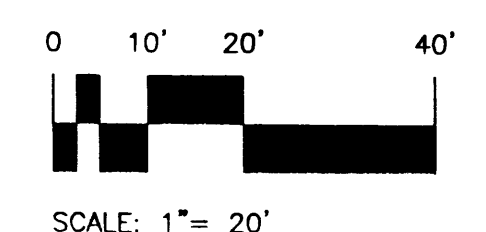
PRELIMINARY NOT FOR CONSTRUCTION

SHEET SDF 1002944

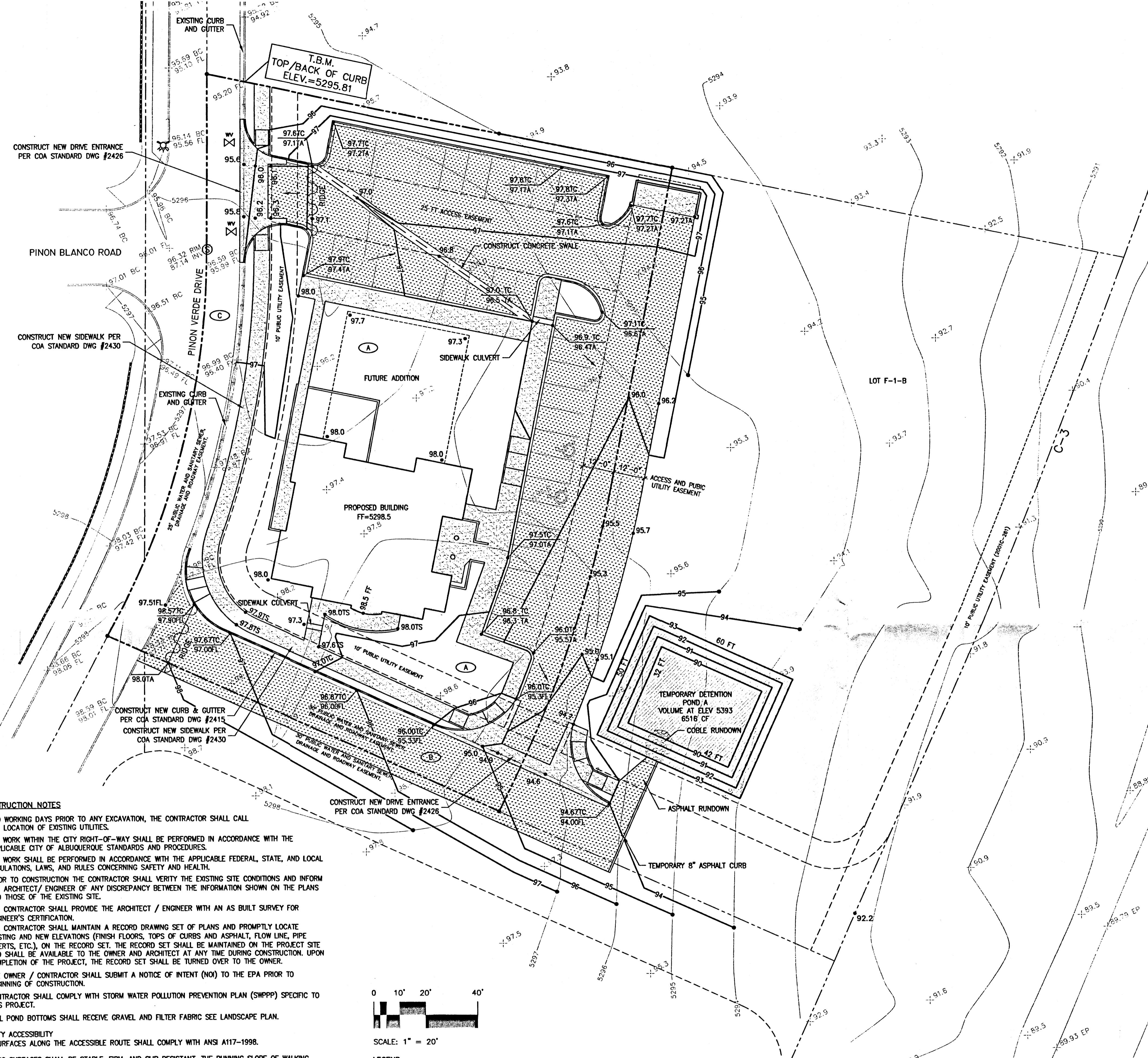
PROJECT NUMBER 03210

OWNERSHIP OF INSTRUMENTS OF SERVICE
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 Phone: 505/842-1113 Fax: 505/842-1114



PROJECT 1002944



DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT F-1-A LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC, AND CURBS, INC. GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

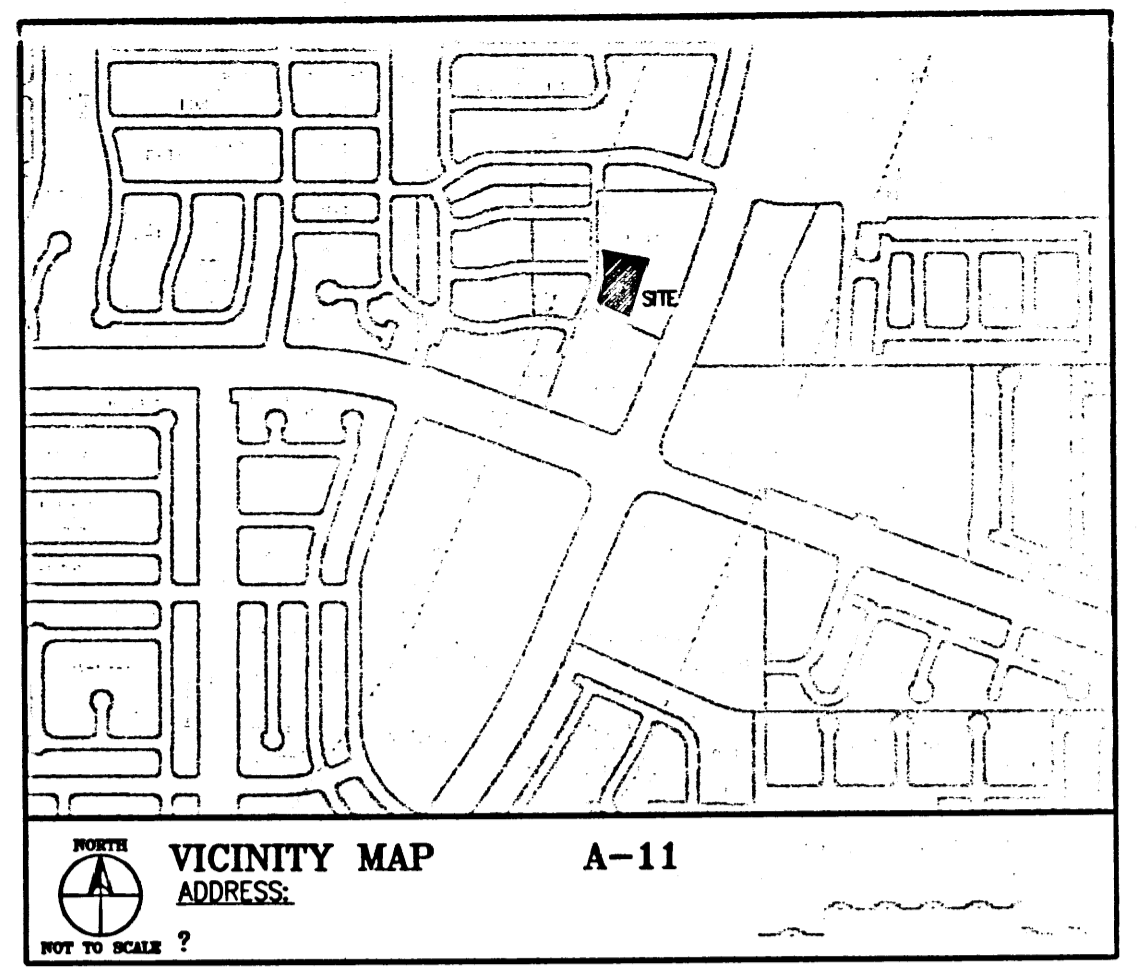
- VICINITY MAP
- GRADING PLAN
- DRAINAGE CALCULATIONS

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE WEST SIDE OF UNSER BLVD. NORTH OF THE INTERSECTION OF UNSER BLVD. AND McMAHON BLVD.. THE SITE IS UNDEVELOPED AND SLOPES TO THE EAST AT AN APPROXIMATE SLOPE OF 3.0%.

THE SITE DOES LIE WITHIN FLOOD HAZARD ZONE X DESIGNATED ARE TO BE OUTSIDE THE 500 YR FLOOD PLAIN (PER FIRM PANEL 35001C0104 D). THE SITE IS HIGHER THAN THE LANDS TO THE NORTH, AND THE UNSER BLVD. RIGHT OF WAY TO THE EAST. PINON VERDE DRIVE TO WEST FLOWS FROM THOSE DIRECTIONS. THE LANDS TO THE SOUTH SLOPE TO THE EAST. THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLIGIBLE.

THE PROPOSED DEVELOPMENT LIE WITHIN THE RIDGEVIEW VILLAGE SUBDIVISION (DRAINAGE FILE A11/0007). THE MASTER DRAINAGE PLAN FOR THIS DEVELOPMENT FREE DISCHARGE TO THE FUTURE STORM DRAIN IN UNSER BLVD. THEREFORE TEMPORARY PONDING FACILITIES WILL BE REQUIRED.

THE PROPOSED DEVELOPMENT WILL DISCHARGE TO THE NEW STREET ALONG THE SOUTH PROPERTY LINE. THE DISCHARGE FROM THE SITE AND THE PROPOSED PORTION OF THE WILLOW ROAD WITH DRAIN TO A TEMPORARY DETENTION POND LOCATED AT THE SOUTH EAST CORNER OF LOT F-1-B. THE TEMPORARY POND WILL ABANDONED UPON THE COMPLETION OF WILLOW ROAD AND THE NORTH UNSER BLVD. STORM DRAIN EXTENSION.



VICINITY MAP A-11

LEGAL DESCRIPTION:
TRACT F-1-A LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC, AND CURBS, INC.

BENCH MARK:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 1-111 PUBLISHED ELEVATION 5279.75 LOCATED ON THE EAST SIDE OF UNSER BLVD. N.W., 24FT. NORTH OF THE BERNALILLO/SANDOVAL COUNTY FENCE LINE.

THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A VETERINARIAN CLINIC WITH ASSOCIATED PARKING AND LANDSCAPING.

THIS SITE IS HIGHER THAN THE LANDS TO THE NORTH, SOUTH AND EAST. PINON VERDE DRIVE BLOCK THE FLOWS FROM THE WEST, THERE OFFSITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

THE SITE HAS BEEN DIVIDED INTO THREE SUBBASINS: BASIN A (84% OF THE TOTAL SITE), BASIN B (WILLOW ROAD 8% OF THE TOTAL SITE) AND BASIN C (PINON VERDE DRIVE 8% OF THE TOTAL SITE)

THE RUNOFF FROM SUBBASIN A FLOW TO THE DETENTION POND A LOCATED AT SOUTHWEST CORNER OF LOT F-1-B ALONG WITH THE RUNOFF FROM BASIN B (WILLOW ROAD). THE RUNOFF FROM BASIN A IS 2.8 CFS (3.6 CFS/ACRE). THE RUNOFF FROM BASIN B IS 0.3 CFS (4.2 CFS/ACRE). THE COMBINED RUNOFF TO DETENTION POND A IS 3.1 CFS.

BASIN C (PINON VERDE DRIVE) WAS PREVIOUSLY DEVELOPED WITH RUNOFF FLOWING TO THE NORTH. NO CHANGES ARE BEING PROPOSED TO THIS BASIN.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATION, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

CALCULATIONS

PRECIPITATION ZONE = 1
TOTAL SITE AREA = 0.92 ACRES

BASIN A
AREA = 0.776 ACRES (84%)
EXISTING CONDITIONS:
LAND TREATMENT A=100%
E = 0.44(1.00) = 0.44 INCHES
V = 0.44 (0.776) / 12 = 0.028 ACRE FEET
Q = 1.29 (1.00) (0.776) = 1.00 CFS
DEVELOPED CONDITIONS:
LAND TREATMENT B=32% D=68%
E = 0.67 (0.32) + 1.97 (0.68) = 1.56 INCHES
V = 1.56 (0.776) / 12 = 0.101 ACRE FEET
Q = [2.03 (0.32) + 4.37 (0.68)] (0.776) = 2.81 CFS
INCREASE IN VOLUME OF RUNOFF = 0.072 ACRE FT
INCREASE IN RATE OF RUNOFF = 1.81 CFS

BASIN B (WILLOW ROAD)
AREA = 0.072 ACRES (8%)
EXISTING CONDITIONS:
LAND TREATMENT A=100%
E = 0.44(1.00) = 0.44 INCHES
V = 0.44 (0.072) / 12 = 0.003 ACRE FEET
Q = 1.29 (1.00) (0.072) = 0.09 CFS
DEVELOPED CONDITIONS:
LAND TREATMENT D=100%
E = 1.97 (1.00) = 1.97 INCHES
V = 1.97 (0.072) / 12 = 0.012 ACRE FEET
Q = [4.37 (1.00)] (0.072) = 0.31 CFS
INCREASE IN VOLUME OF RUNOFF = 0.009 ACRE FT
INCREASE IN RATE OF RUNOFF = 0.22 CFS

POND VOLUME POND A
T₁ = 0.2 HR
T₂ = 2.107 E At/Op - 0.25 Ad/At = 0.730 HR
T_p = (0.7 T_c) + ((1.6 - Ad/At) / 12) = 0.214 HR
ALLOWABLE DISCHARGE RATE 0.0 CFS
V_{required} = 5.187Cf + (0.71)(.847)(43560)(2.66 - 2.20) / 12 = 6,191 CF
VOLUME @ ELEV 5293.0
V = (0.5)(3000+1344)*3.0 = 6,516 CF

CONSTRUCTION NOTES

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE 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 OF 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 SURVEY FOR ENGINEER'S CERTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- 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.
- ALL POND BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.

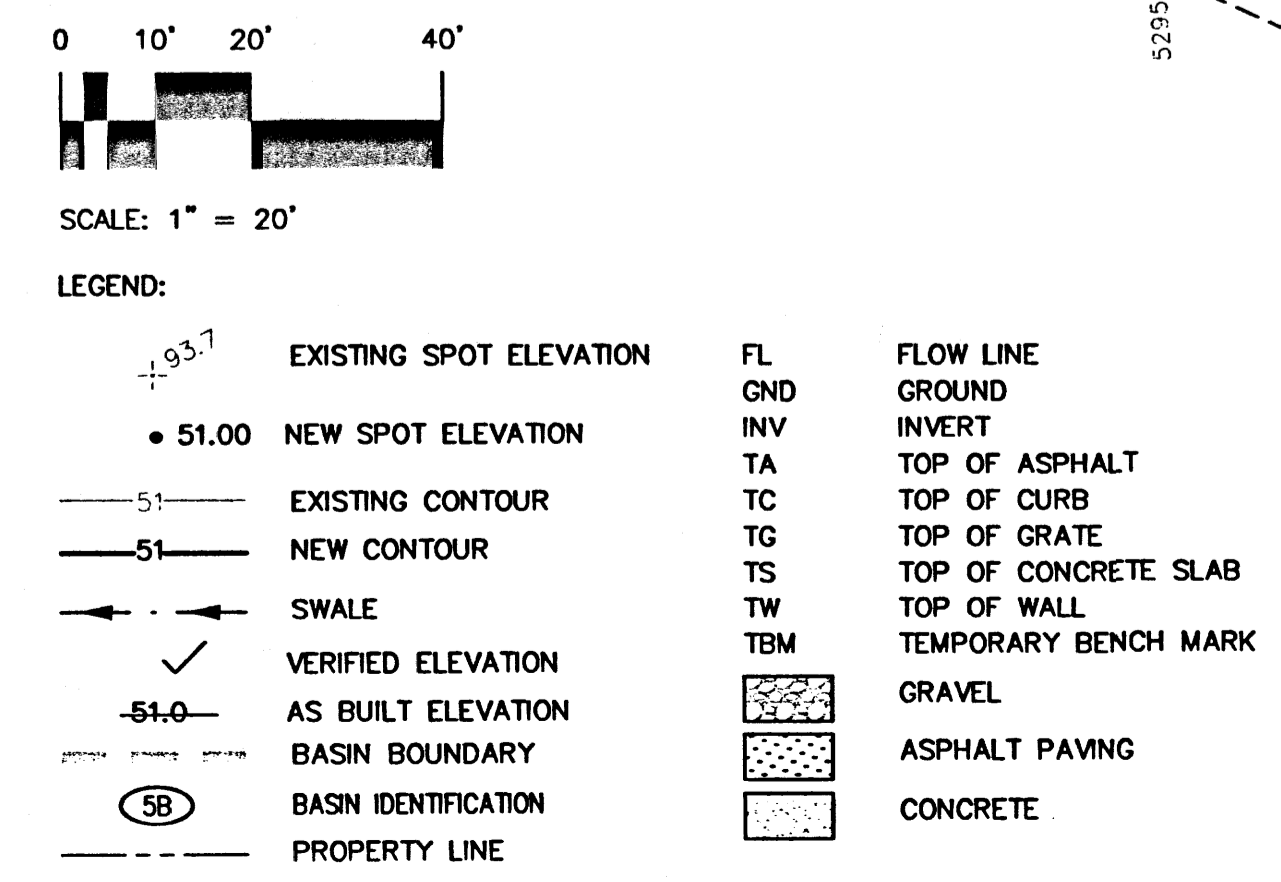
FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10; WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

TRAFFIC CONTROL
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM WITH THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.



GRADING AND DRAINAGE PLAN
SITE DEV. PLAN FOR BLDG. PERMIT APPROVAL

JUNE 10, 2005 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC
LINDA CONTOS AND JOHN HEIDRICH
TRACTS F-1 & F-2
ALBUQUERQUE, NEW MEXICO

JOHN ARTHUR BLESSEAU
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
13481
6-10-05

SHEET
C-2
PROJECT NUMBER
03210

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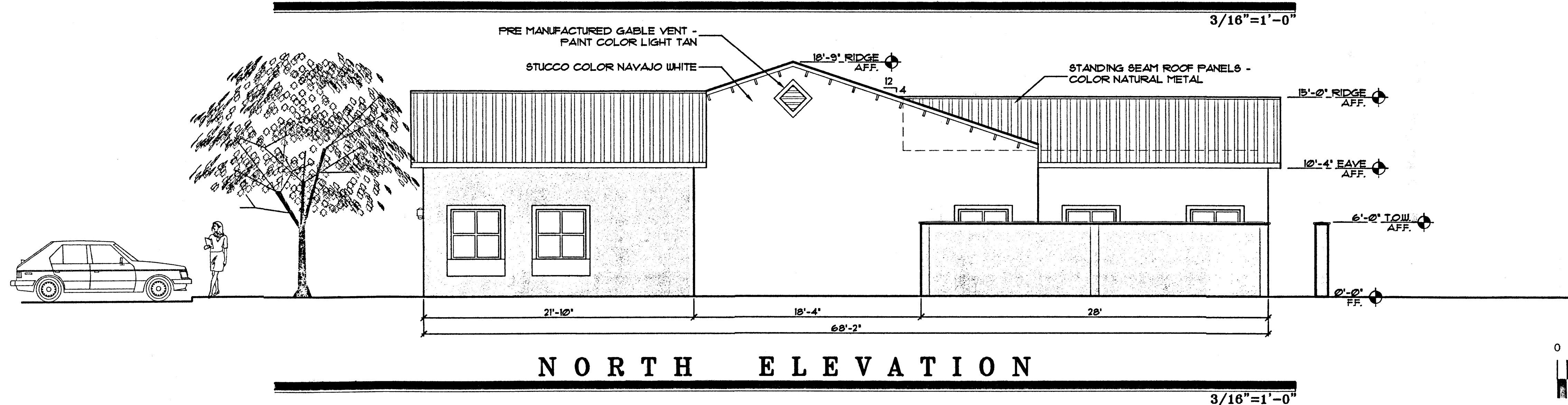
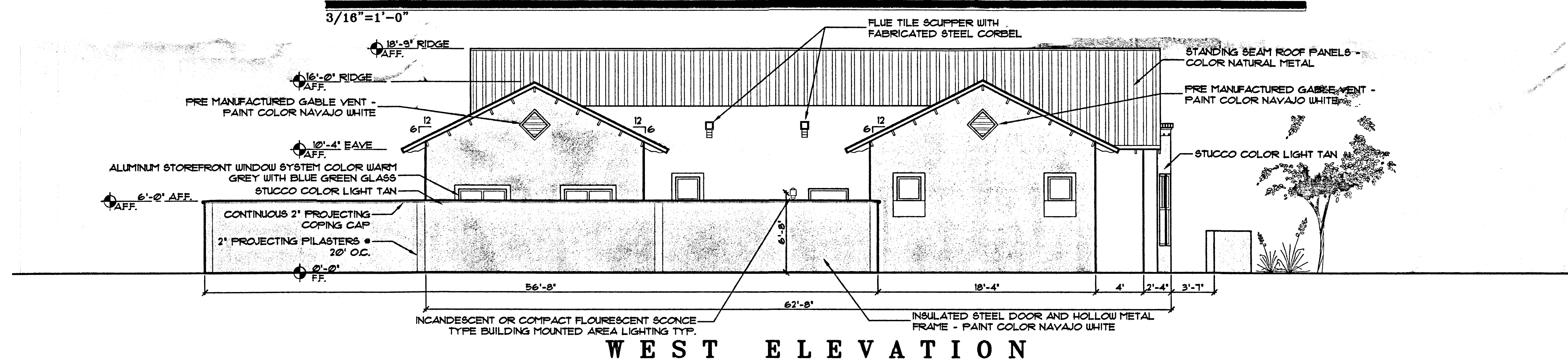
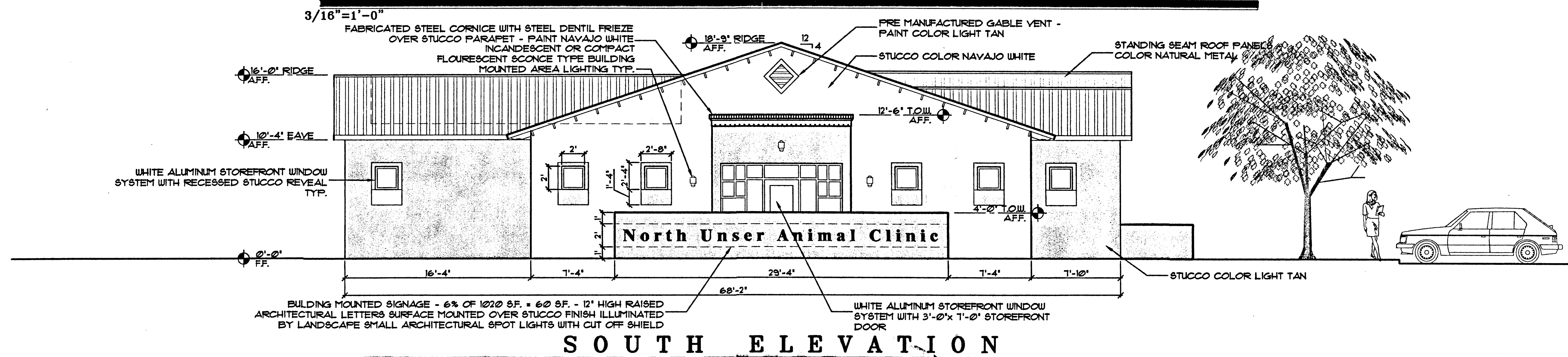
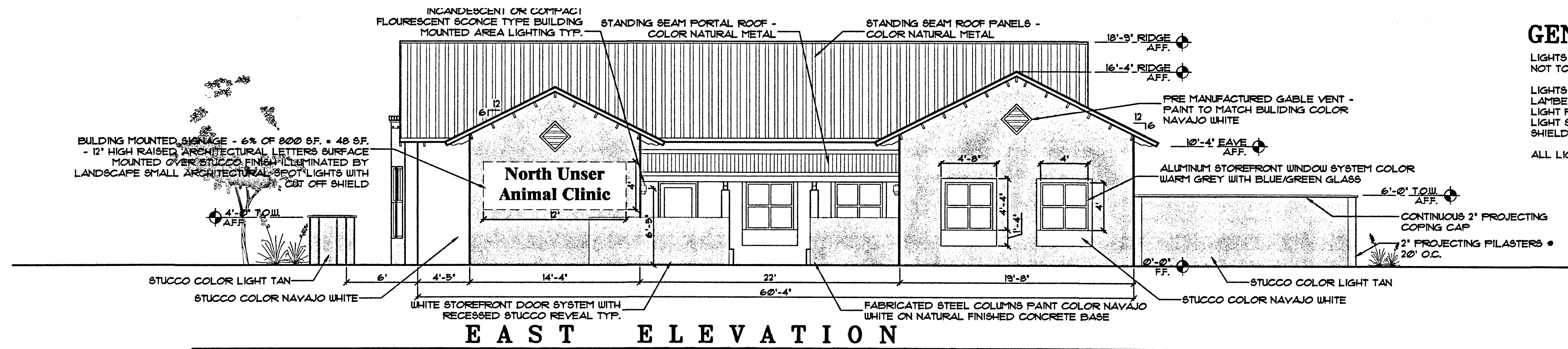
1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

GENERAL NOTES

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

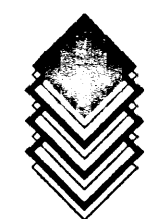
LIGHTS SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER, AND SHALL BE SHIELDED TO PREVENT FUGITIVE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

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



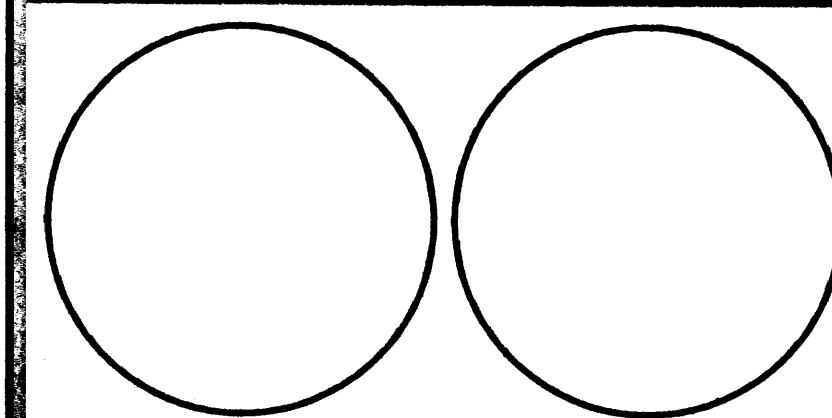
EXTERIOR BUILDING ELEVATIONS

DATE: SEPT 04, 2003 SCALE: 3/16"=1'-0" (U.N.O)



CLAUDIO VIGIL ARCHITECTS

NORTH UNSER VET CLINIC
LINDA CONTOS AND JOHN HEIDRICH
TRACTS F-1 & F-2
ALBUQUERQUE, NEW MEXICO

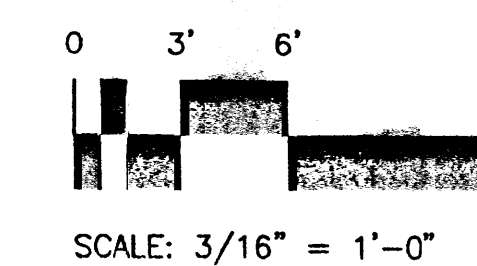


SHEET
SDP4

PROJECT NUMBER
03210

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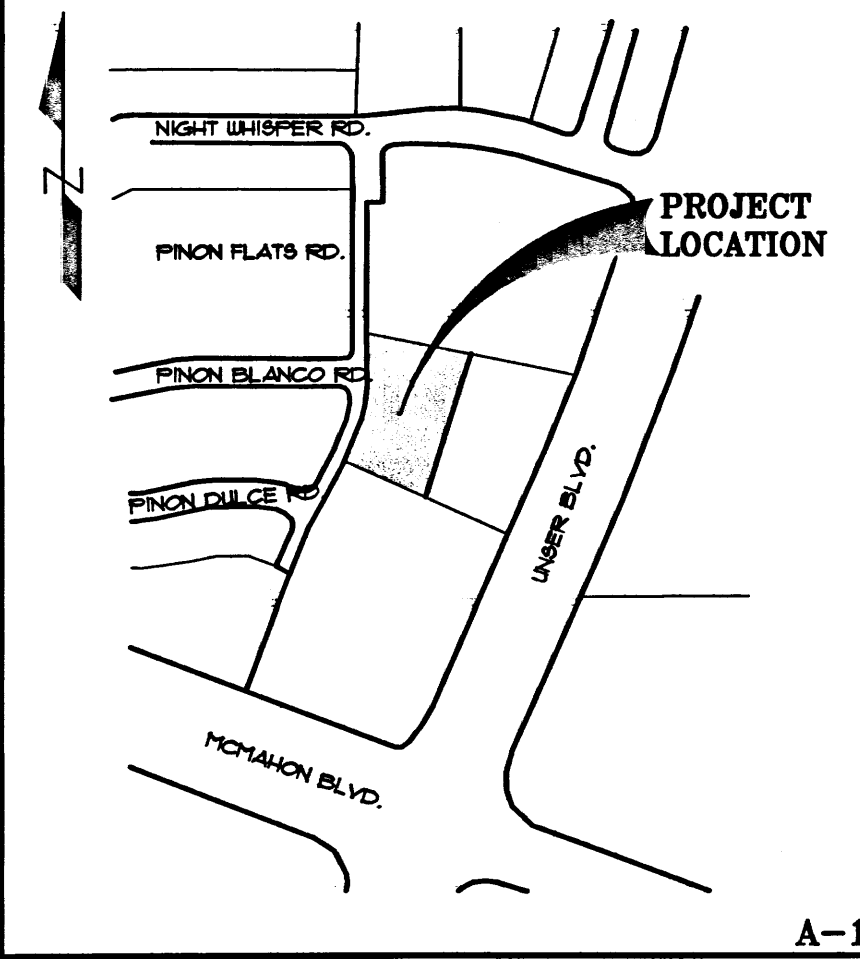


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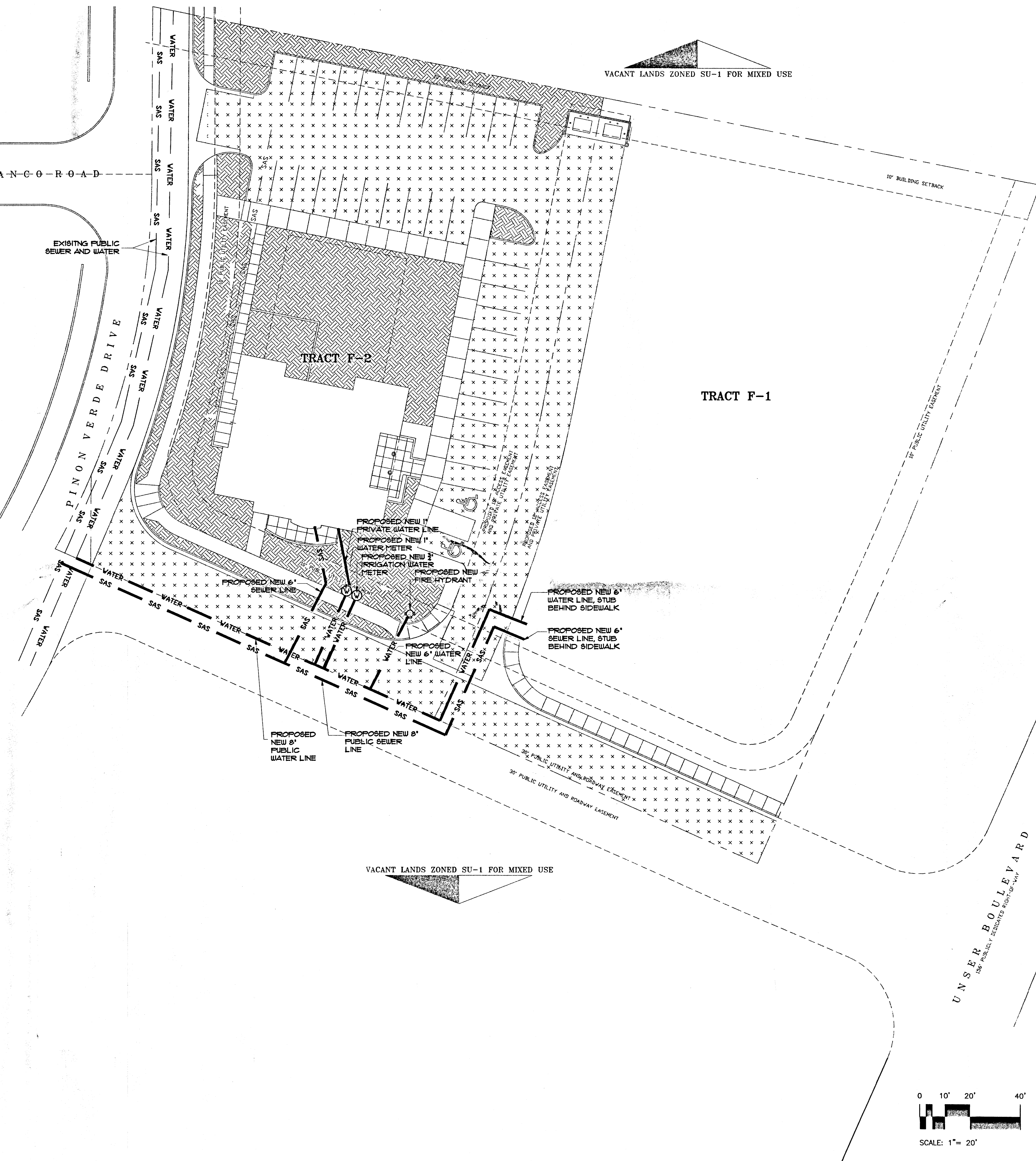
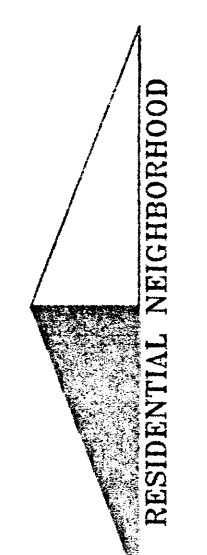
SITE PLAN LEGEND

- 9,631 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
- SAS SANITARY SEWER LINE
- WATER WATER SERVICE LINE

VICINITY MAP



A-11



BUILDING CRITERIA

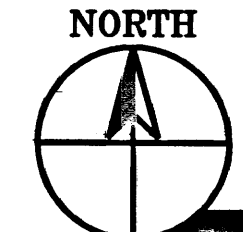
PROJECT: NORTH UNSER VET CLINIC
LEGAL DESCRIPTION:
 TRACTS F-1 & F-2 LANDS OF ZOLINKUNATH, TRES ESQUINAS, LLC, AND CURB INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY
ZONING CLASSIFICATION: EXISTING: SU-1 MIXED USE AND C-1 PROPOSED: SU-1 FOR C-1
ZONING ATLAS MAP: A-11-Z
CASE HISTORY: 1020936, 1020933, Z-91-119, ZA-99-118, DRB-90-423
BUILDING TYPE: SMALL ANIMAL CLINIC - B OCCUPANCY
CONSTRUCTION TYPE: TYPE IIN
GROSS SQUARE FOOTAGE: 6,220 SF including addition
NET LEASABLE SQUARE FOOTAGE: 5,287 SF
OCCUPANCY GROUP: GROUP B OCCUPANCY
REQUIRED PARKING: 1 BIKE FOR EVERY 20 CAR SPACES, 1 ACCESSIBLE
PROVIDED PARKING: 31 STALLS : 3 ACCESSIBLE
TOTAL LOT AREA: LOT 2 40,009 SQUARE FEET, .92 ACRES

NET LOT AREA: 33,869 SQUARE FEET
TOTAL PARKING/PAVED AREA: 14,500 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 5,000 SF.
TOTAL LANDSCAPE AREA PROVIDED: 11,130 SF.
LANDSCAPE TO PARKING AREA RATIO: .71 : 1 OF TR

UTILITY NOTES

1. ALL ELECTRIC DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
2. TRANSFORMERS, UTILITY PADS, AND TELEPHONE BOXES SHALL BE APPROPRIATELY SCREENED WITH WALLS AND/OR VEGETATION WHEN VIEWED FROM THE PUBLIC RIGHT-OF-WAY
3. ALL INFRASTRUCTURE TO BE DESIGNED TO COA STANDARDS INCLUDING WATER AND SEWER LINES

Handwritten signature and date: 9-7-03



SCHEMATIC UTILITY PLAN

DATE: SEPT 04, 2003 SCALE: 1" = 20'-0" (U.N.O)



CLAUDIO VIGIL ARCHITECTS

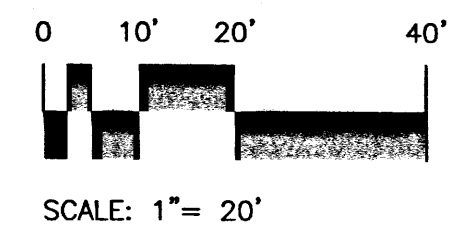
NORTH UNSER VET CLINIC
 LINDA CONTOS AND JOHN HEIDRICH
 TRACTS F-1 & F-2
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
SDP3
PROJECT NUMBER
03210

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



F:\2003\03210 - North Unser Animal Clinic\SDP3\sdp3.dwg, 9/5/2003 9:46:58 PM

SITE DATA

GROSS LOT AREA	40,089 SF
LESS BUILDING	3,900 SF
(INCLUDING FUTURE ADDITION)	
NET LOT AREA	36,189 SF
REQUIRED LANDSCAPE	5,428 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	11,130 SF
PERCENT OF NET LOT AREA	33%
PROPOSED LANDSCAPE AREA COVERAGE	
MIN. 75% OF REQUIRED LANDSCAPE AREA	
5,428 SF X .75=4,071 SF MIN.	
PROPOSED LANDSCAPE COVERAGE=4568 SF (89%)	
REQUIRED STREET TREES	
PROVIDED AT 25' O.C. SPACING	
ALONG STREET	12 PROVIDED MIN.
REQUIRED PARKING LOT TREES	
PROVIDED AT 1 PER 8 SPACES	
(35 SPACES/8)	4 PROVIDED MIN.

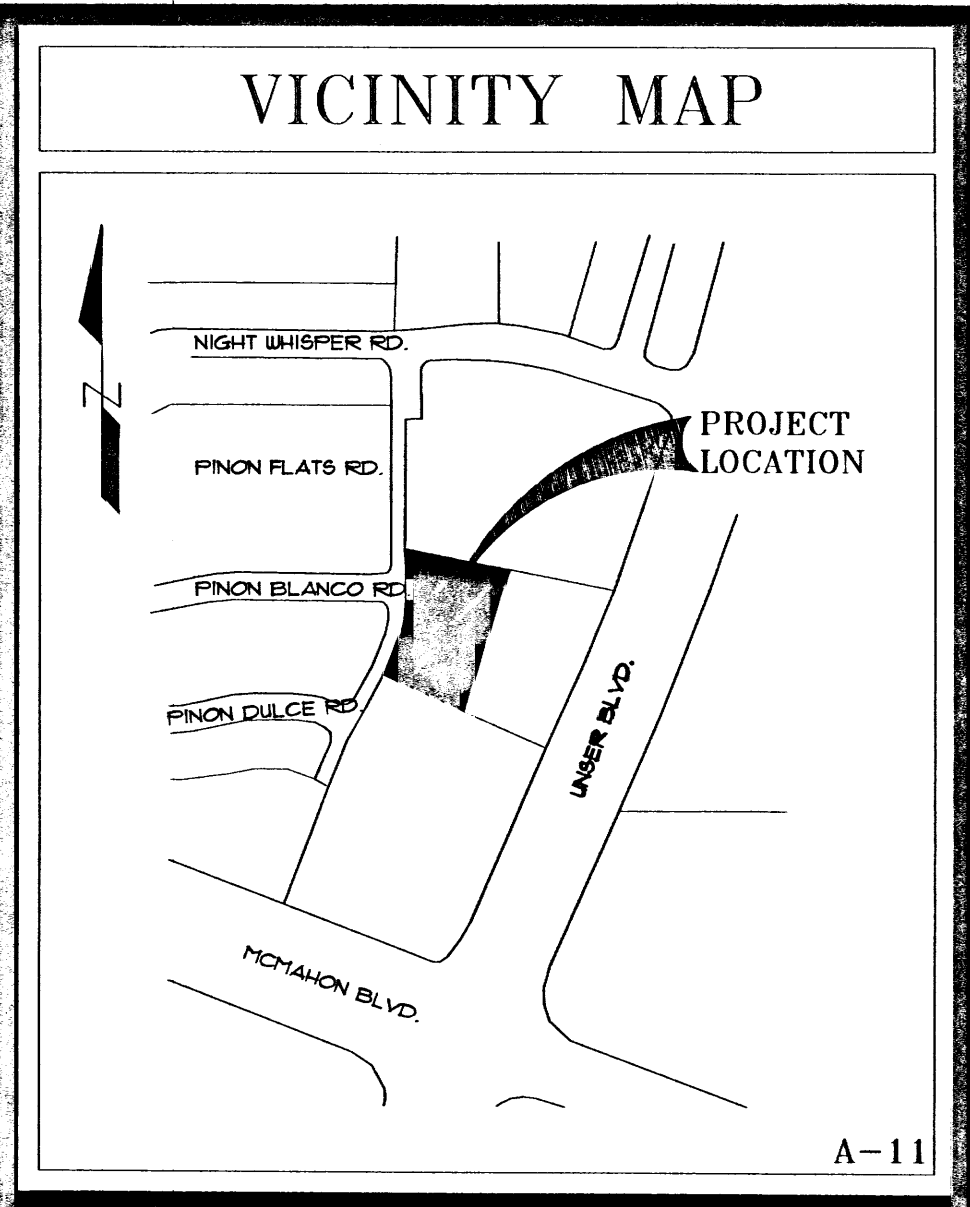
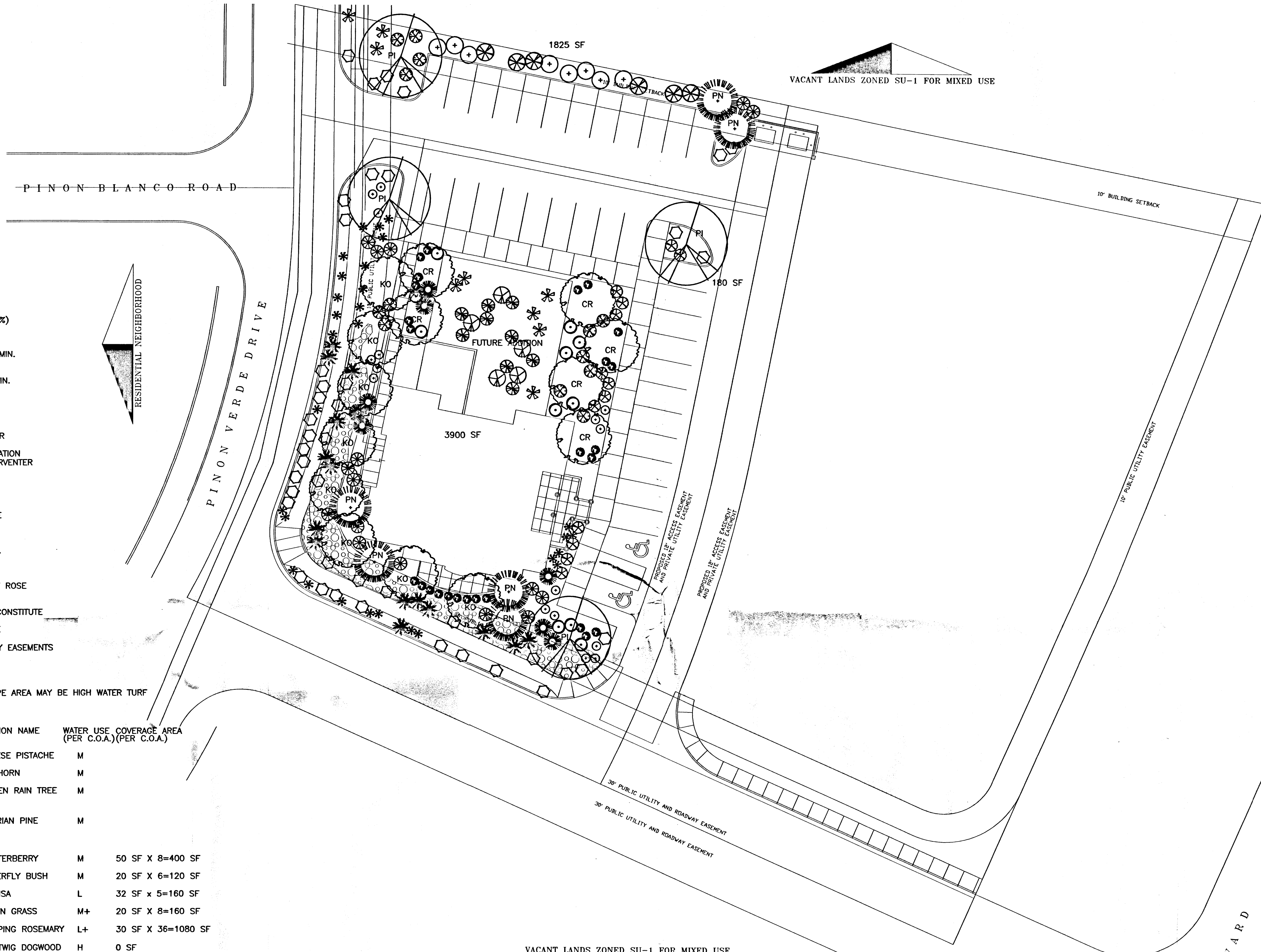
NOTE

- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THAN 80' FROM A TREE.
- A MAXIMUM OF 20% OF THE REQUIRED LANDSCAPE AREA MAY BE HIGH WATER TURF

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	WATER USE	COVERAGE AREA (PER C.O.A.)
TREE 2" CAL					
PI	4	PISTACHIA	CHINESE PISTACHE	M	
CR	6	CRATAEGUS	HAWTHORN	M	
KO	8	KOELREUTERIA	GOLDEN RAIN TREE	M	
EVERGREEN TREE 5'-6" HT.					
PN	6	PINUS NIGRA	AUSTRIAN PINE	M	
LARGE SHRUB 5 GAL					
+	8	COTONEASTER PARNEYI	CLUSTERBERRY	M	50 SF X 8=400 SF
⊗	6	BUDDLEIA	BUTTERFLY BUSH	M	20 SF X 6=120 SF
⊗	5	CHRYSOHAMNUS	CHAMISA	L	32 SF X 5=160 SF
⊗	8	MISCANTHUS	MAIDEN GRASS	M+	20 SF X 8=160 SF
⊗	36	ROSMARINUS PRO.	CREEPING ROSEMARY	L+	30 SF X 36=1080 SF
⊗	13	CORNUS	RED TWIG DOGWOOD	H	0 SF
MEDIUM SHRUB 5 GAL					
⊗	9	PEROVSKIA	RUSSIAN SAGE	M	25 SF X 9=225 SF
⊗	11	ROSMARINUS	ROSEMARY	L+	30 SF X 11=330 SF
⊗	13	RAPIHOLEPIS	INDIA HAWTHORN	M	30 SF X 13=390 SF
⊗	16	PRUNUS BESSEYI	SAND CHERRY	M	25 SF X 16=400 SF
⊗	9	HESPERALOE	RED YUCCA	L+	15 SF X 9=135 SF
⊗	13	CARYOPTERIS	BLUE MIST	M	32 SF X 13=416 SF
SMALL SHRUB 1 GAL					
⊗	26	LAVANDULA	LAVENDER	M	12 SF X 26=312 SF
⊗	16	SALVIA GREGGII	CHERRY SAGE	M	18 SF X 16=288 SF
⊗	19	HELICTOTRICHON	BLUE AVENA GRASS	M	8 SF X 19=152 SF

TOTAL PLANT COVERAGE AREA=4568 SF



LANDSCAPE PLAN
 DATE: MAY 18, 2005 SCALE: 1" = 20'-0" (U.N.O)

CLAUDIO VIGIL ARCHITECTS
 NORTH UNSER VET CLINIC
 LINDA CONTOS AND JOHN HEIDRICH
 TRACTS F-1 & F-2
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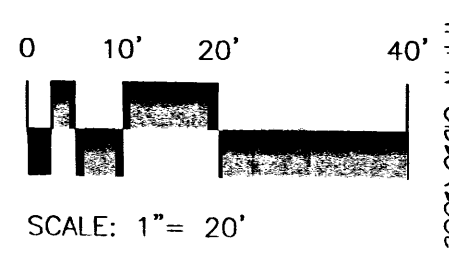
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STATE OF NEW MEXICO
 JOHN GILLIES BRALY
 # 128
 LANDSCAPE ARCHITECT

SHEET
 L-1
 PROJECT NUMBER
 03210

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