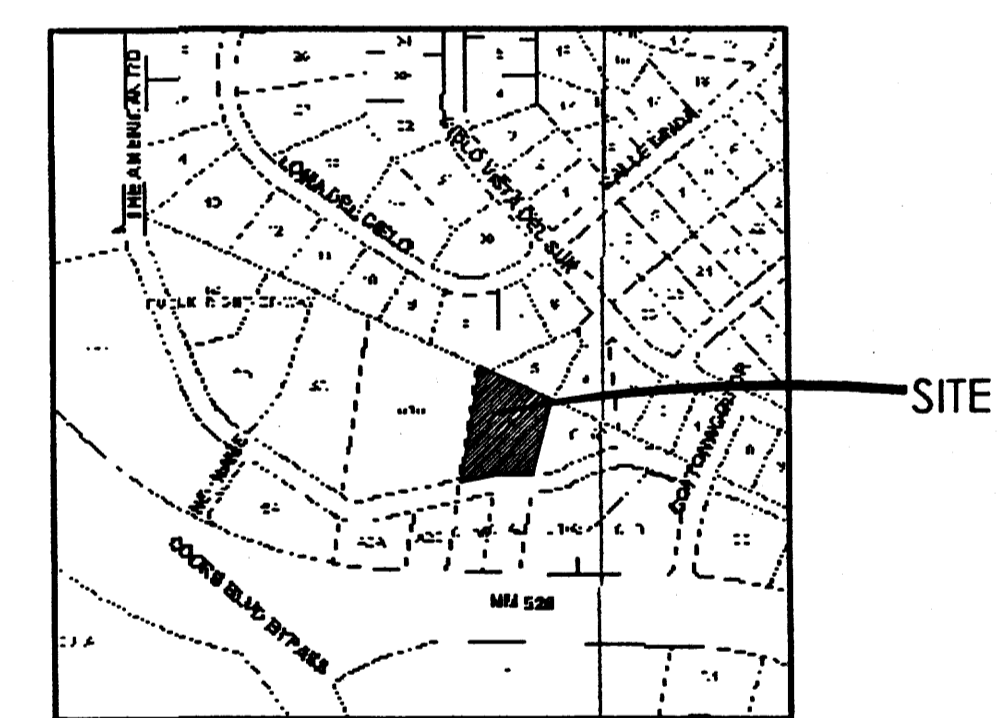


LEGAL DESCRIPTION: LOT 4, TRACT C-1A1 OF SEVEN-BAR RANCH.  
 CURRENT ZONING: SU-1 FOR P USES  
 TOTAL SITE AREA: 1.368 ACRES / 59,590 SF.  
 BUILDING AREA: 8,692 GROSS BUILDING SQUARE FOOTAGE (2-STORY)  
 FIRST FLOOR: 4,322 GROSS SQUARE FEET  
 SECOND FLOOR: 4,370 GROSS SQUARE FEET  
 OCCUPANCY GROUP: VN (OFFICE)  
 CONSTRUCTION TYPE: V-N FULLY-SPRINKLERED  
 ZONE ATLAS PAGE: A-13-Z  
 PARKING CALCULATIONS: 37 SPACES REQUIRED  
 37 SPACES PROVIDED INCLUDING 4 HANDICAP ACCESSIBLE SPACES  
 TOTAL LEASABLE OFFICE AREA: 7,284 / 200 = 37  
 SITE LIGHTING NOTES: THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.  
 THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16 FEET.

KEYED NOTES:

- [1] CMU DUMPSTER ENCLOSURE WITH STUCCO FINISH.
- [2] 4" THICK CONCRETE SIDEWALK.
- [3] 6" HIGH CONCRETE CURB.
- [4] 8'-6"x20' PARKING SPACES
- [5] LANDSCAPING WITH DRIP IRRIGATION.
- [6] HC RAMP.
- [7] HC PAVEMENT SIGN, TYPICAL OF 4.
- [8] HC AISLE STRIPING.
- [9] NOT USED.
- [10] ASPHALTIC CONCRETE PAVING.
- [11] NEW CITY STANDARD CURB CUT.
- [12] EXISTING FIRE HYDRANT TO REMAIN.
- [13] SITE LIGHT WITH CONCRETE POLE BASE, REFER TO LIGHT POLE DETAIL.
- [14] MONUMENT SIGN.
- [15] BIKE RACK FOR FOUR BIKES, REFER TO DETAIL.
- [16] NEW 5' WIDE CITY SIDEWALK.
- [17] 25' CLEAR SITE TRIANGLE.
- [18] EXISTING FENCE TO REMAIN.
- [19] EXISTING RETAINING WALL TO REMAIN.
- [20] EXISTING SLOPE TO REMAIN WITH NEW EROSION CONTROL.
- [21] EXISTING 20' ASPHALT DRIVE TO REMAIN.
- [22] STORM INLET.
- [23] UNDERGROUND STORM WATER STORAGE PIPE.
- [24] KEYSTONE RETAINING WALL.
- [25] COLORED CONCRETE PEDESTRIAN WALKWAY.
- [26] 250 SF. CONCRETE PATIO WITH TABLES AND SEATING. PATIO SHADED BY TREE IN SUMMER & BUILDING IN OTHER SEASONS.
- [27] 6' HIGH INTEGRALLY COLORED CMU SCREEN WALL.

VICINITY MAP:



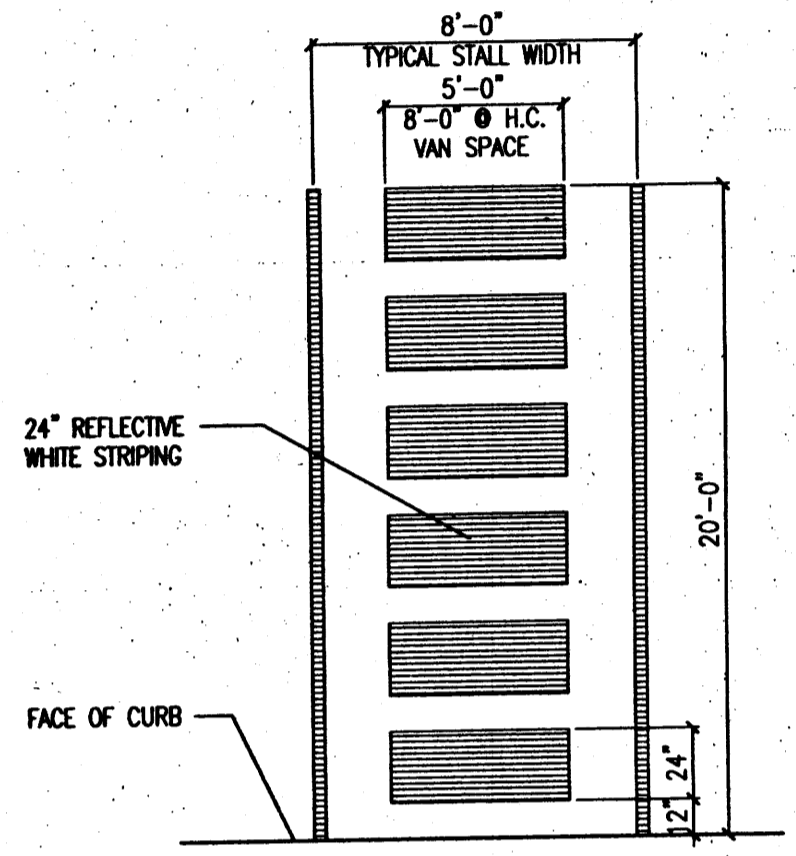
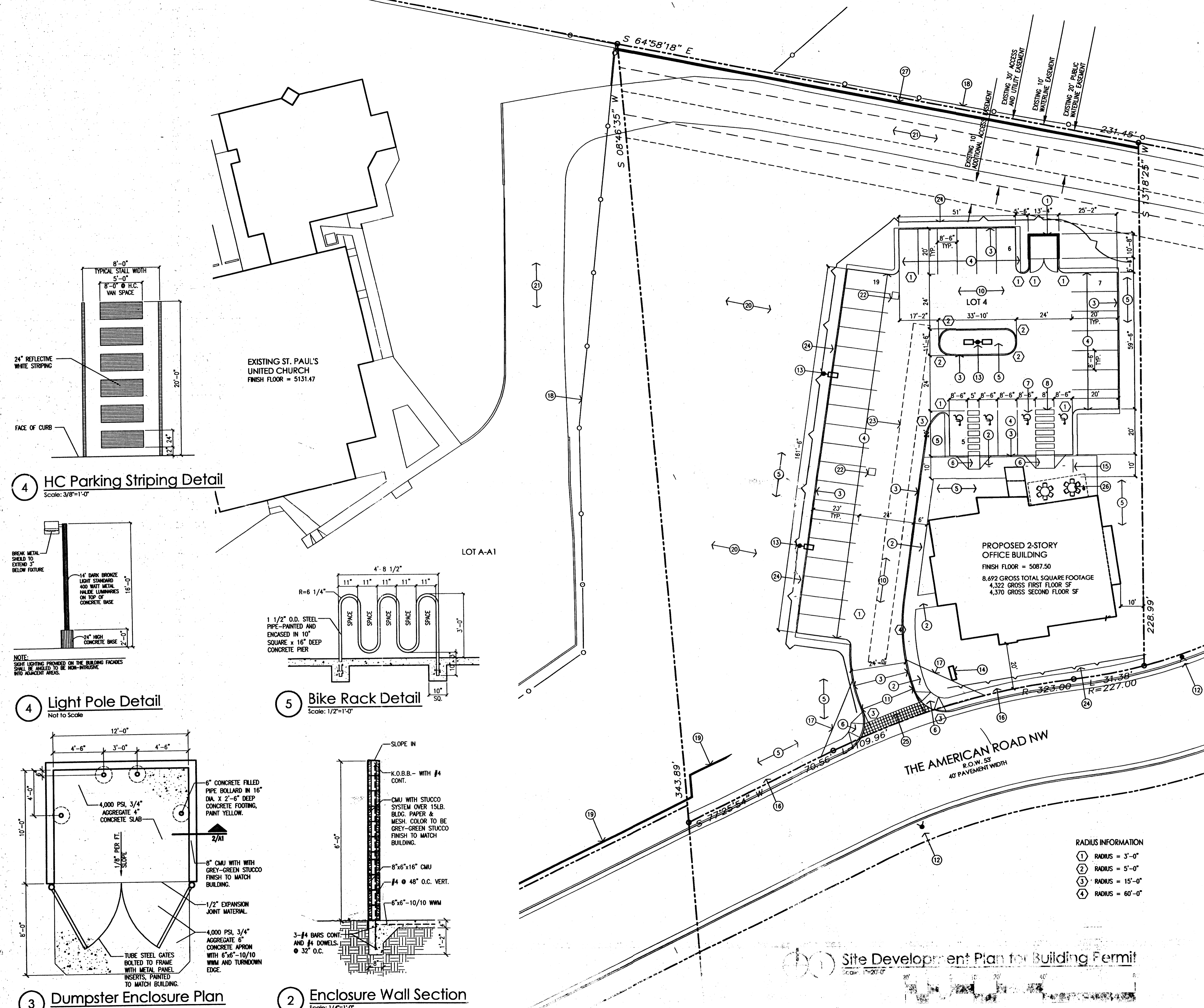
PROJECT NUMBER: 1003008 APPLICATION NUMBER: 00-00000

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: November 20, 2003 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

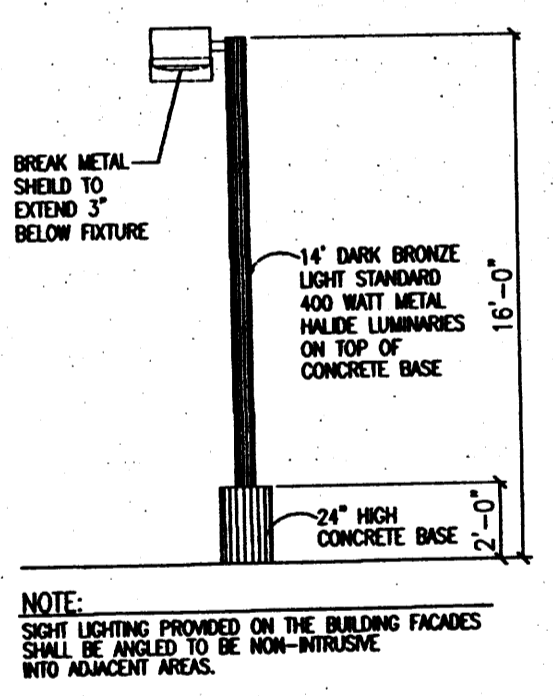
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

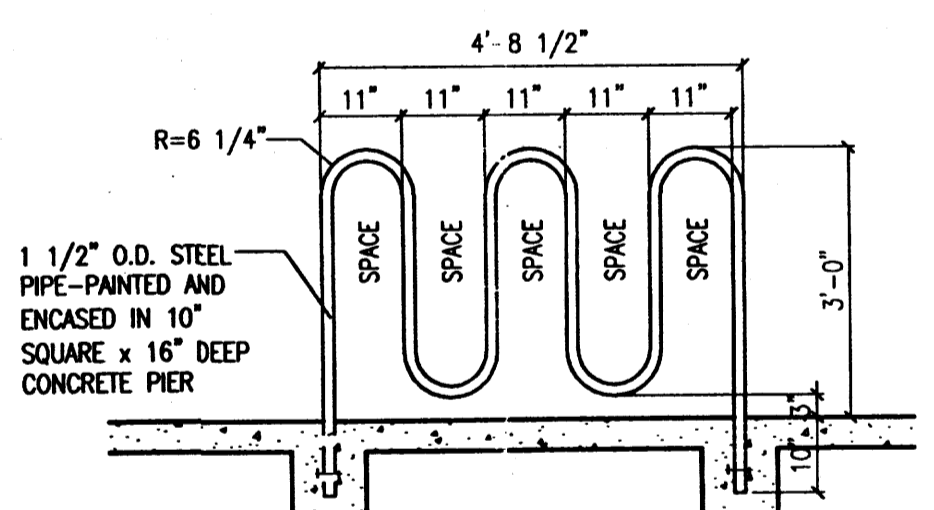
<i>[Signature]</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	5-27-04 Date
<i>[Signature]</i> UTILITIES DEPARTMENT	5/5/04 Date
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	5/5/04 Date
<i>[Signature]</i> CITY ENGINEER	5/5/04 Date
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	5-5-04 Date
<i>[Signature]</i> PUBLIC WORKS DEPARTMENT	5/5/04 Date
<i>[Signature]</i> PUBLIC WORKS DEPARTMENT	5/5/04 Date



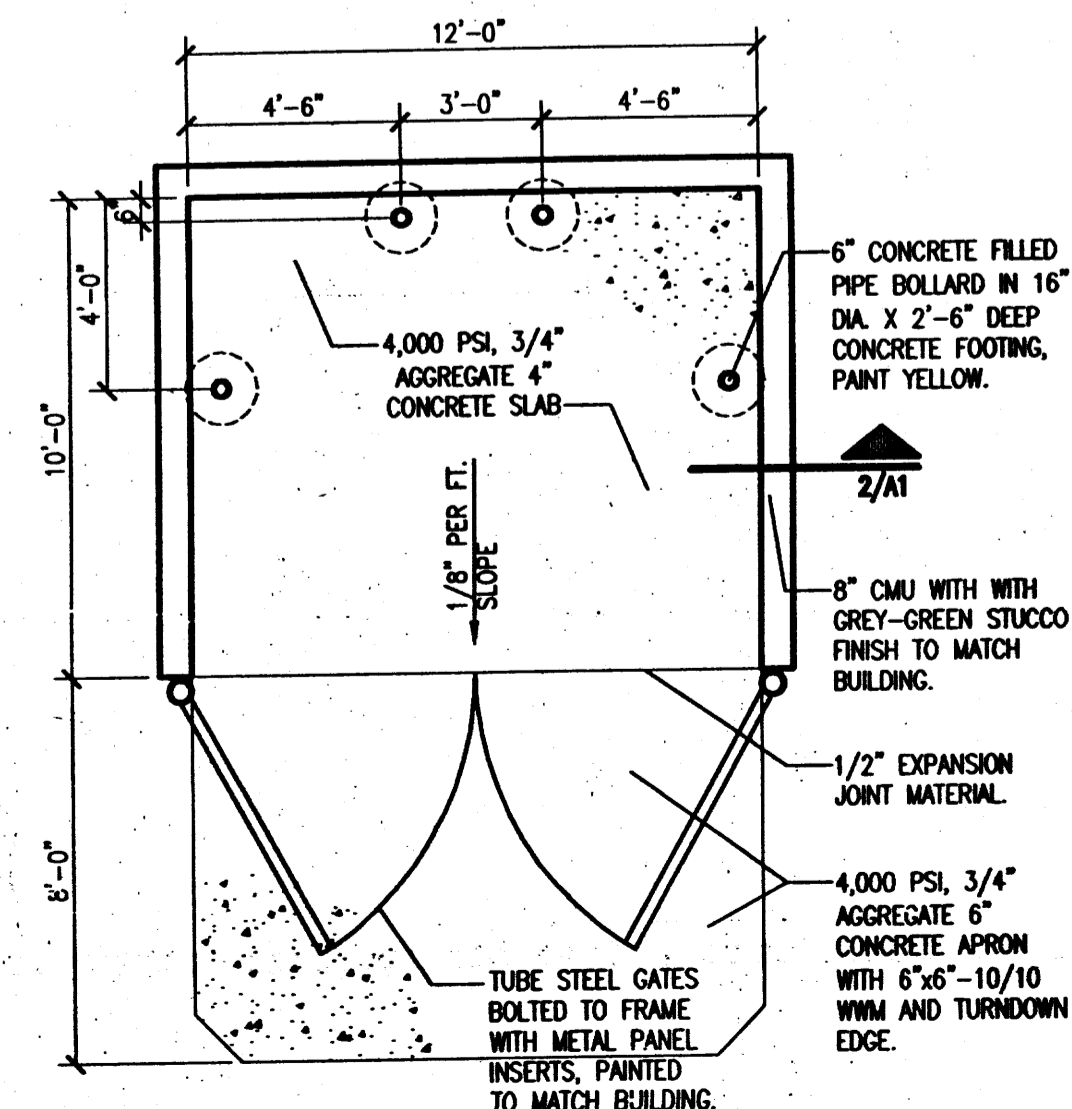
4 HC Parking Striping Detail  
Scale: 3/8"=1'-0"



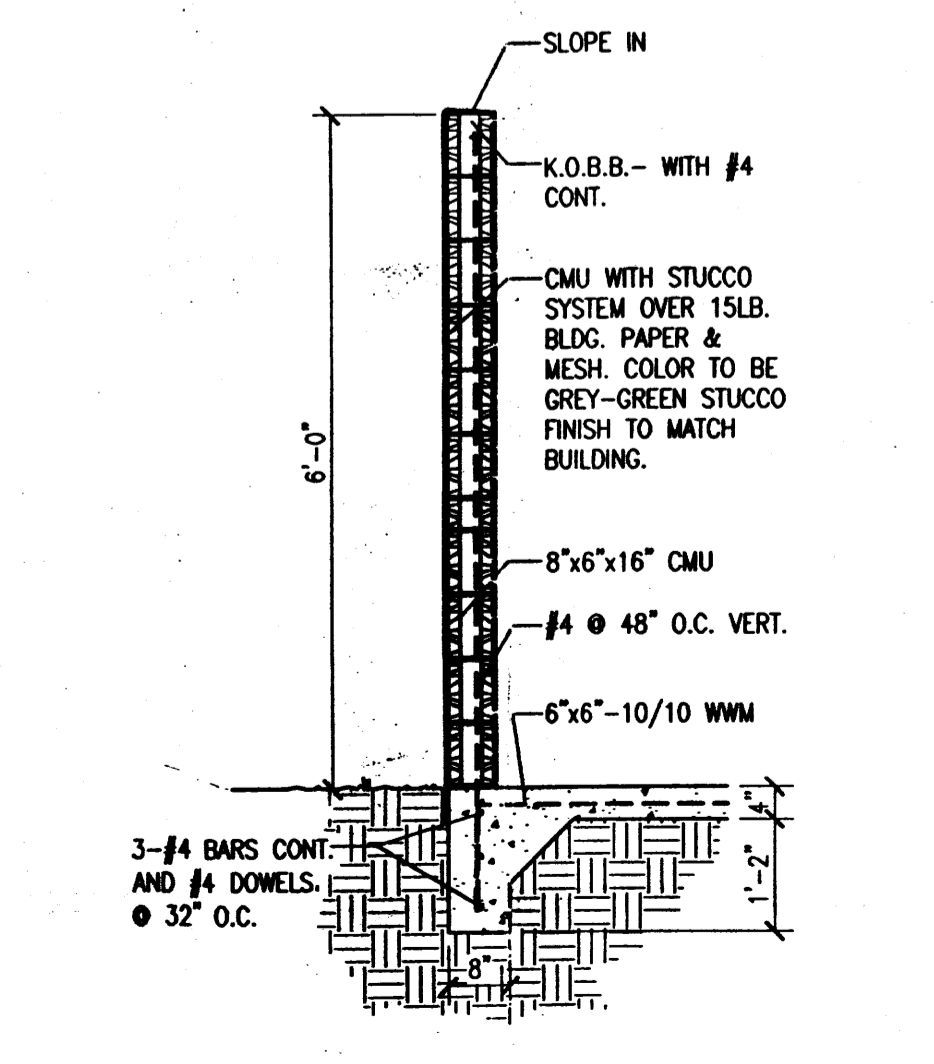
4 Light Pole Detail  
Not to Scale



5 Bike Rack Detail  
Scale: 1/2"=1'-0"



3 Dumpster Enclosure Plan  
Scale: 1"=20'-0"

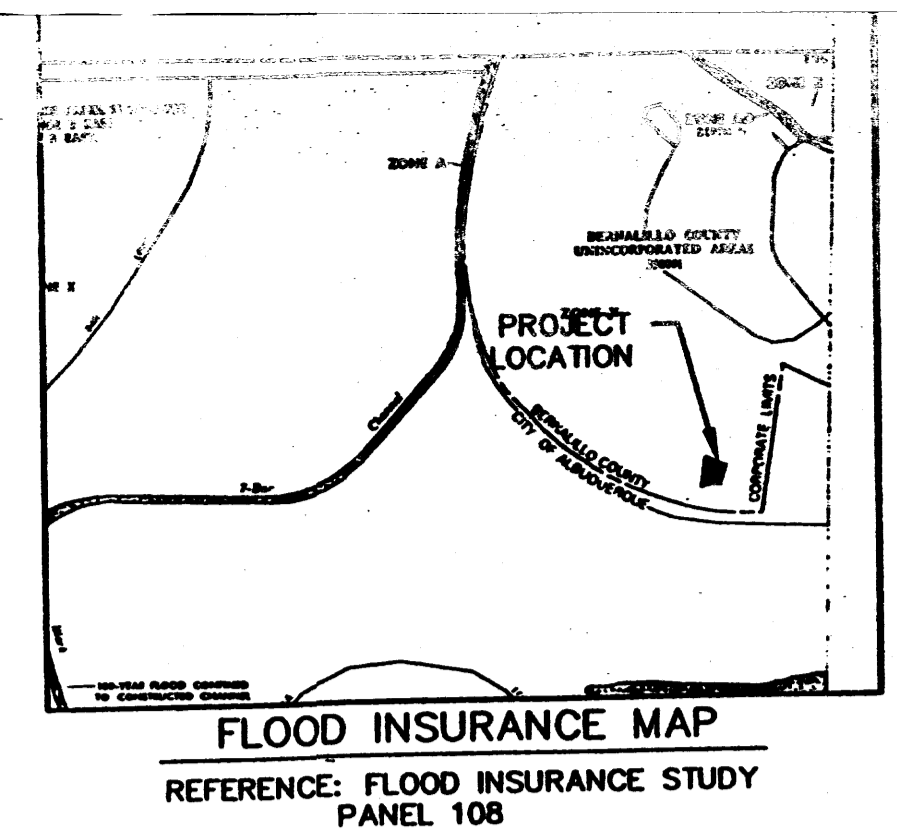
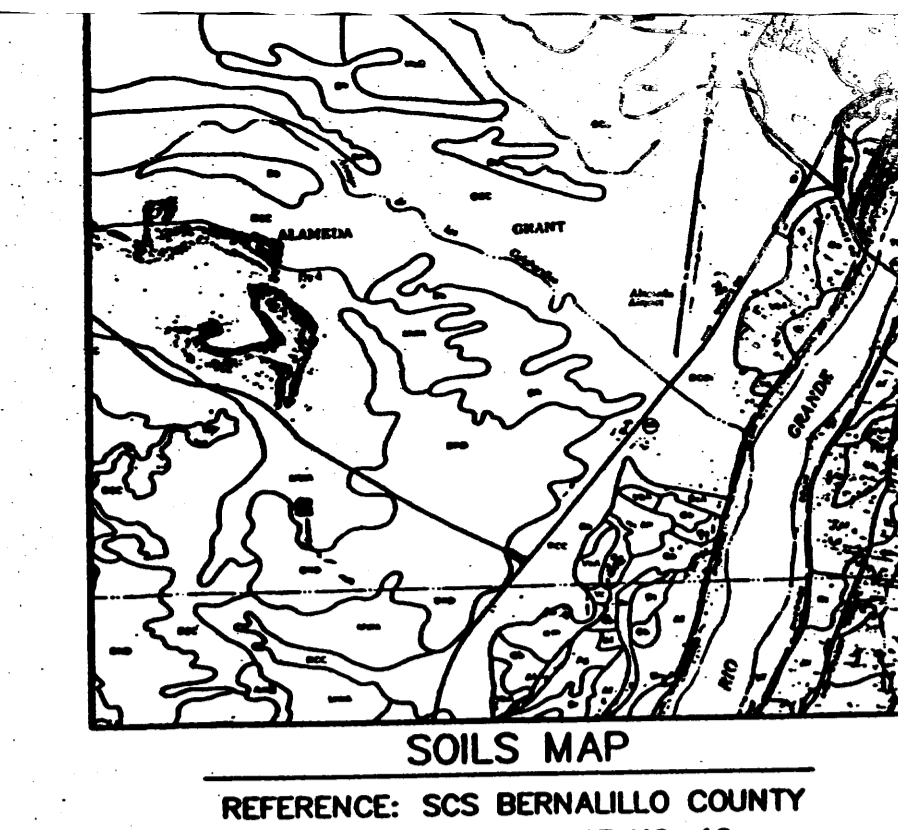
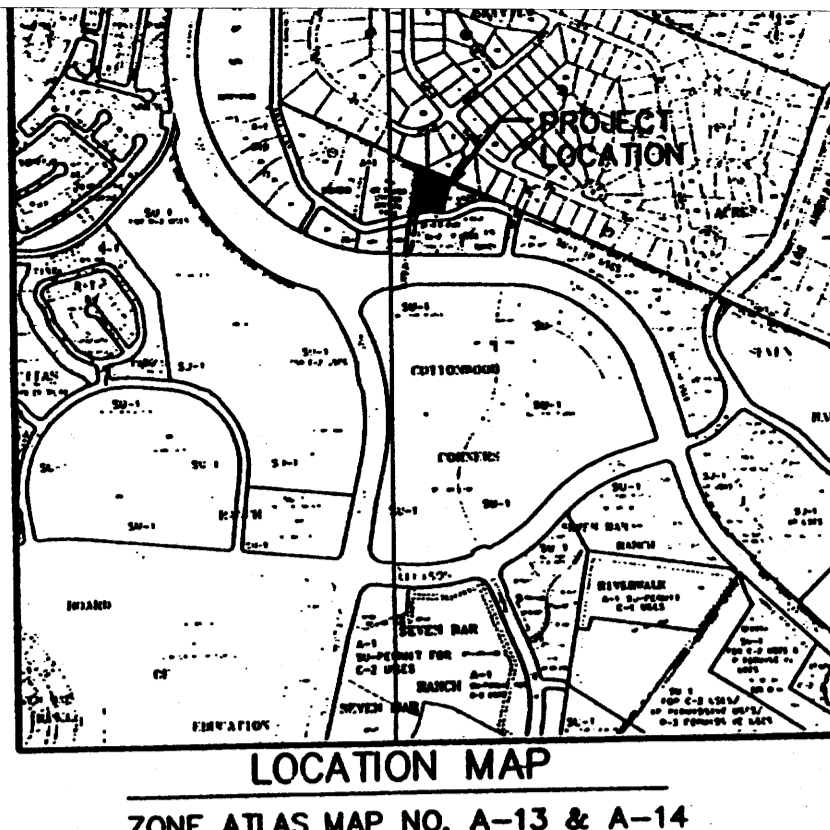
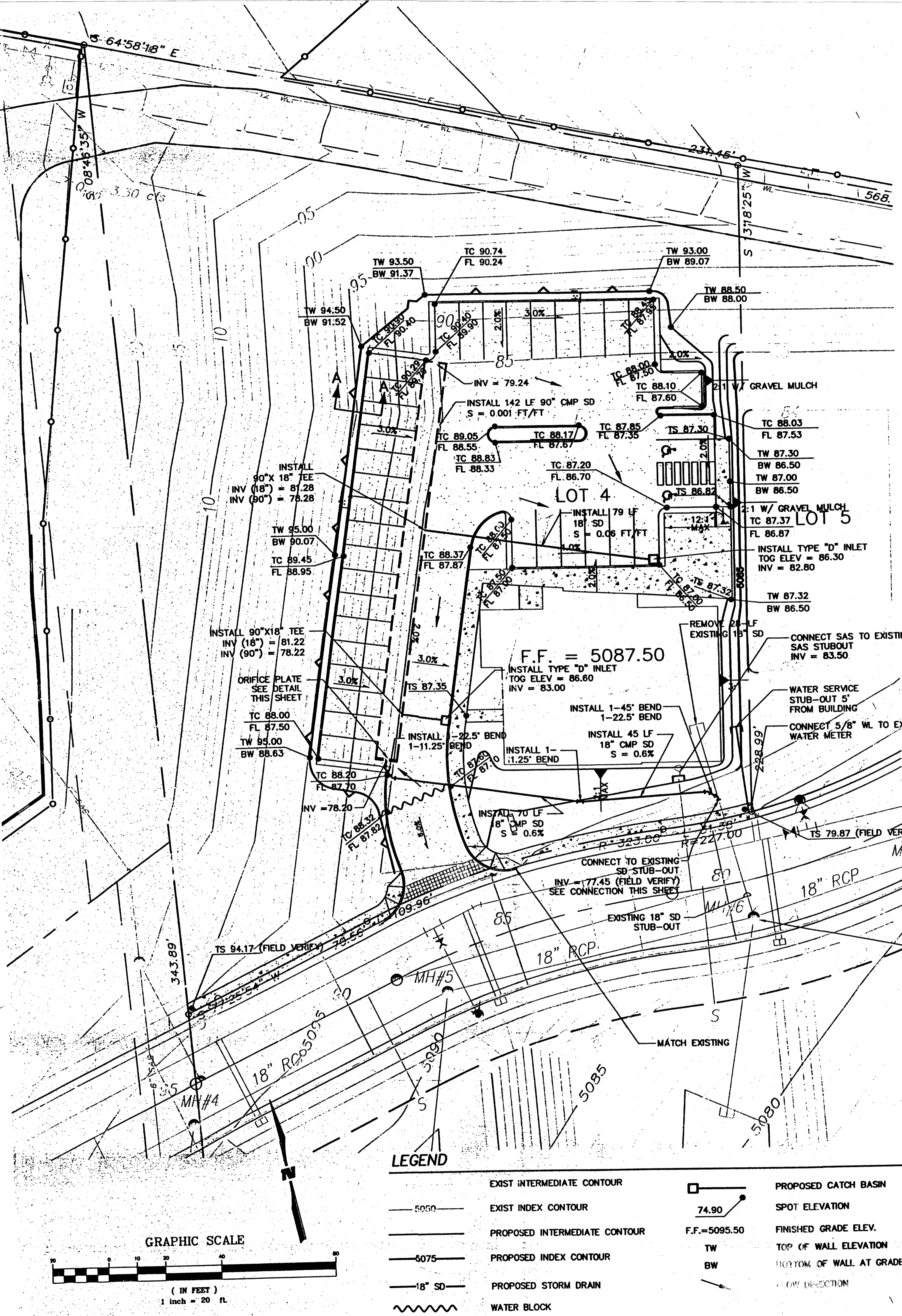


2 Enclosure Wall Section  
Scale: 1/4"=1'-0"

RADIUS INFORMATION

1	RADIUS = 3'-0"
2	RADIUS = 5'-0"
3	RADIUS = 15'-0"
4	RADIUS = 60'-0"

revision  
by  
date  
rev  
Mullen Heller Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque 87102  
505 268 4144[p]  
505 268 4244 [f]  
03-3P  
job number  
drawn by  
project manager  
date  
PROJECTED OFFICE BUILDING  
Lot 4, Tract C-1A1, Seven-Bar Ranch  
Albuquerque, New Mexico  
Structural Site  
sheer  
A1



**EXISTING CONDITIONS:**

THE 1.37 AC. HAS BEEN MASS GRADED AS PART OF THE SEVEN BAR RANCH. IT IS CURRENTLY UNDEVELOPED. ON THE NORTHERN AND WESTERN PORTION OF THE PROPERTY THERE ARE 3:1 SLOPES WHICH DRAIN INTO THE SUBJECT PROPERTY. THE LOT IS DESIGNED TO TEMPORARILY RETAIN FLOWS FROM THE SITE UNTIL THE SITE IS FULLY DEVELOPED.

**DEVELOPED CONDITIONS:**

AN OFFICE BUILDING IS PLANNED FOR THIS SITE. THE SITE WILL DRAIN INTO THE STORM DRAIN UNDER THE AMERICAN ROAD AND CONVEYED TO THE NM 528 STORM DRAIN SYSTEM PER THE DRAINAGE REPORT FOR THE SEVEN BAR RANCH BY MARK GOODWIN AND ASSOCIATES. DEVELOPED FLOWS ABOVE THE ALLOWABLE 0.5-CFS/AC WILL BE DETAINED ON SITE IN AN UNDERGROUND 90"-CMP. THE RUNOFF WILL DISCHARGE FROM THE SUBJECT LOT THROUGH AN ORIFICE AT OR BELOW THE ALLOWABLE DISCHARGE INTO THE EXISTING STORM DRAIN STUBOUT.

**HYDROLOGY NOTES**

PERCIPITATION ZONE: 1  
 BASIN: 1  
 TOTAL TRACT AREA = 1.37 Ac  
 LAND TREATMENT AREAS WITHIN TRACT CONTRIBUTING TO RETENTION POND:  
 66.4% LAND TREATMENT B = 0.91 Ac  
 33.6% LAND TREATMENT D = 0.46 Ac  
 PEAK DISCHARGE  $Q_{p100} - 6HR = (AREA) \times (Q_B) + (AREA) \times (Q_D)$   
 $= (0.91)(2.03cfs/Ac) + (0.46)(4.37cfs/Ac)$   
 $= 3.86 cfs$   
 RUNOFF VOLUME (V1440) =  $V360 + Ad(P1440 - P360)$   
 $= 0.126Ac + 0.46Ac(2.66in - 2.20in)$   
 $= 6270cu-ft$

VOLUME OF 90" PIPE = 6270cu-ft

**ORIFICE DISCHARGE TABLE (cfs)**

DEPTH IN	ORIFICE DIAM (in.)	AREA (sq. ft.)
3	3	0.049
6	3	0.049
12	3	0.049
18	3	0.049
24	3	0.049
30	3	0.049
36	3	0.049
42	3	0.049
48	3	0.049
54	3	0.049
60	3	0.049
66	3	0.049
72	3	0.049
78	3	0.049
84	3	0.049
90	3	0.049

$Q = C \cdot A \cdot (2 \cdot g \cdot h)^{0.5}$ ;  $C = 0.61$   
 TOTAL LOT AREA = 1.37 ac.  
 ALLOWABLE DISCHARGE = 0.5 cfs/ac.  
 $Q_{ALLOWABLE} = 0.685 cfs$

**GENERAL NOTES:**

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1987 EDITION.
- A 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO WASHING DOWN THE STREET.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.

**LEGAL DESCRIPTION:**

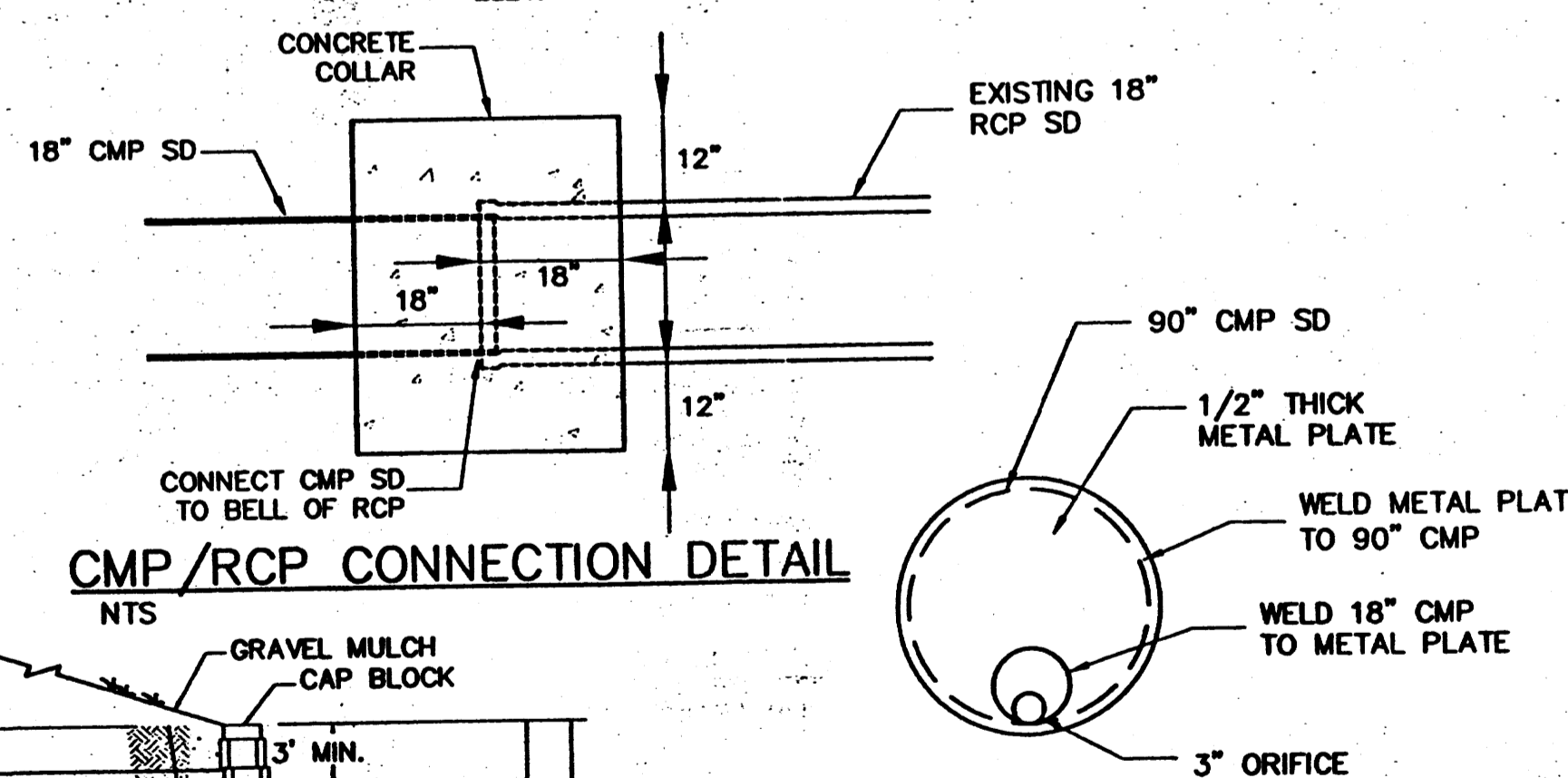
LOT 4, TRACT C-1A1, SEVEN-BAR RANCH

**BENCH MARK:**

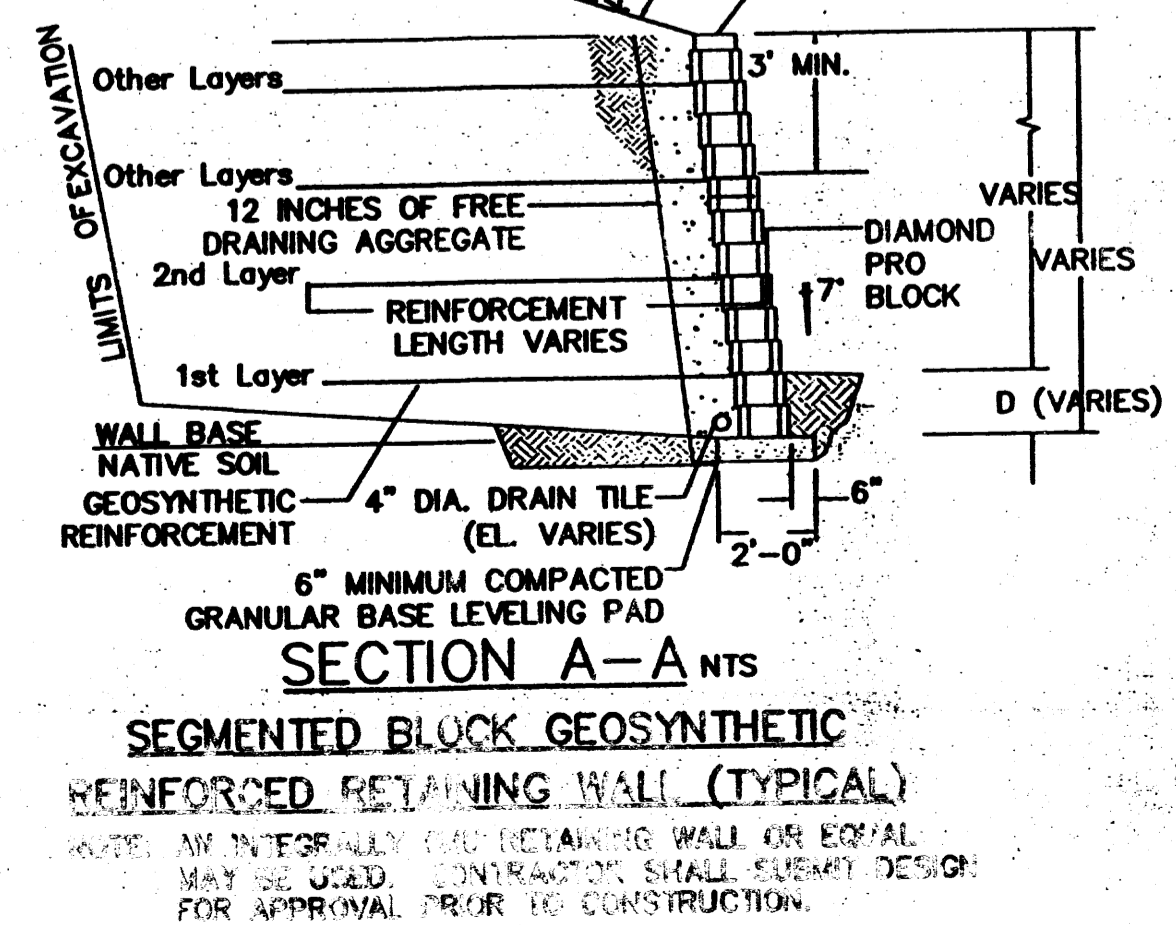
ACS STATION "16-K14" BRASS TABLET AT THE INTERSECTION OF THE CENTERLINE OF CENTRAL AVE. & WALTER ST. ELEV. = 4998.602'

**TEMPORARY BENCH MARK:**

5/8" REBAR WITH ALUMINUM CAP STAMPED "CP-205" N=1533796.243, E=1517701.409 ELEV. = 5202.889'



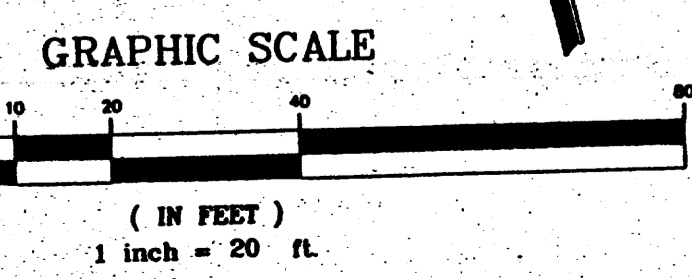
**ORIFICE PLATE DETAIL**



**WILSON & COMPANY**  
 2600 THE AMERICAN ROAD S.E. SUITE 100  
 RIO RANCHO, NEW MEXICO 87124  
 (505) 898-8021

**LEGEND**

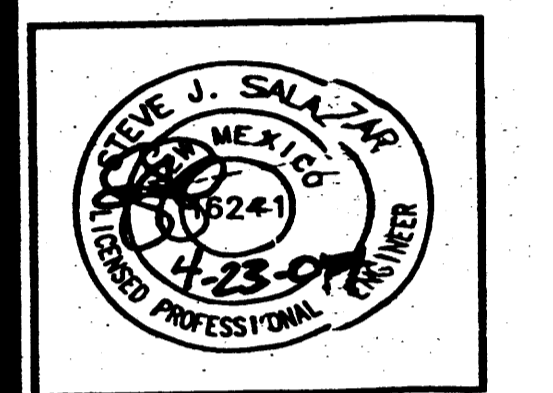
- EXIST INTERMEDIATE CONTOUR
- EXIST INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED STORM DRAIN
- WATER BLOCK
- PROPOSED CATCH BASIN
- SPOT ELEVATION
- FINISHED GRADE ELEV.
- TOP OF WALL ELEVATION
- BOTTOM OF WALL AT GRADE
- FLOW DIRECTION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE



revision	
by	
date	
rev	▲▲▲▲▲

**MH**  
 Mullen Heller  
 Architecture P.C.

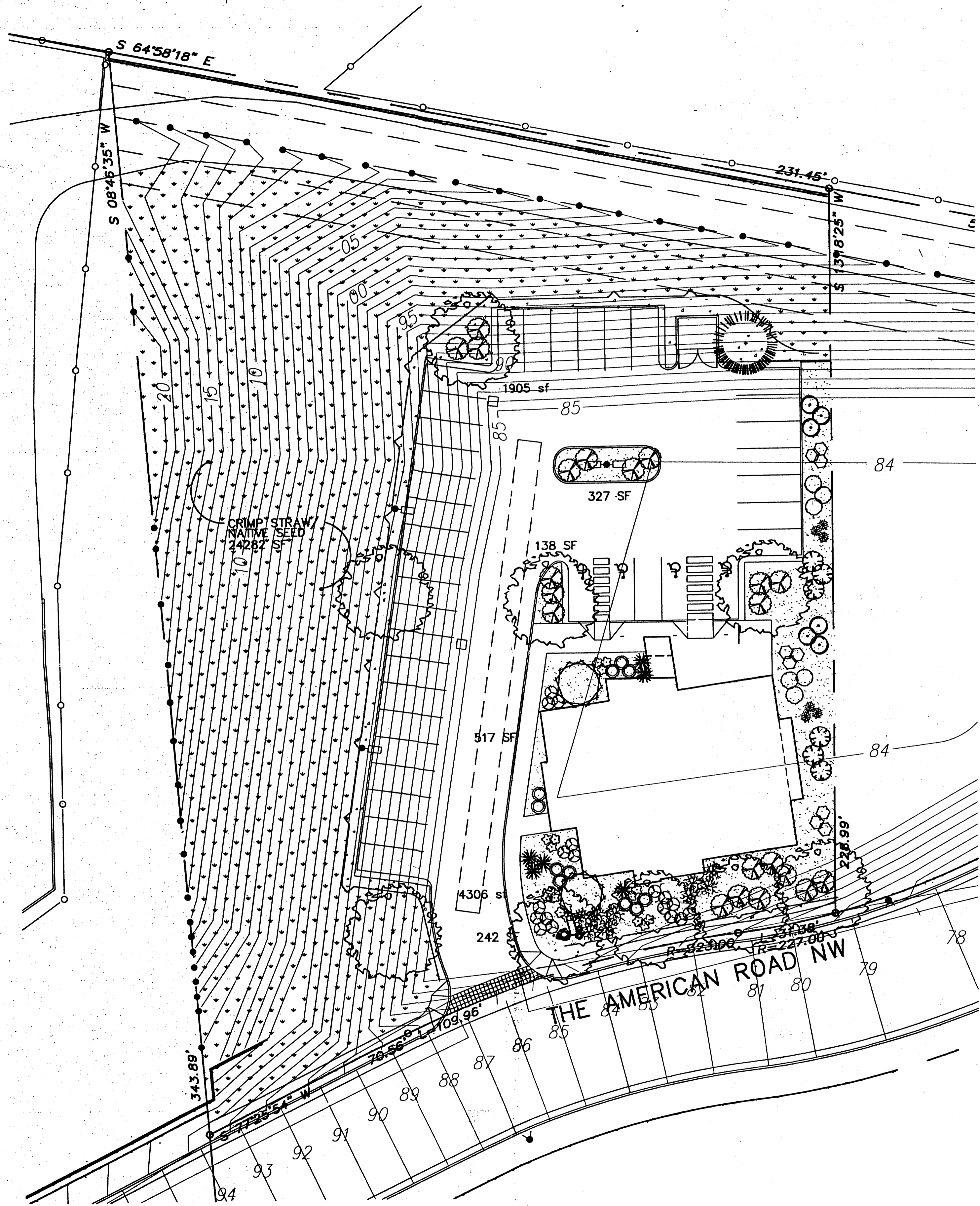
1104 Hermosa Drive SE  
 Albuquerque 87108  
 505 268 4144 [p]  
 505 268 4244 [f]



job number	X3218044
drawn by	ANY
project manager	SJS
date	03/02/04

project title  
**Proposed Office Building**  
 Lot 4, Tract C-1A1, Seven-Bar Ranch  
 Albuquerque, NM

sheet  
**C1**  
 Grading, Drainage and Utility Plan



### PLANT LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | SYCAMORE (M)<br>Platanus spp.<br>- &/or -<br>HONEY LOCUST (H) 9<br>Gleditsia triacanthos<br>2" Cal. |  | LEYLAND CYPRESS (M)<br>Cupressocyparis leylandii<br>- &/or -<br>AUSTRIAN PINE (H) 1<br>Pinus nigra<br>6"-8" |
|  | DESERT WILLOW (L) 2<br>Chilopsis linearis<br>15 Gal. 225sf  |  | ROSEMARY (M) 11<br>Rosmarinus officinalis<br>2 Gal. 36sf  |
|  | RUSSIAN SAGE (M) 6<br>Perovskia atriplicifolia<br>5 Gal. 25sf                                       |  | POTENTILLA (M) 17<br>Potentilla fruticosa<br>2 Gal. 9sf   |
|  | APACHE PLUME (L) 6<br>Falugia paradoxa<br>5 Gal. 25sf   |  | AUTUMN SAGE (M) 9<br>Salvia greggii<br>2 Gal. 9sf   |
|  | RED YUCCA (L) 6<br>Hesperaloe parviflora<br>5 Gal. 9sf  |  | HONEYSUCKLE (M) 21<br>Lonicera sempervirens<br>1 Gal. 200sf<br>Unstaked-Groundcover                         |
|  | BLUE MIST SPIREA (M) 6<br>Coryopteris clandonensis<br>5 Gal. 9sf                                    |  | CREEPING ROSEMARY (M) 9<br>Rosmarinus officinalis 'Prostrata'<br>1 Gal. 36sf                                |
|  | COMMERCIAL GRADE<br>STEEL EDGING  |  | CHAMISA (L) 6<br>Chrysothamnus nauseosus<br>1 Gal. 25sf   |
|  | 3/4" GRAY GRAVEL<br>WITH FILTER FABRIC  |  | WILDFLOWER 18<br>1 Gal. 4sf   |
|  | OVERSIZED GRAVEL<br>WITH FILTER FABRIC  |  | BOULDERS 3  |
|  |   |  | CRIMP STRAW/NATIVE SEED<br>(STANDARD COA MIX WITH WILDFLOWERS ADDED)  |

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	59590	square feet
TOTAL BUILDINGS AREA	-4322	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	55268	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	8290	square feet
TOTAL GRAVEL PROVIDED	7435	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	5576	square feet
TOTAL GROUNDCOVER PROVIDED	6074	square feet
TOTAL BED PROVIDED	7435	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	24282	square feet

**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.

3/4" 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.

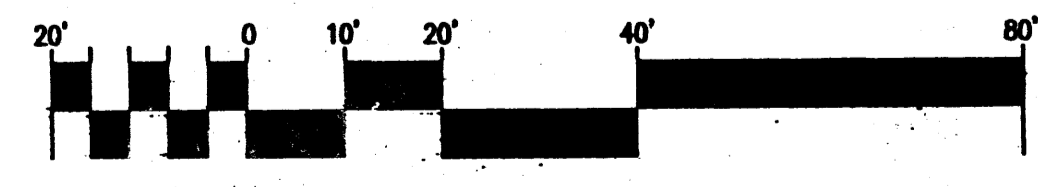
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.

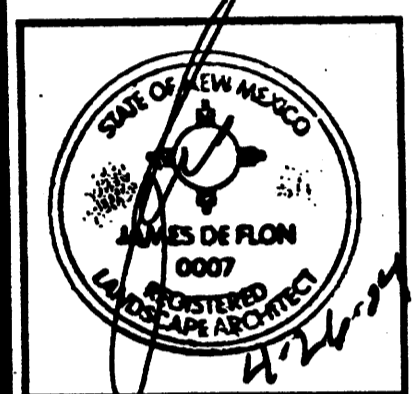
Landscape Plan  
Scale: 1"=20'-0"



revision	
by	CMD
date	4-26-04
rev	1 2 3 4



Mullen Heller  
Architecture P.C.  
1104 Hermosa Drive SE  
Albuquerque 87108  
505 268 4144 [p]  
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job number	03-3P
drawn by	CMD
project manager	CMD
date	4-26-04

Project title  
Proposed Office Building - DRD  
Lot 4, Tract C-1A1, Seven-Bar Ranch  
Albuquerque, NM

sheet title  
LANDSCAPE PLAN

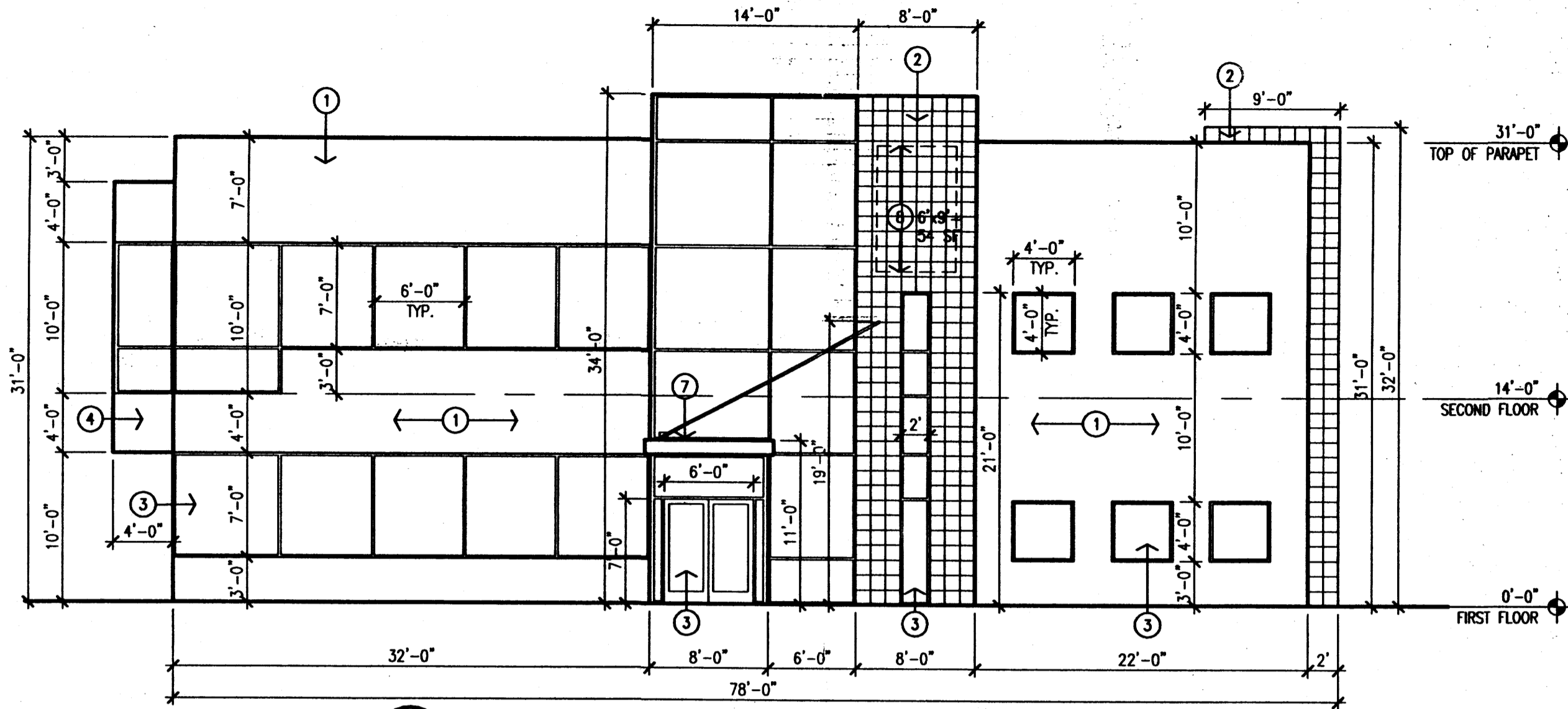


LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com

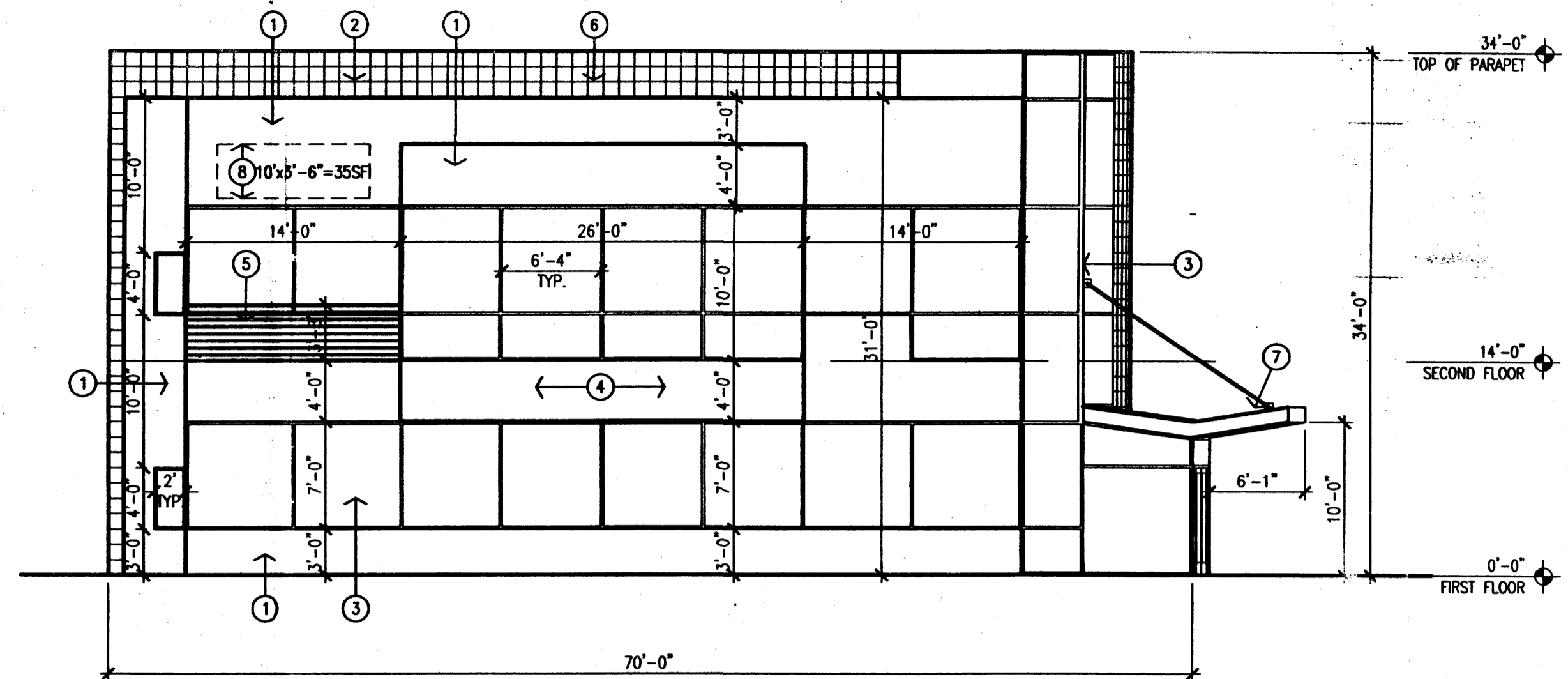
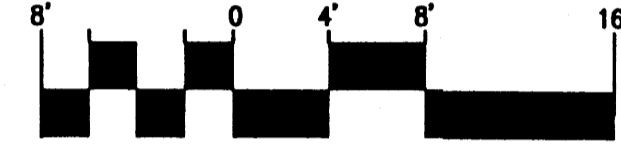
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reprinted or copied unless applicable fees have been paid or job order placed.

**KEYED NOTES:**

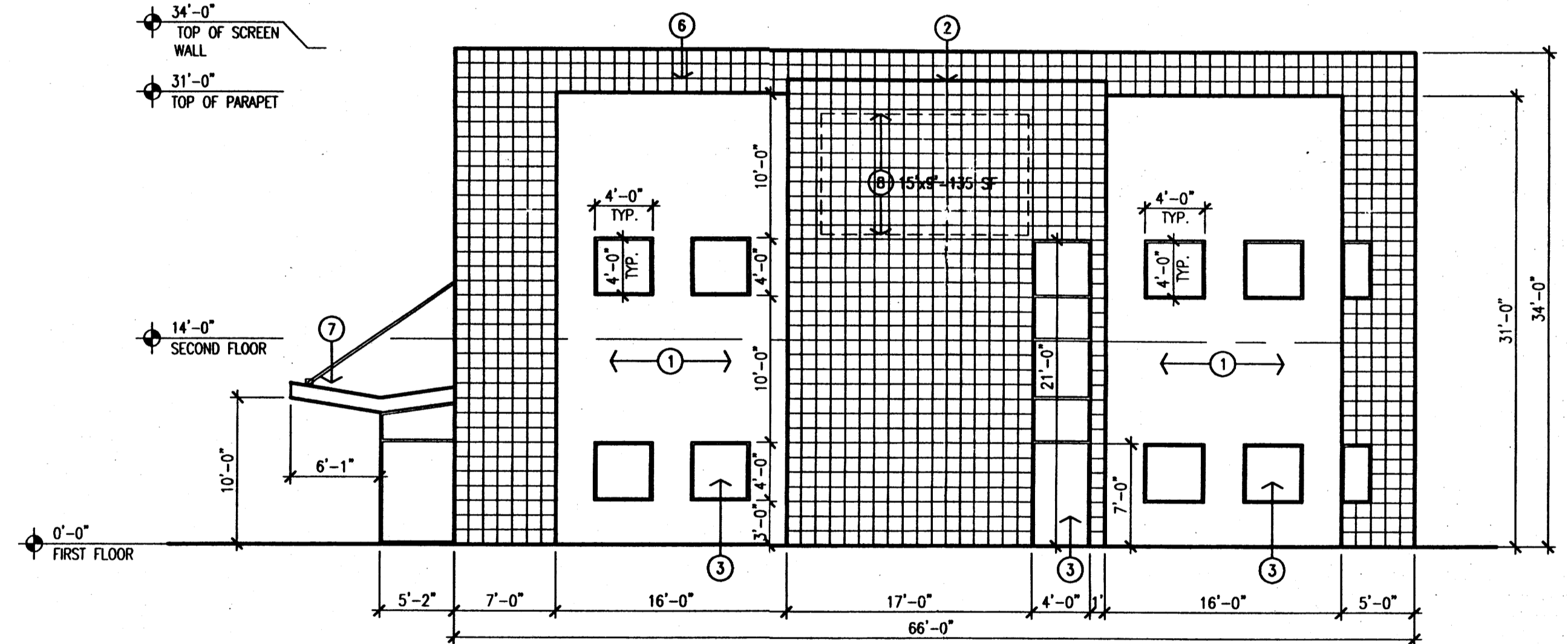
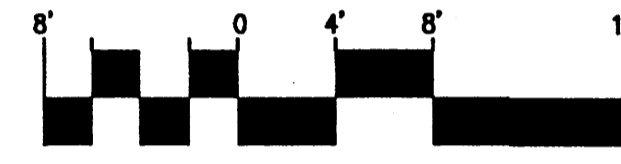
- [1] STUCCO SYSTEM, COLOR: GREY-GREEN
- [2] STONE VENEER, COLOR: GREY-GREEN-GOLD BLEND
- [3] CLEAR ANGLIZED STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING.
- [4] METAL PANEL, COLOR: SILVER TO MATCH STOREFRONT.
- [5] METAL RAILING, COLOR: SILVER TO MATCH STOREFRONT.
- [6] ROOFTOP SCREEN WALL, FACED WITH STONE VENEER, COLOR: GREY-GREEN-GOLD BLEND.
- [7] METAL ROOFING AND FASCIA, COLOR: GREY
- [8] SIGNAGE LOCATIONS WITH INDIVIDUAL BACK-LIT CHANNEL LETTERS.
- [9] CMU MONUMENT SIGN WITH GREY-GREEN STUCCO FINISH. SIGNAGE TO BE INDIVIDUAL BACK-LIT CHANNEL LETTERS.



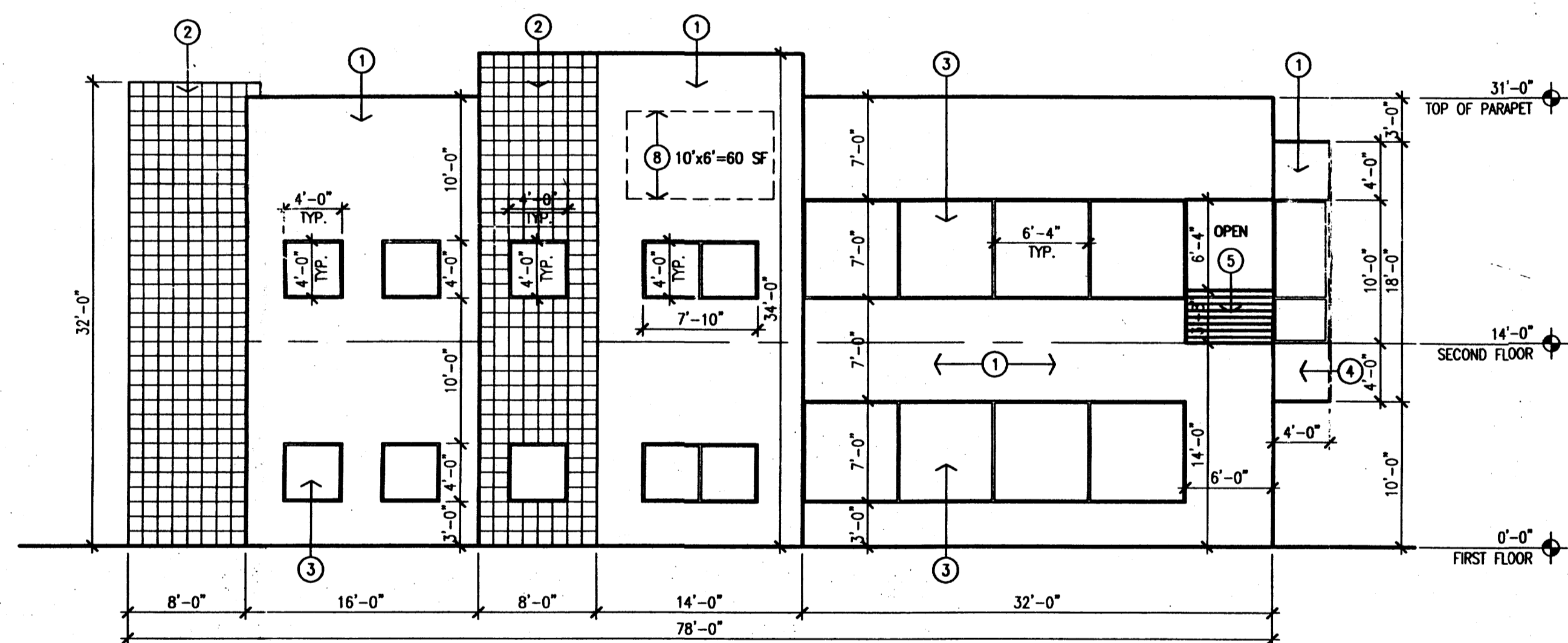
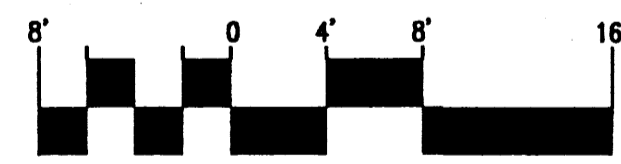
**1 North Elevation**  
Scale: 1/8"=1'-0"



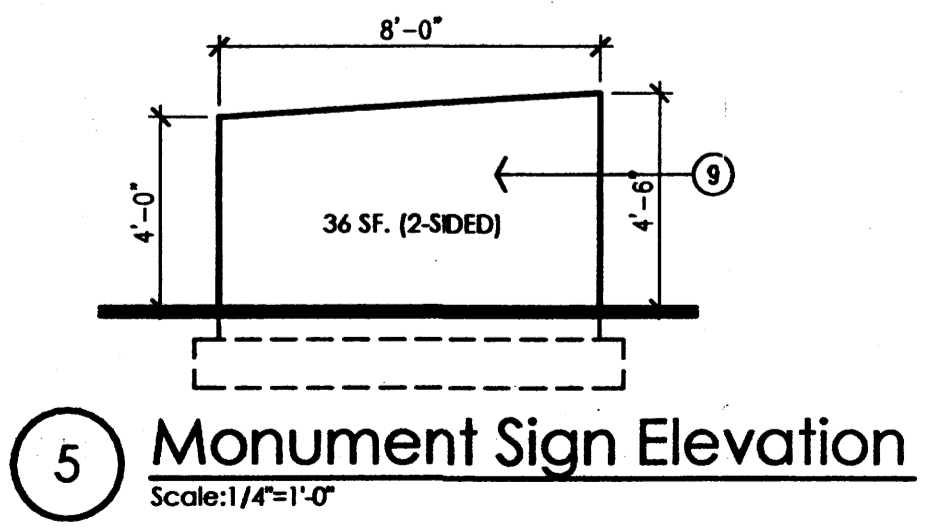
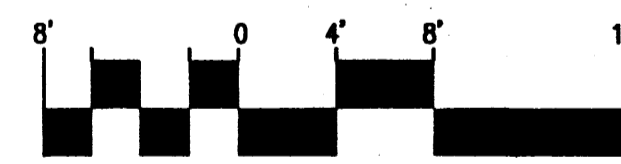
**2 East Elevation**  
Scale: 1/8"=1'-0"



**3 West Elevation**  
Scale: 1/8"=1'-0"



**4 South Elevation**  
Scale: 1/8"=1'-0"



**5 Monument Sign Elevation**  
Scale: 1/4"=1'-0"



revision

by

date

rev



Mullen Heller  
Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque 87104  
505 268 4144 [p]  
505 268 4244 [f]



job number 03-99  
drawn by jdh  
project manager Douglas Heller, AIA

project title  
**PROPOSED OFFICE BUILDING - DRG**  
Lot 4, Tract C-1A1, Seven-Bar Ranch  
Albuquerque, New Mexico  
sheet title  
**Exterior Elevations**