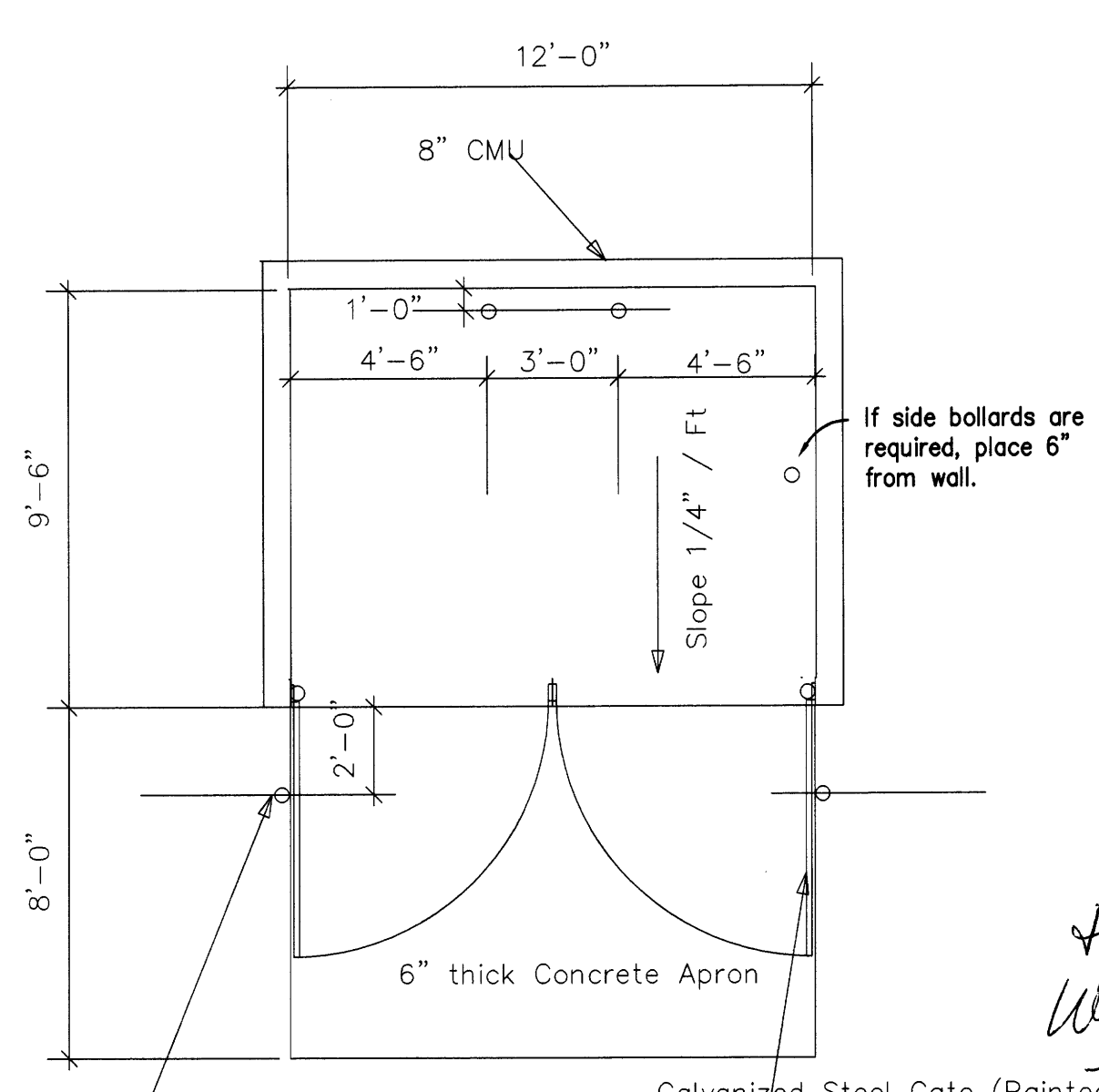
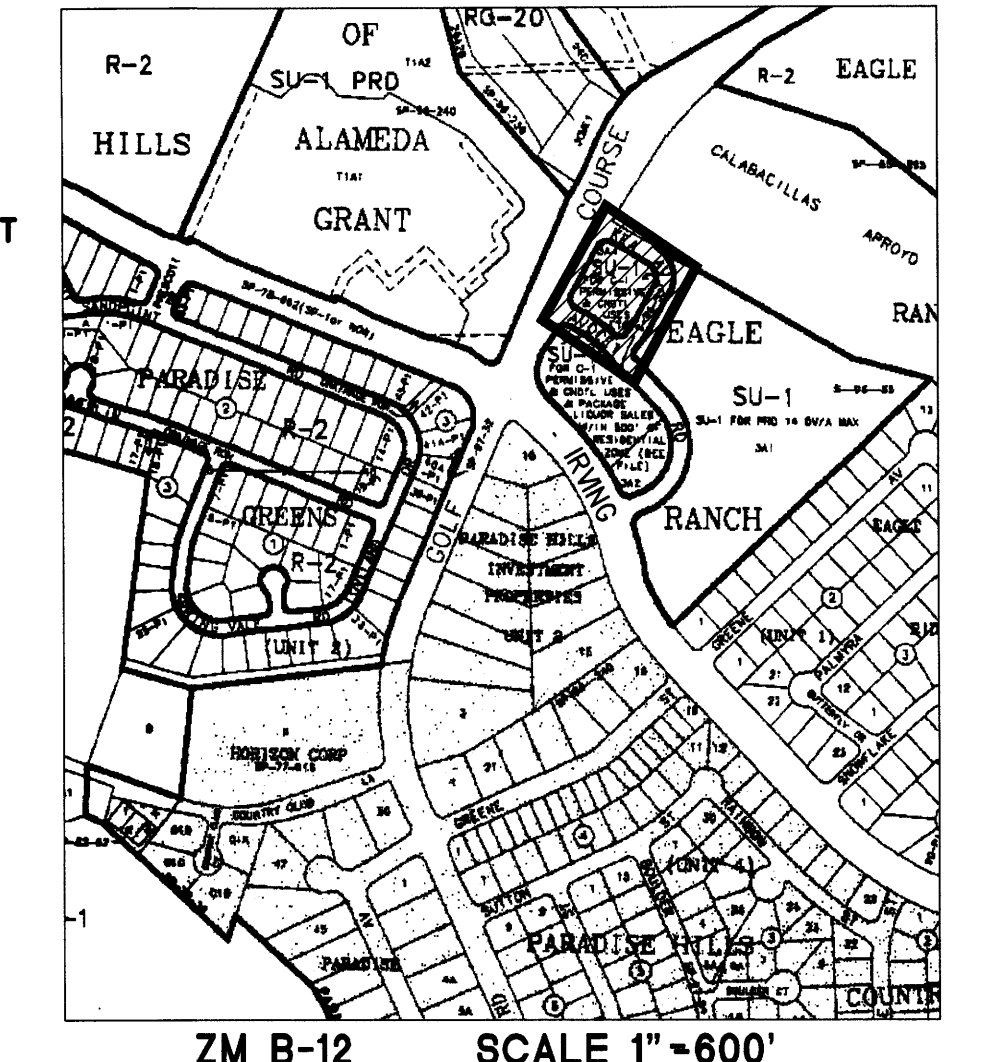
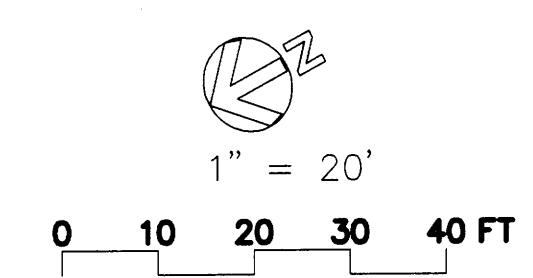
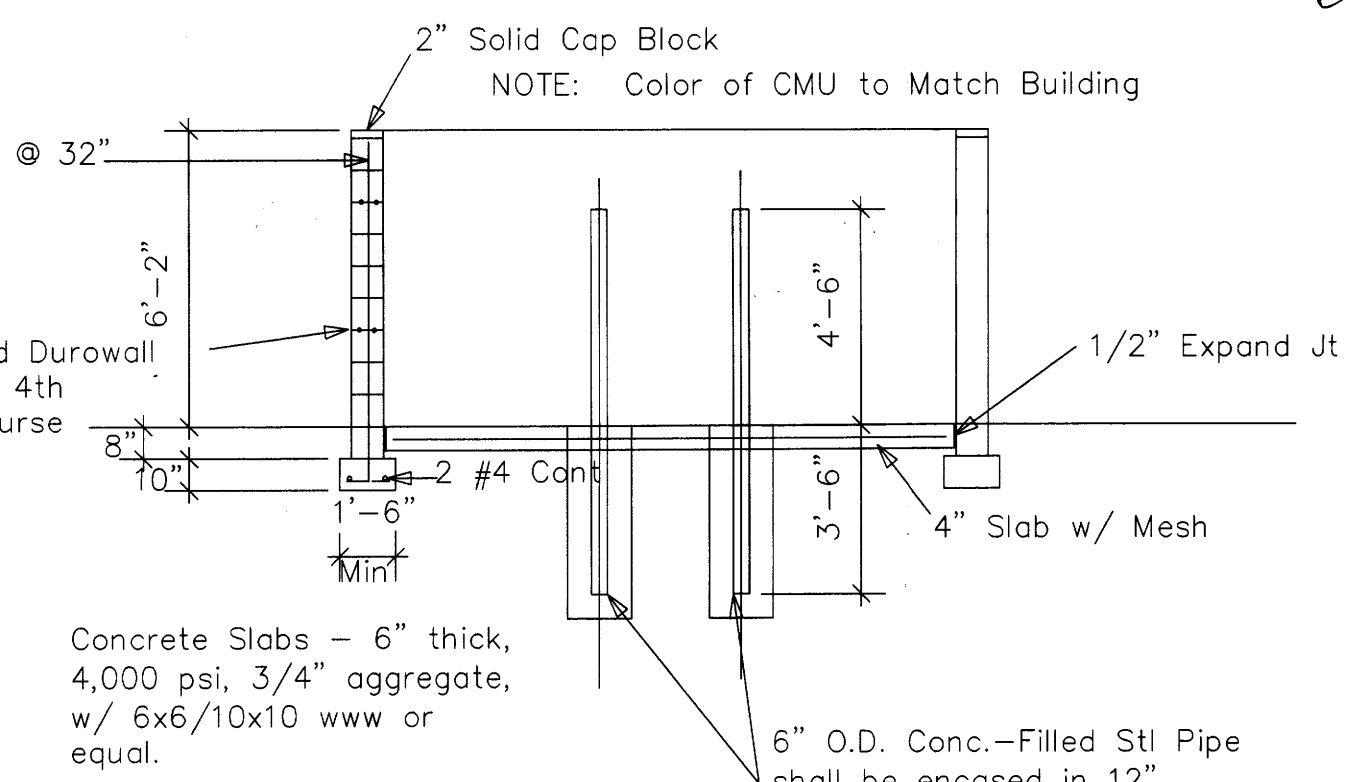


**PROJECT OBJECTIVE**  
 This project will construct a one story building to be used for commercial and/or offices. The building will be of similar line, color and texture as the adjacent commercial buildings with parking on site. Landscaping will remove the existing natural vegetation and place drought resistant trees, shrubs and ground cover to decorate, partially screen and shade the site. Retaining walls shall be of segmented concrete block with curving corners and tapered ends, and of a color to match the project scheme. Tinted glass windows will add to the overall shere of the project.



4" x 4" Conc Filled Billiard (Typ)  
 Galvanized Steel Gate (Painted)  
 1 1/2" x 1 1/2" Angle Frame  
 1/16" Stl Plate  
 1 1/2" Pr Hinges on 3" Posts  
 Hold Open / Shut Pins



REFUSE ENCLOSURE 1/4" = 1'-0"

*Added Mechanical Equipment*  
**SYMBOL LEGEND**  
 PROPOSED FEATURE  
 EXISTING FEATURE  
 CENTERLINE  
*Will be put low along junipers on Plan*

Infrastructure list required? ( ) Yes ( ) No. If yes, then DRC approved plans and a Work Order is required for any construction within the Public Right of Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL**

Traffic Engineering, Transportation division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**DESIGN DATA**  
 OFF-STREET PARKING  
 10,010 sf (net feasible) / 200 = 50.05 = 51.0  
 Less 10% (Bus Line) -5.1 = 46  
 Parking Spaces Furnished 46  
 Handicapped Spaces Required 3  
 Handicapped Spaces Furnished 4  
 Bicycle Parking Required 3  
 Bicycle Parking Furnished 3  
 SITE LIGHTING  
 Luminaire on 20' Pole (Metal Halide Downlight w/ 45° Cut-Off)  
 BOLLARD (See Elevations Sheet)  
 6" x 6" Bollard  
 DESIGN CRITERIA  
 Map Ref - B-12  
 Zoning - SU-1 for C-1  
 Site Area - 1.015 Acres  
 Occupancy - B

**SITE PLAN FOR BUILDING PERMIT and TRAFFIC CONTROL LAYOUT**

*SHERAN Matson May 5 Proj 100 3127 04 DRB-00509*  
 RECEIVE MAY 03 2004 HYDROLOGY SECTION  
 RECEIVE MAY 03 2004 HYDROLOGY SECTION

REVISIONS	DESCRIPTION	DATE
03-18		
	VISTA SQUARE Golf Course Rd for Ray Gilbert	
	BILL BURK, THIRD, ARCHITECT 87111 (505) 292-6566 - Email: Bburk@earthlink.net	
	Contractors shall verify all dimensions and existing conditions	
		March 2, 2004
		DRB 1003127

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	REMARKS
CP	Pistache Chineses	Chinese Pistache	2" Cal. or 10-12'	19	Low	Ball
P	Pinus Edulis	Piñon	2" or 6"	10	Low	Ball
CM	Chrysethamnus Neseous	Chamisa	1 Gal.	22	Low	
B	Juniperus Horizontalis "Blue Matt"	Blue Mat Juniper	1 Gal.	45	Low	

**LANDSCAPE AREA CALCULATIONS**

AREA	WITHIN PROP or ROW	SQ. FT.	AREA CALCULATION
A	PROP	524	44,215 TOTAL LOT AREA
B	PROP	2606	-10,010 BUILDING AREA
C	PROP	562	30,987 NET AREA
D	PROP	1175	4,648 LANDSCAPING AREA REQ.
E	PROP	77	8,158 LANDSCAPING PROVIDED
SUBTOTAL		4944	
ROW		810	
ROW		111	
ROW		913	
ROW		580	
ROW		45	
ROW		755	
SUBTOTAL		3214	
TOTAL		8158	

**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. In general, water conservative, environmentally sound landscape Principales will be followed in design and installation.
- Plant beds shall achieve 75% live ground cover at maturity.
- SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

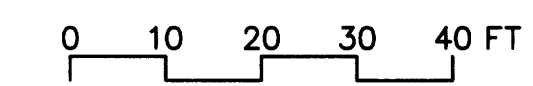
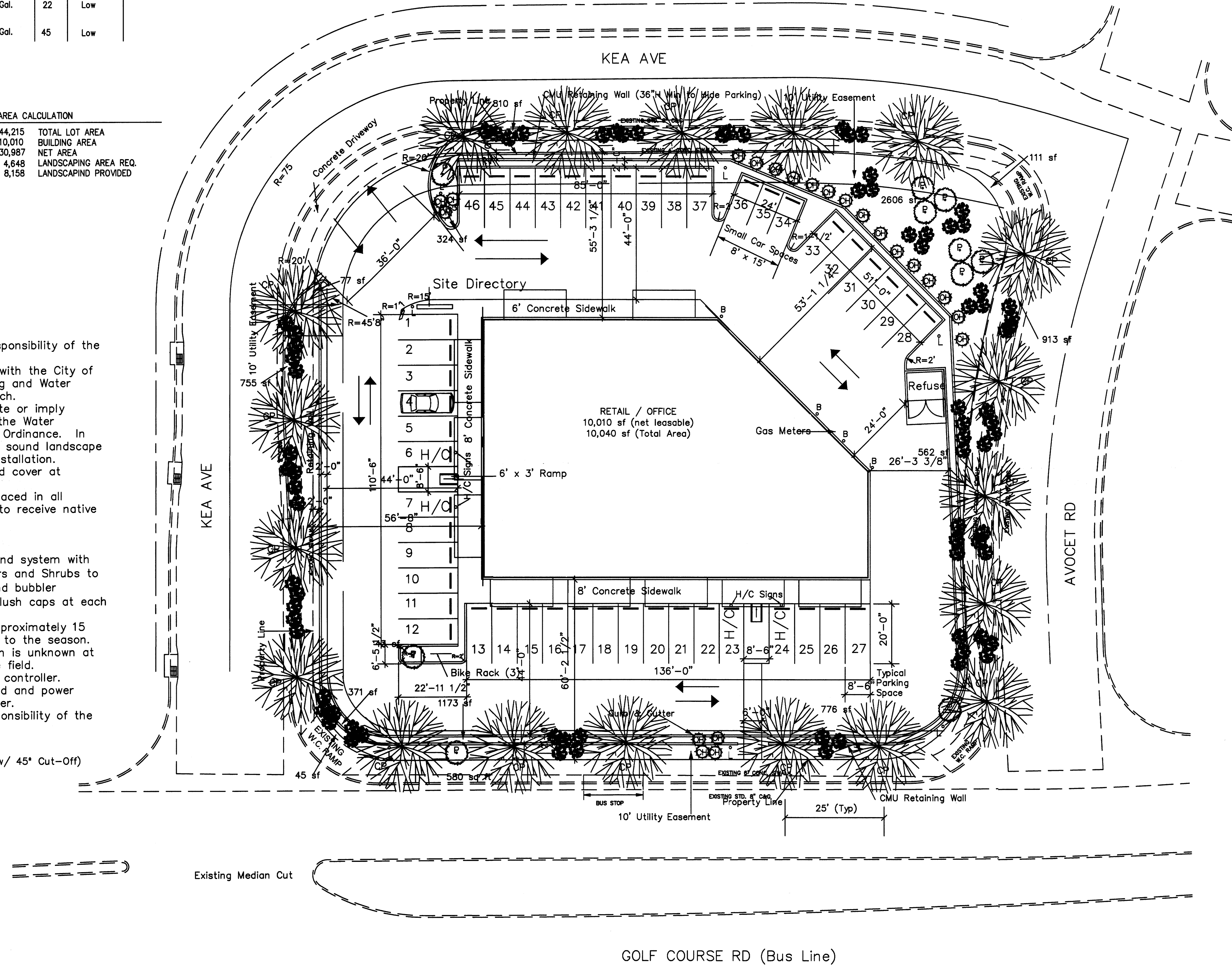
**IRRIGATION NOTES:**

- 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" polypipe 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 other.
- Irrigation maintenance shall be the responsibility of the Property Owner.

**SITE LIGHTING**

☐ Luminaire on 20' Pole (Metal Halide Downlight w/ 45° Cut-Off)

● BOLLARD (See Elevations Sheet)  
 ☐ 6" ⌀ Bollard

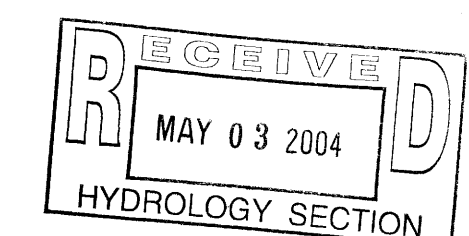


1" = 20'

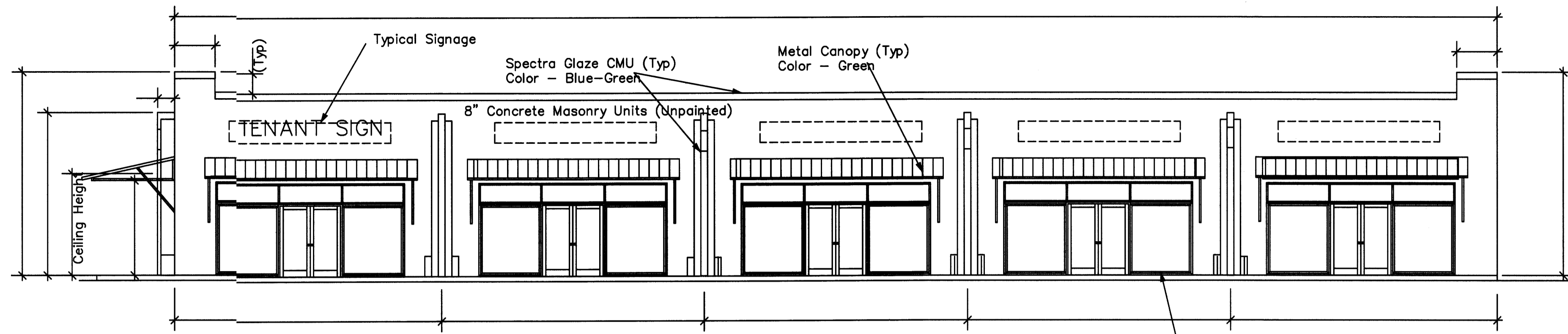
LANDSCAPING PLAN  
 "VISTA SQUARE"  
 10200 Golf Course Rd NW, Albuquerque, NM

BILL BURK, THIRD, ARCHITECT

5/2/04

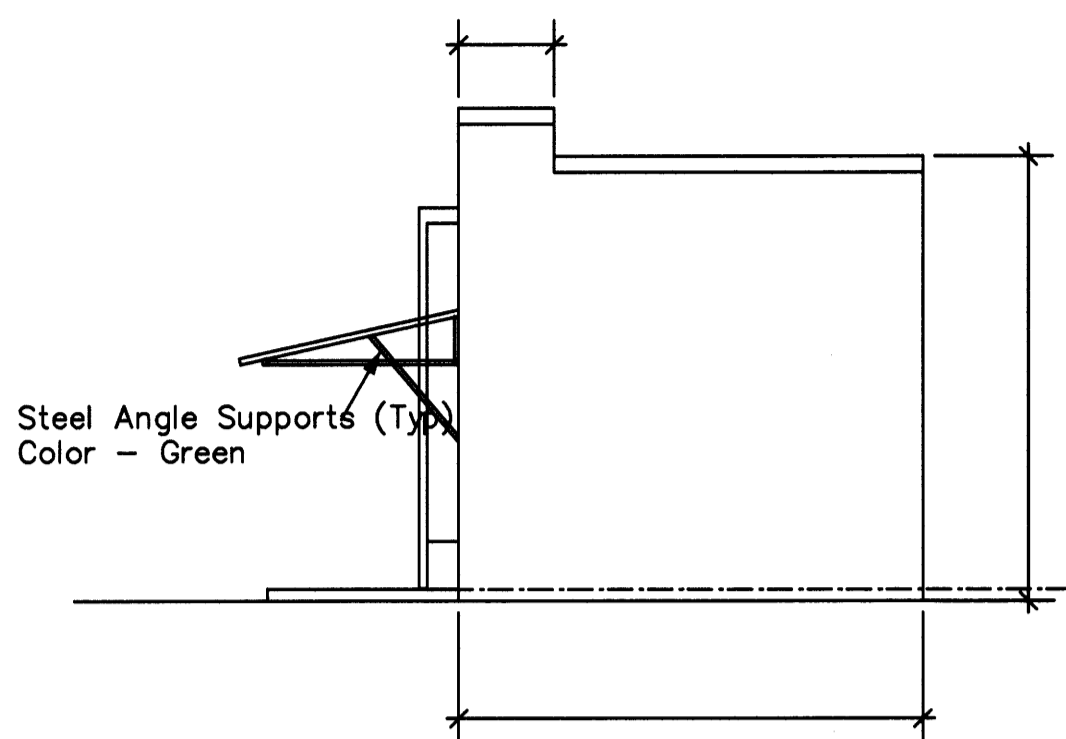


#03-18



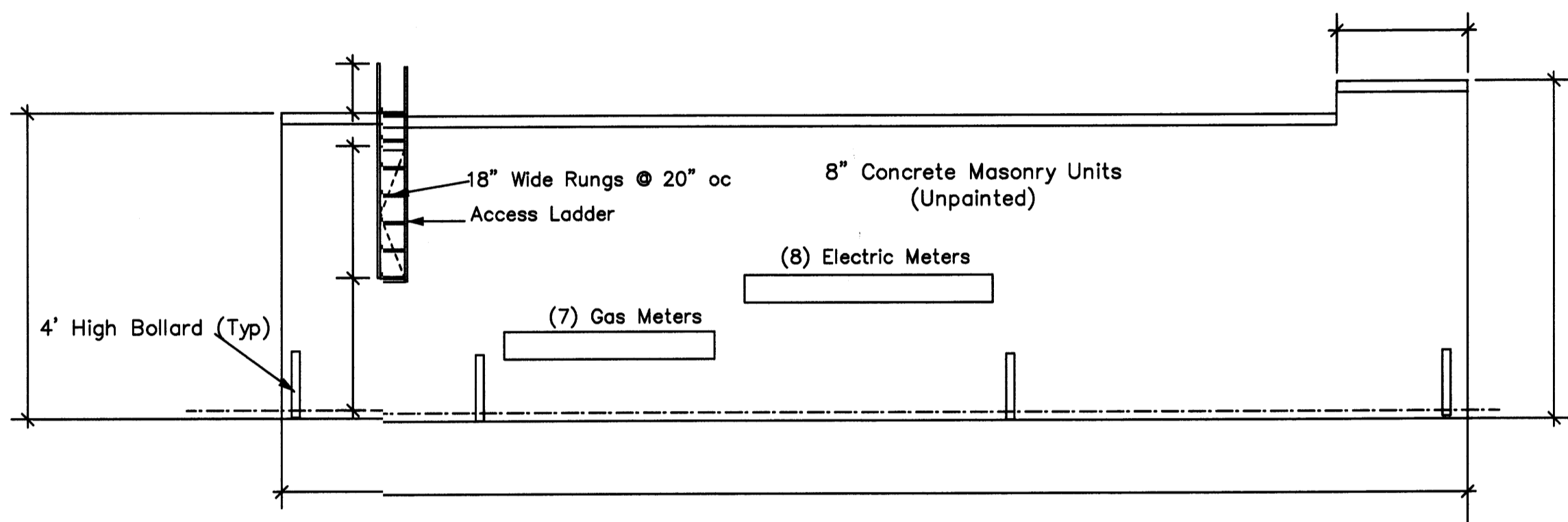
GOLF COURSE RD ELEVATION

1/8" = 1'-0" 2" x 4" Storefront Color - Green

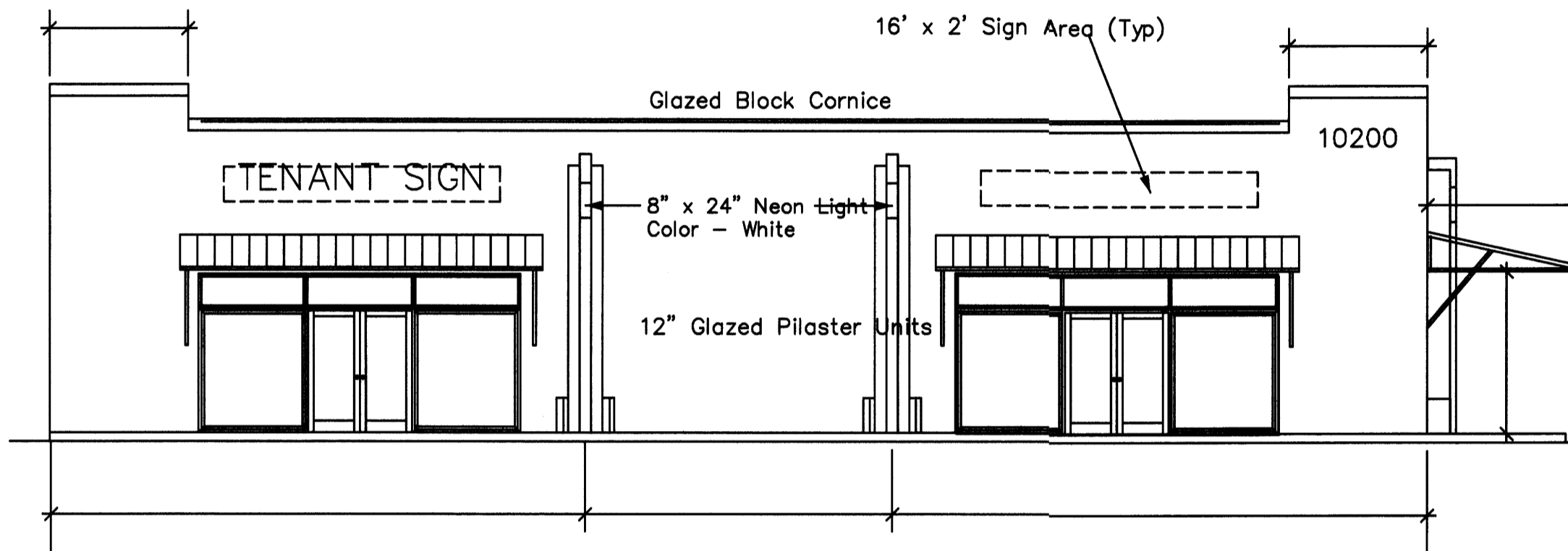


AVOCET RD ELEVATION

1/8" = 1'-0"

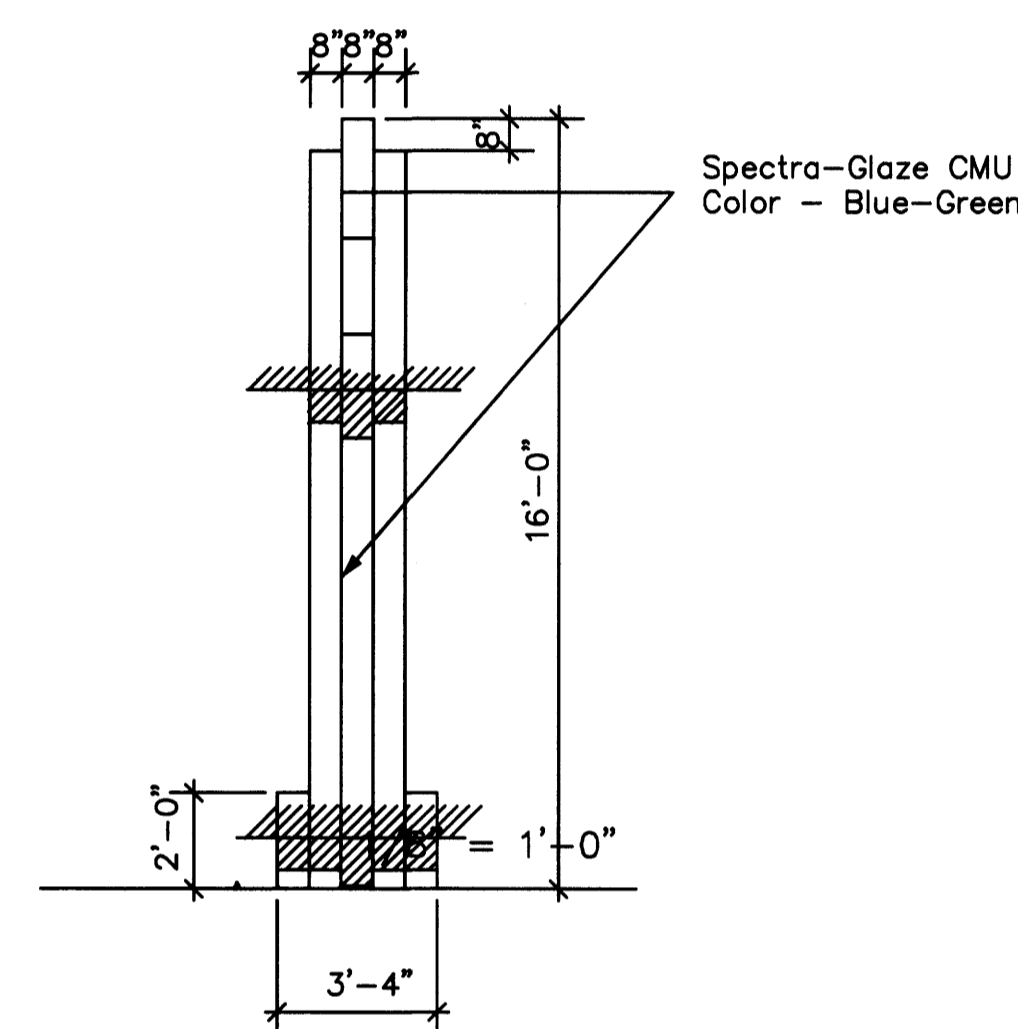


SOUTHEAST ELEVATION



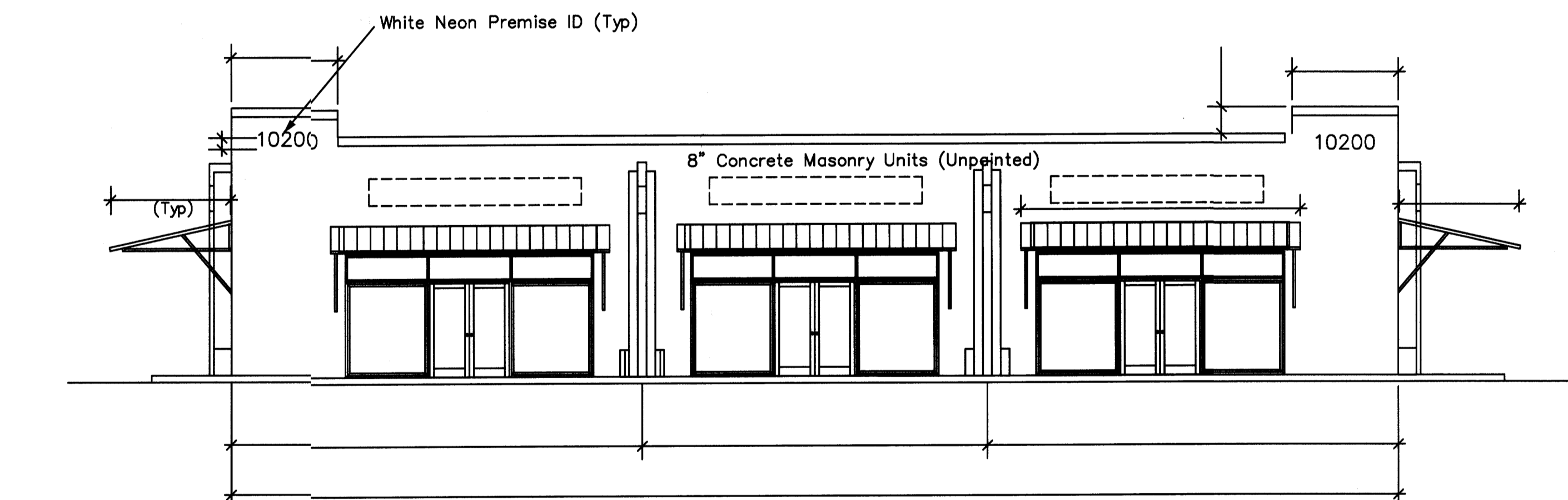
EAST ELEVATION

1/8" = 1'-0"



TYPICAL PILASTER DETAIL

1/4" = 1'-0"

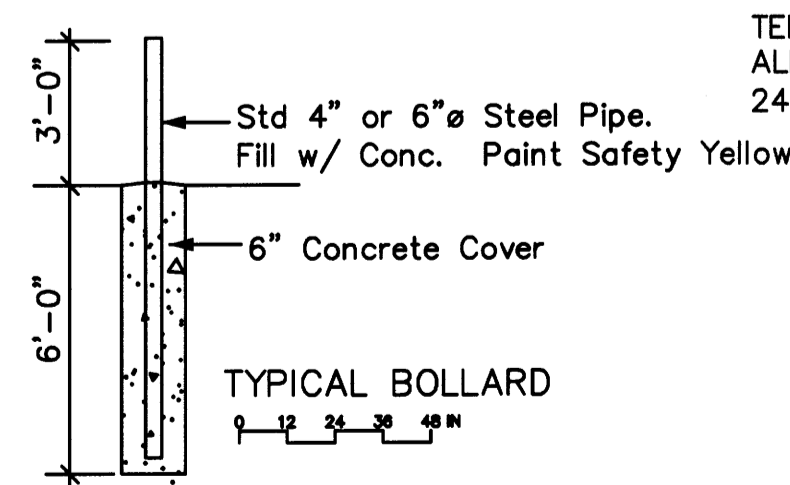


NORTH ELEVATION

0 4 8 12 16 FT

CONSTRUCTION TYPE = II-N (NON-COMBUSTIBLE)

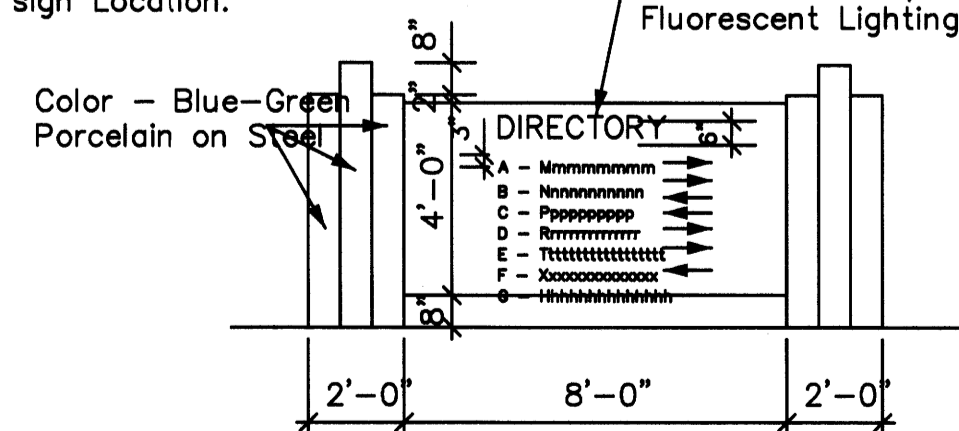
1/8" = 1'-0"



TYPICAL BOLLARD

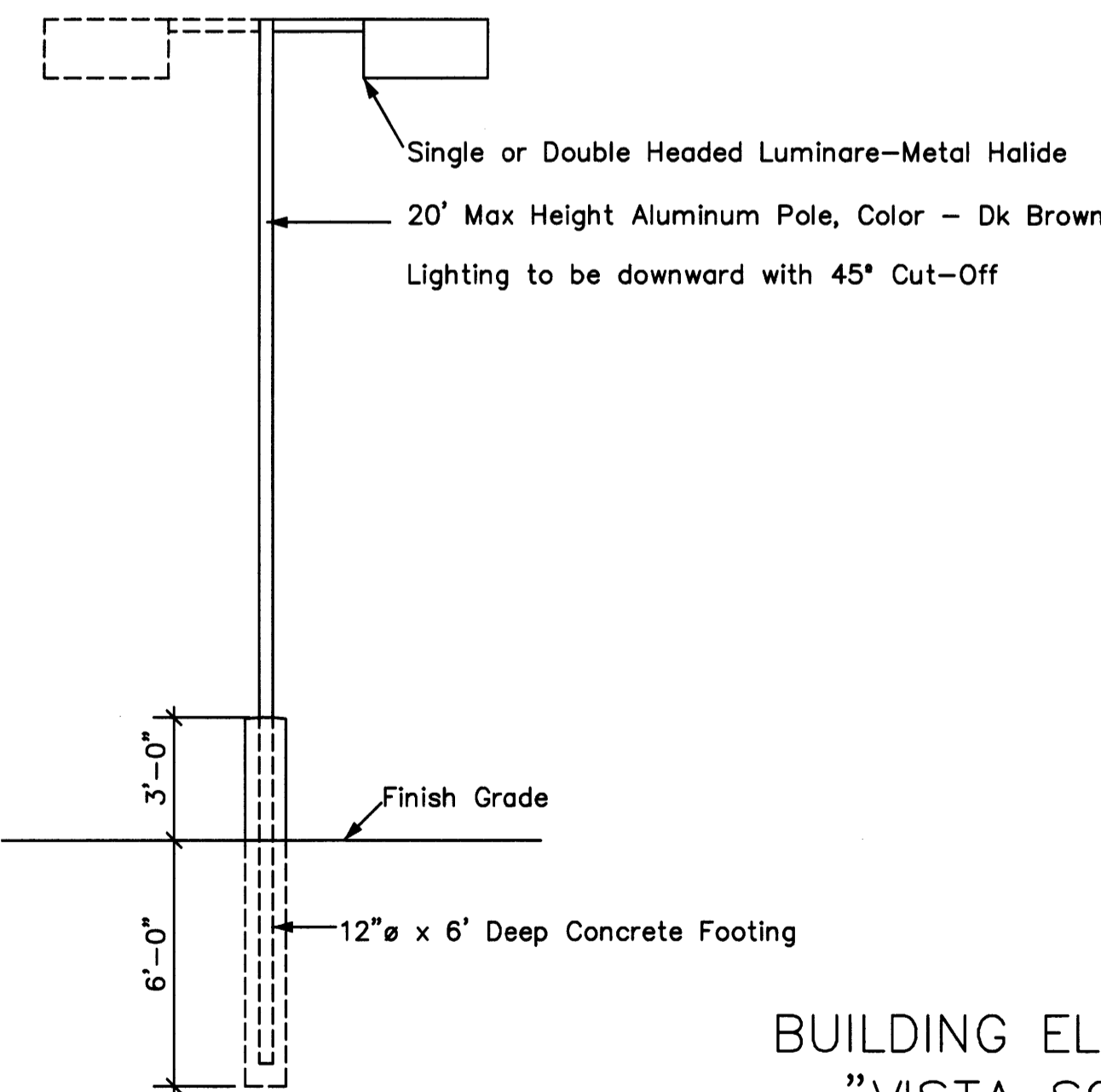
1/4" = 1'-0"

TENANT SIGNAGE NOTE:  
ALL SIGNAGE TO BE INTERNALLY LIT LETTERS OR LOGO MOUNTED ON WALL  
24" Max Height, 16" Max Width per sign Location.



DIRECTORY SIGN  
Tenant names to be changeable.

1/4" = 1'-0"



TYPICAL LUMINAIRE

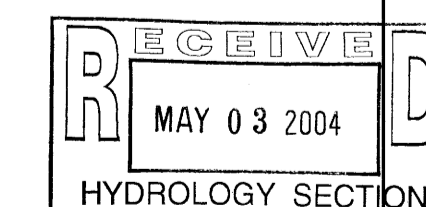
0 12 24 36 48 IN

Single or Double Headed Luminaire-Metal Halide  
20' Max Height Aluminum Pole, Color - Dk Brown  
Lighting to be downward with 45° Cut-Off

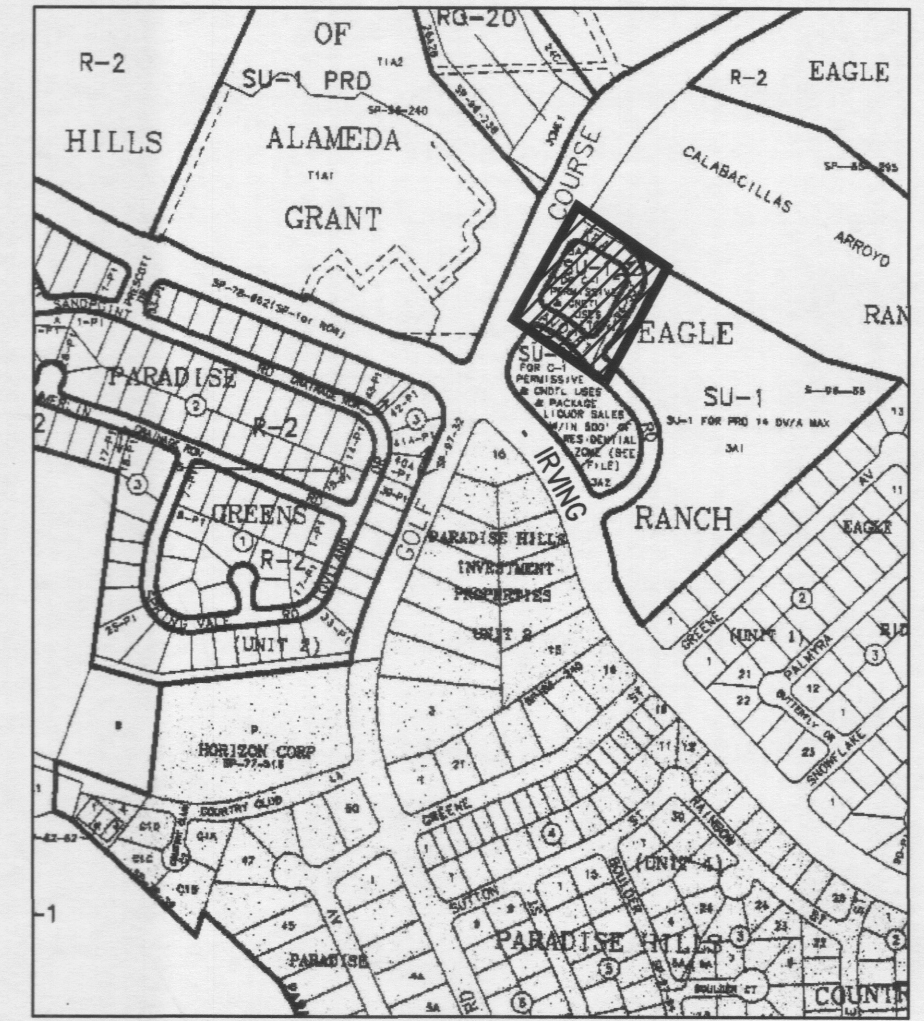
BUILDING ELEVATIONS  
"VISTA SQUARE"  
10200 Golf Course Rd, NW, Albuquerque, NM

BILL BURK, THIRD, ARCHITECT  
#03-18

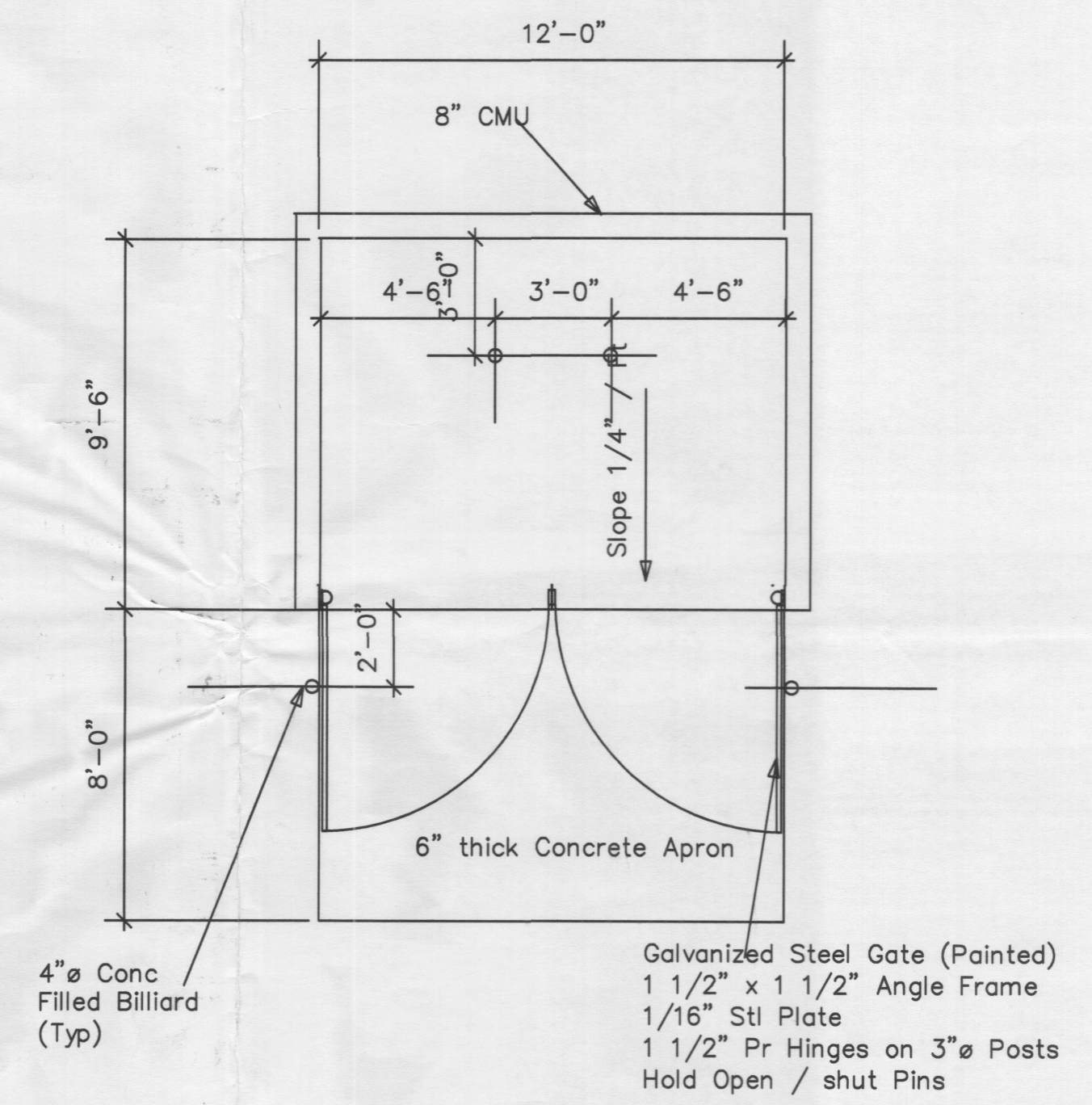
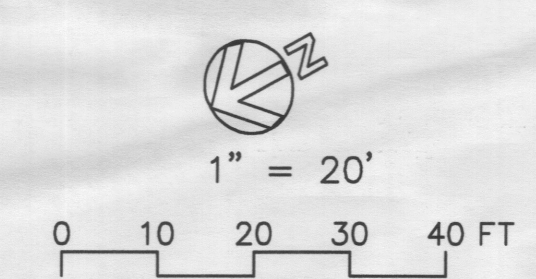
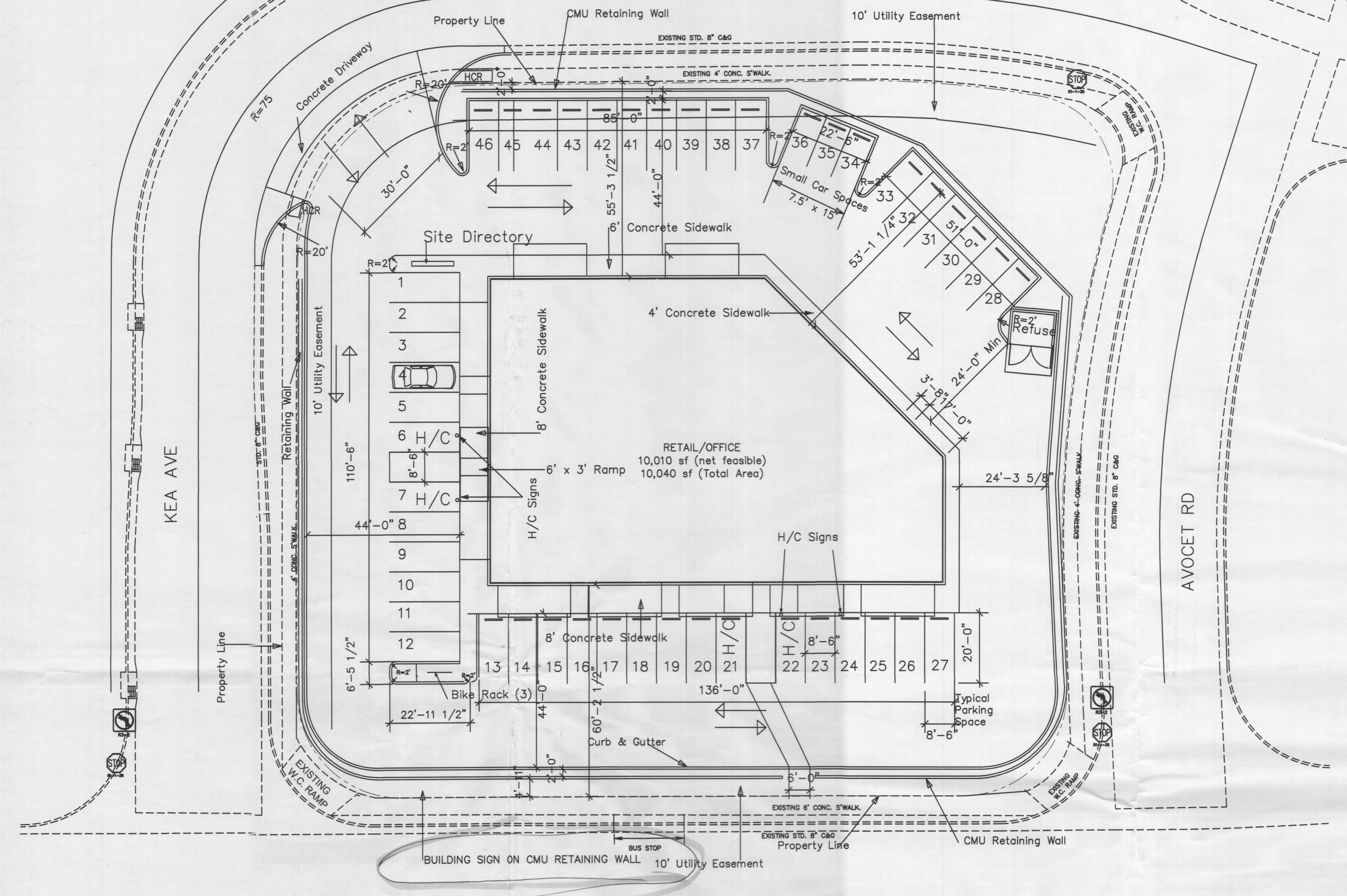
5/1/04



KEA AVE



**PROJECT OBJECTIVE**  
 This project will construct a one story building to be used for commercial and/or offices. The building will be of similar line, color and texture as the adjacent commercial buildings with parking on site. Landscaping will remove the existing weeds adorned with plastic bags and place ornamental trees, shrubs and ground cover to decorate, partially screen and shade the site. Retaining walls shall be segmented concrete block with curving corners and tapered ends, of a color to augment the project scheme. Tinted glass windows will add to the overall shereffe of the project.



REVISIONS	DESCRIPTION
DATE	

VISTA SQUARE  
 Golf Course Rd  
 for Ray Gilbert

BILL BURK, THIRD, ARCHITECT  
 9617 LEBLANC Pkwy NE #1000  
 (505) 292-6566 ? Email - Burk@earthlink.net

Contractors shall verify all dimensions and existing conditions

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

03-18

March 2, 2004

SITE PLAN

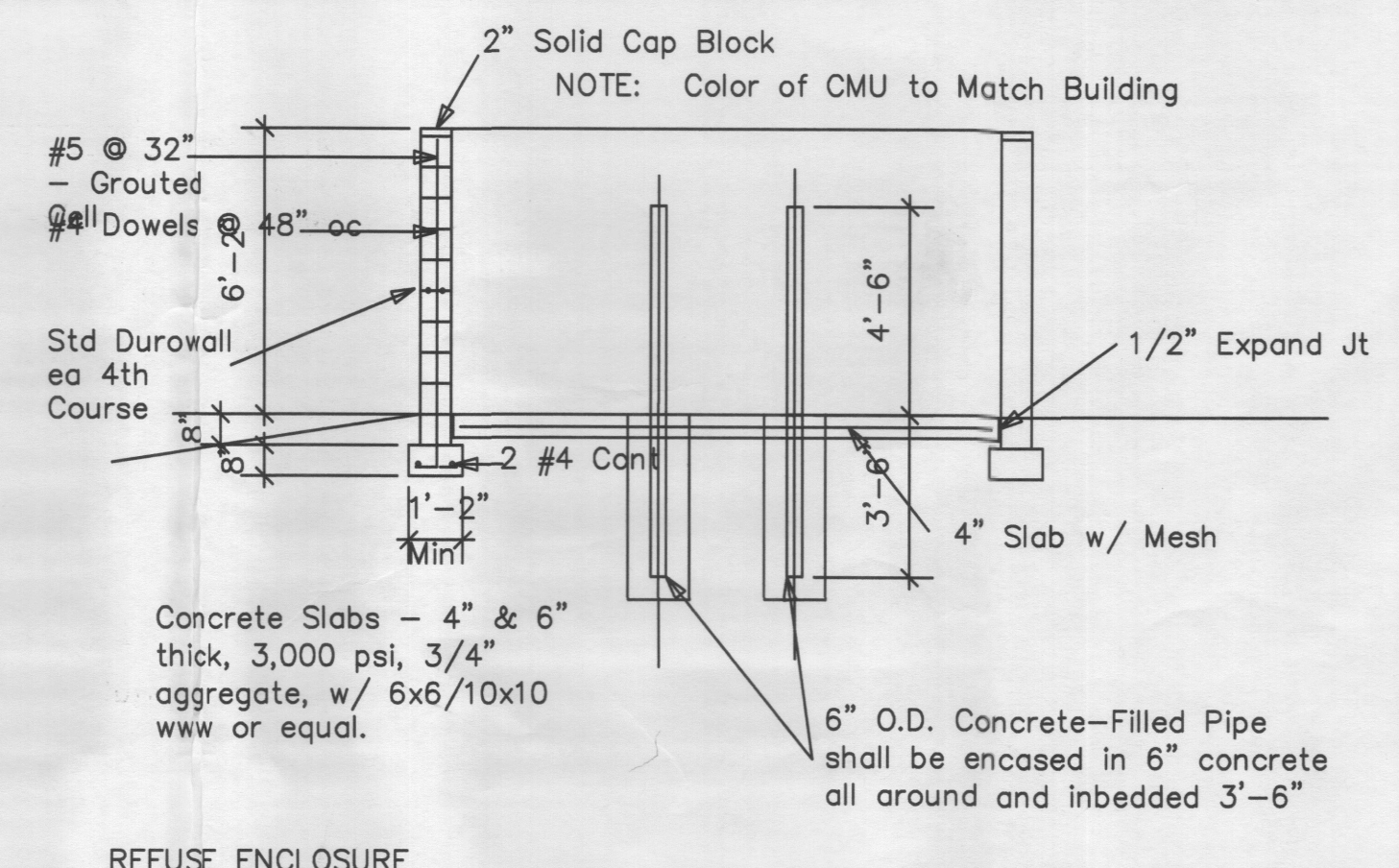
OFF-STREET PARKING  
 10,010 sf (net feasible) / 200 = 50.05 = 51.0  
 Less 10% (Bus Line) = - 5.1  
 45.9

Parking Spaces Furnished	46	45.9
Disabled Parking Required	3	
Disabled Parking Furnished	4	
Bicycle Parking Required	3	
Bicycle Parking Furnished	3	

SITE LIGHTING  
 Luminaire on 20' Pole (Metal Halide Downlight w/ 45° Cut-Off)

BOLLARD (See Elevations Sheet)  
 6"Ø Bollard

DESIGN CRITERIA  
 Map Ref - B-12  
 Zoning - SU-1  
 Site Area - 1.015 Acres  
 Occupancy - B



REFUSE ENCLOSURE

1/4" = 1'-0"

**PLANT LIST**

Legend	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
CP	Pistache Chinenis	Chinese Pistache	2" or 10'-12"	19	Ball
P	Pinus Edulis	Pinon	2" or 6'	10	Ball
CM	Chrysanthemum Mosecos	Chamisa	1 Gal	22	
B	Juniperus Horizontalis "Blue Matt"	Blue Mat Juniper	1 Gal	45	

**LAND/CAPE AREA CALCULATION**

Area	Within ROW or On Property	/sq. ft.	/sq. ft.	Area Calculation
A	On Property	524	44,215	Total Lot Area
B	On Property	2,606	-10,010	Building Area
C	On Property	562	-3,216	Landscaping in ROW
D	On Property	1,175	30,987	Net Lot Area x 15%
E	On Property	77	4,648	Area Required
	On Property / Subtotal	4,944	8,158	Area Furnished
F	Within ROW	810		
G	Within ROW	111		
H	Within ROW	913		
I	Within ROW	580		
J	Within ROW	45		
K	Within ROW	755		
	Within ROW / Subtotal	3,214		
	LAND/CAPE FURNISHED	8,158		

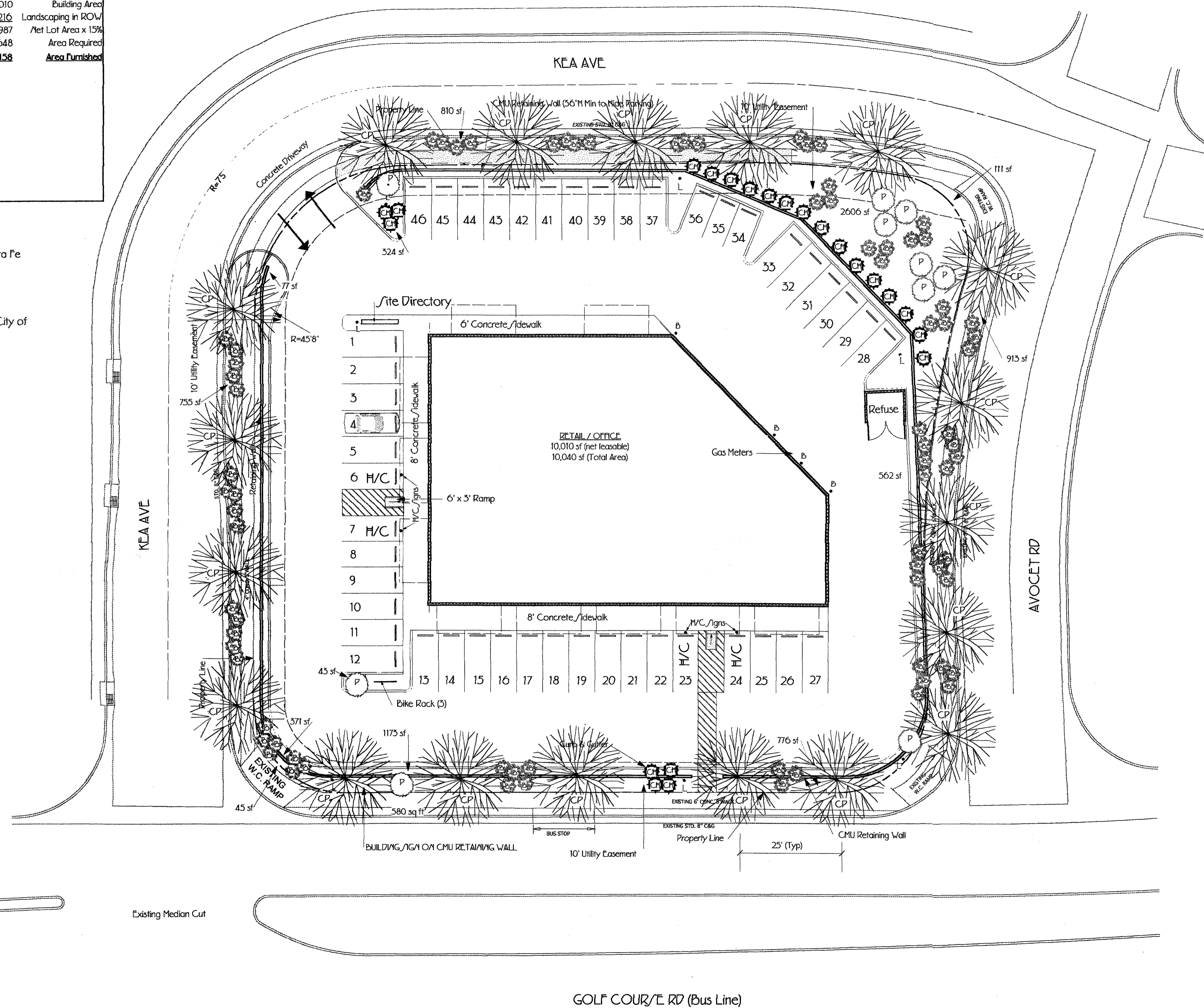
Non-Vegetative Ground Cover shall be aggregate material 3/4" gravel (anta Fe Brown) over Landscape Fabric.

It is intended that vegetation will cover 75% of landscape area at maturity.

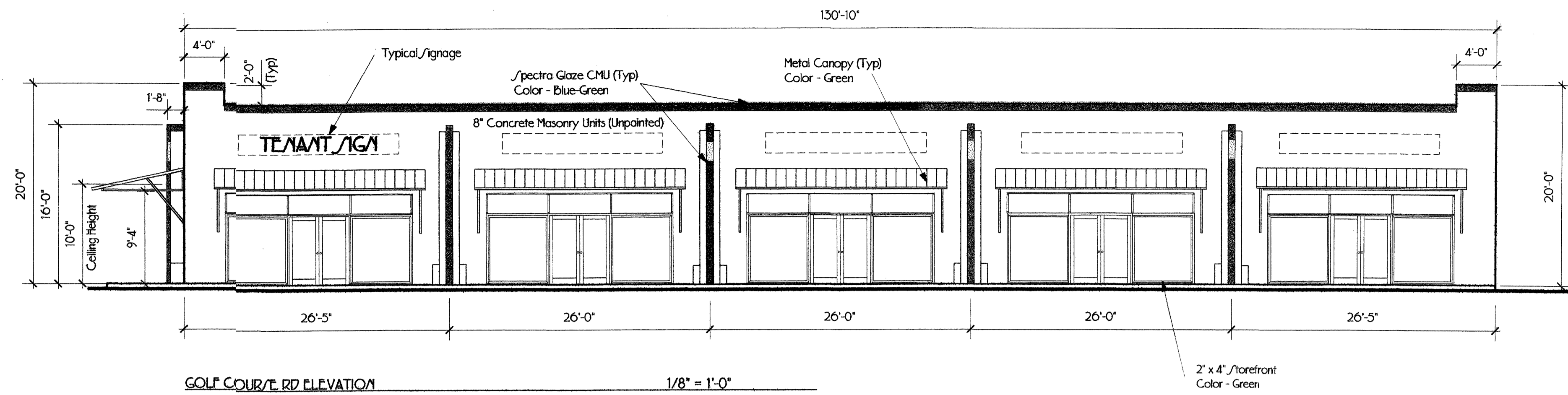
Planting, irrigation design and installation shall comply with the intent of the City of Albuquerque Water Conservation & Landscaping Ordinance.

Landscaping shall be maintained by Owner.

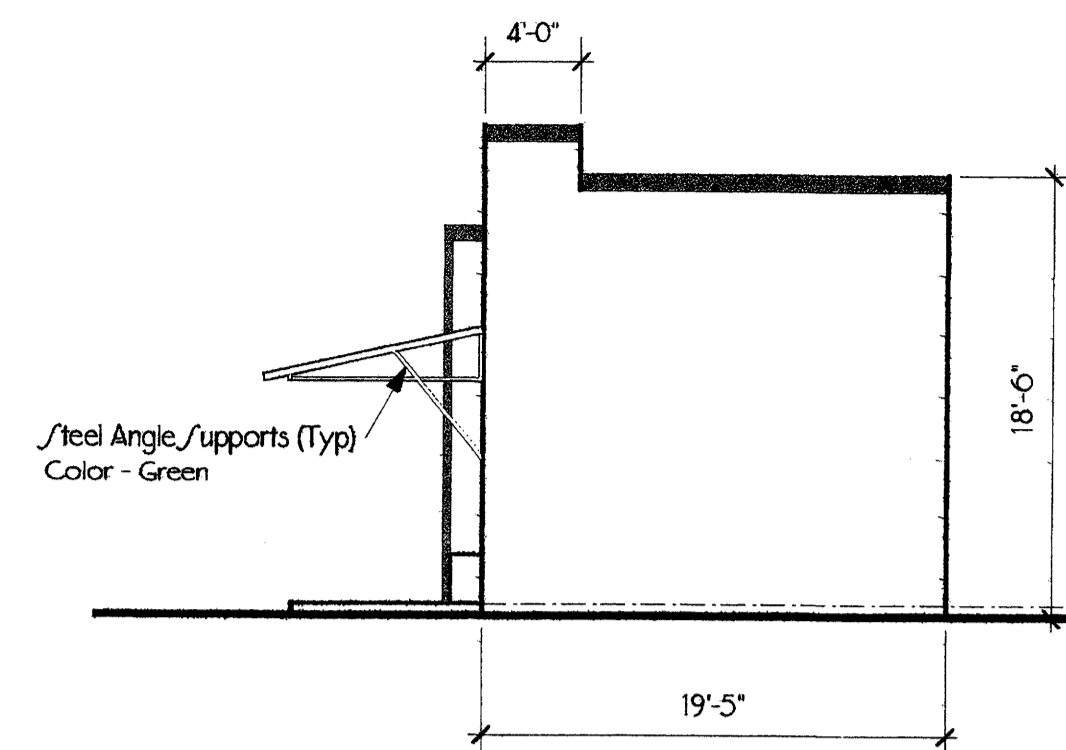
Irrigation is by automatic drip system.



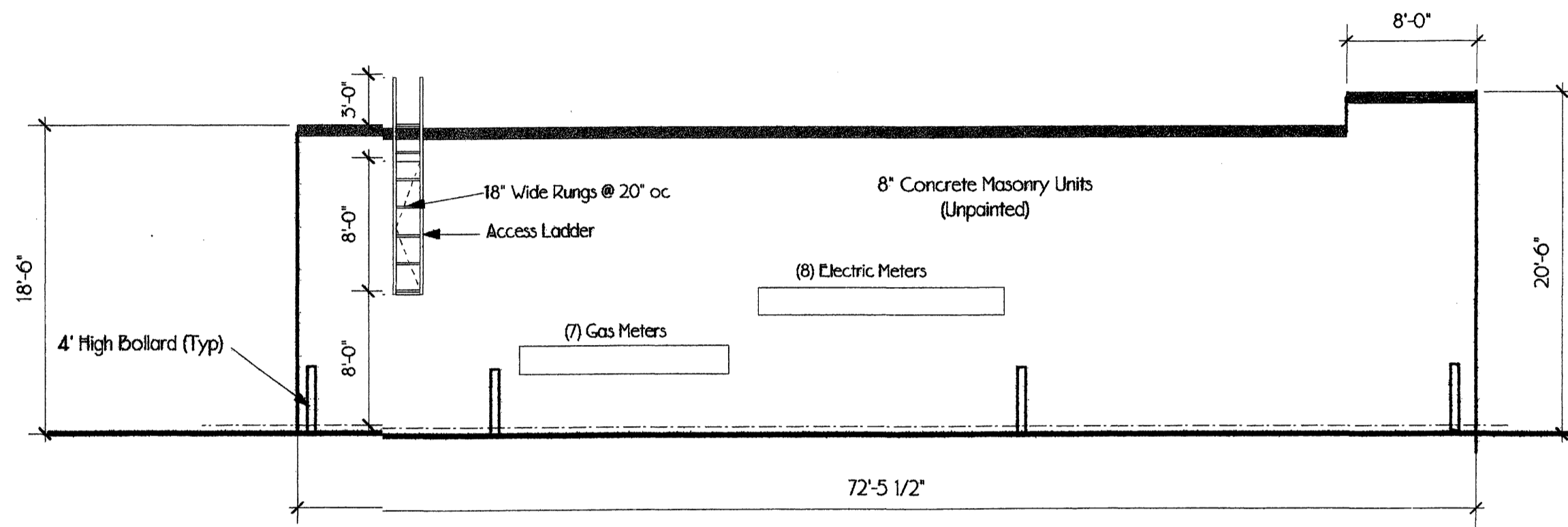
**LANDSCAPING PLAN**  
**"VITA SQUARE"**  
 10200 Golf Course Rd NW, Albuquerque, NM  
**BILL BURK, THIRD, ARCHITECT**  
 #03-18 12/31/03



GOLF COURSE RD ELEVATION 1/8" = 1'-0"

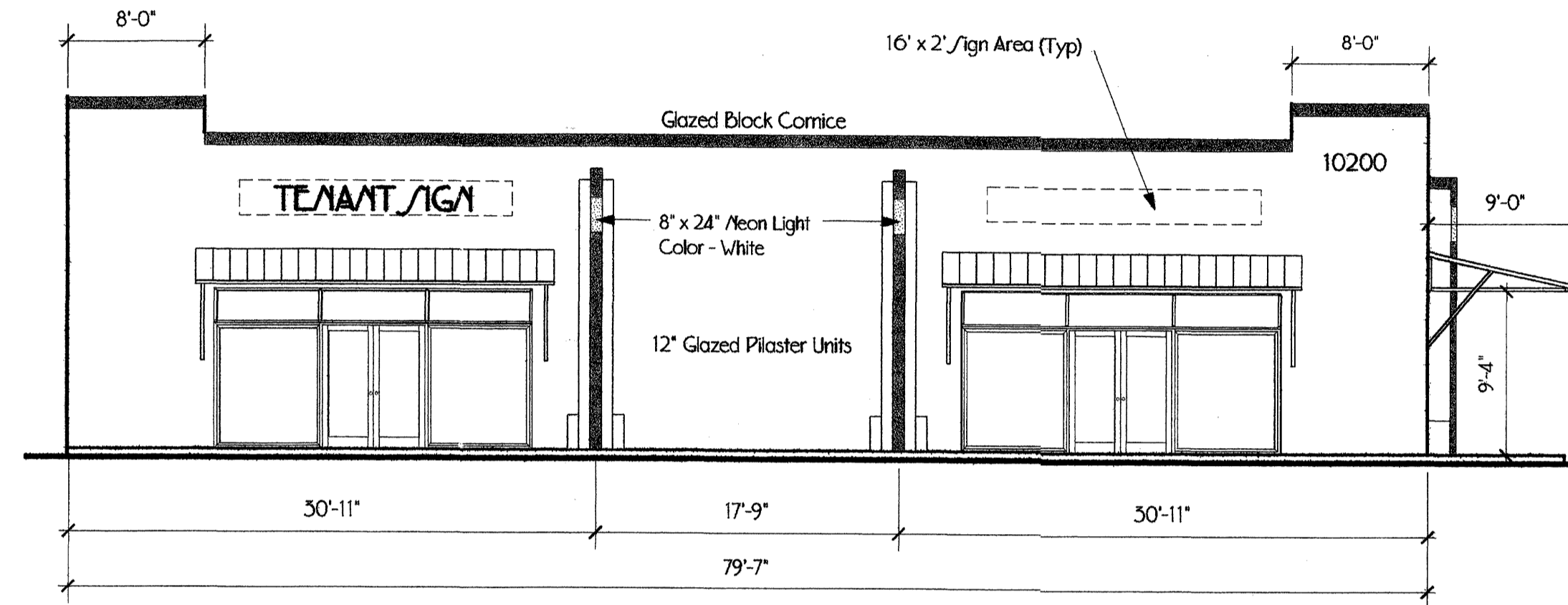


AVOCET RD ELEVATION 1/8" = 1'-0"

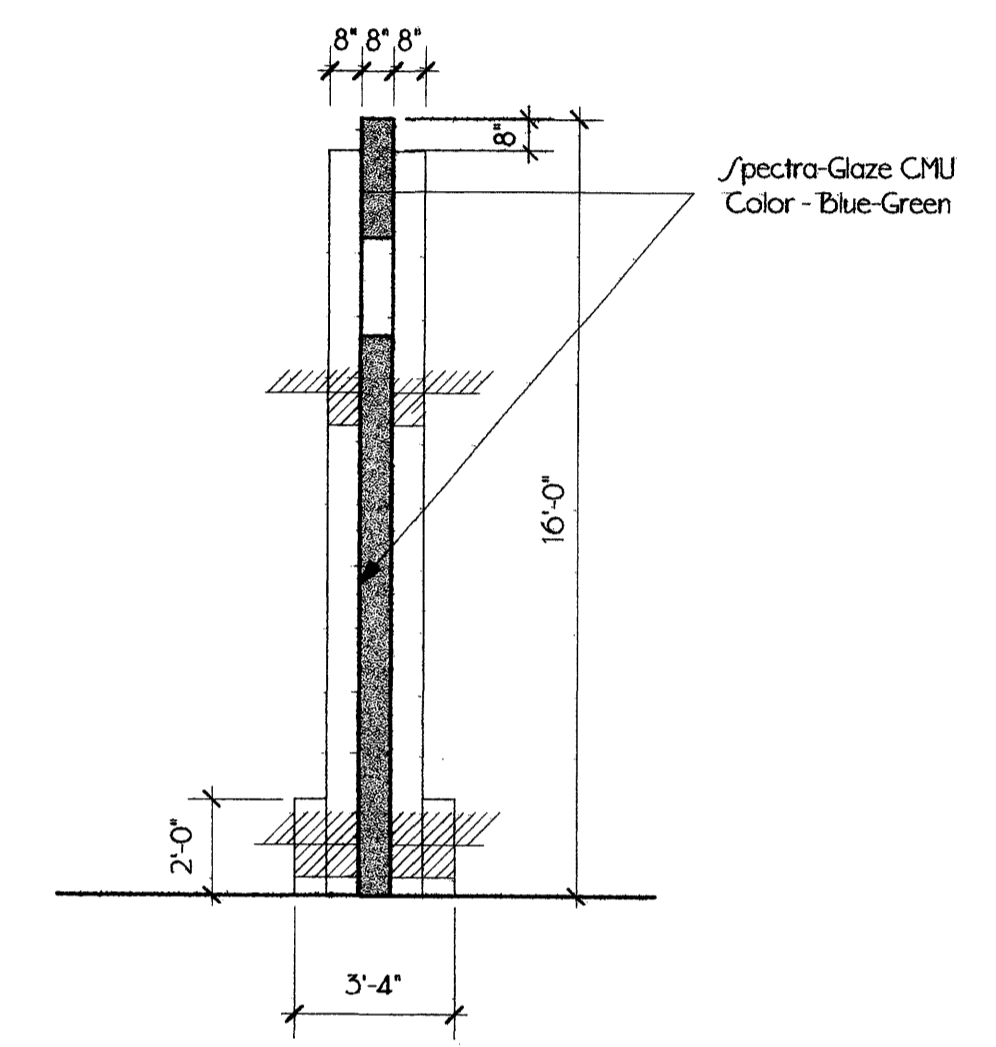


SOUTH SIDE ELEVATION 1/8" = 1'-0"

White/Neon Premise ID (Typ)

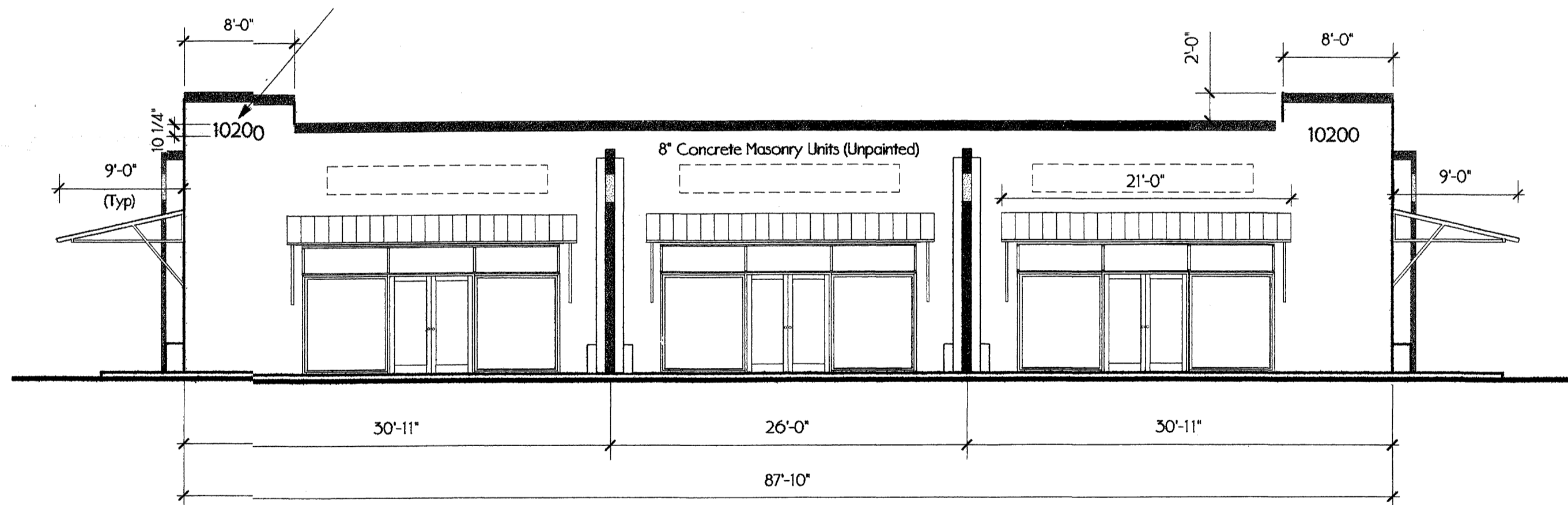


EAST ELEVATION 1/8" = 1'-0"



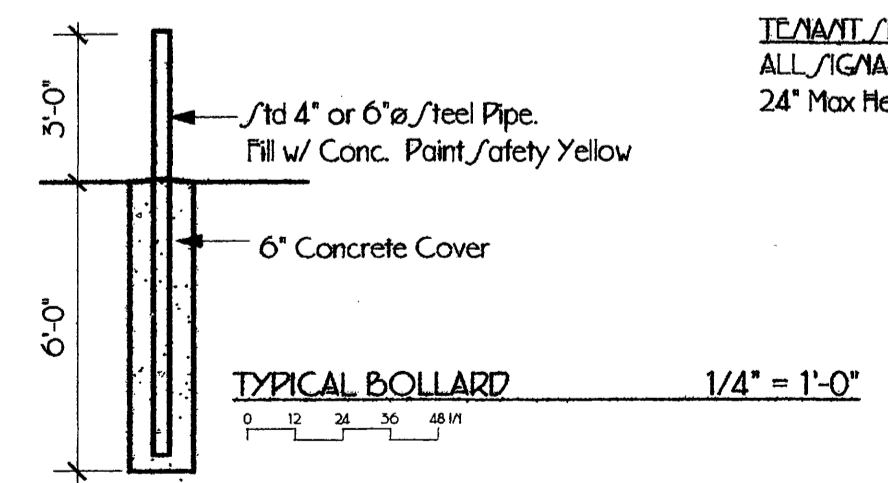
TYPICAL PILASTER DETAIL 1/4" = 1'-0"

0 12 24 36 48 1/4"



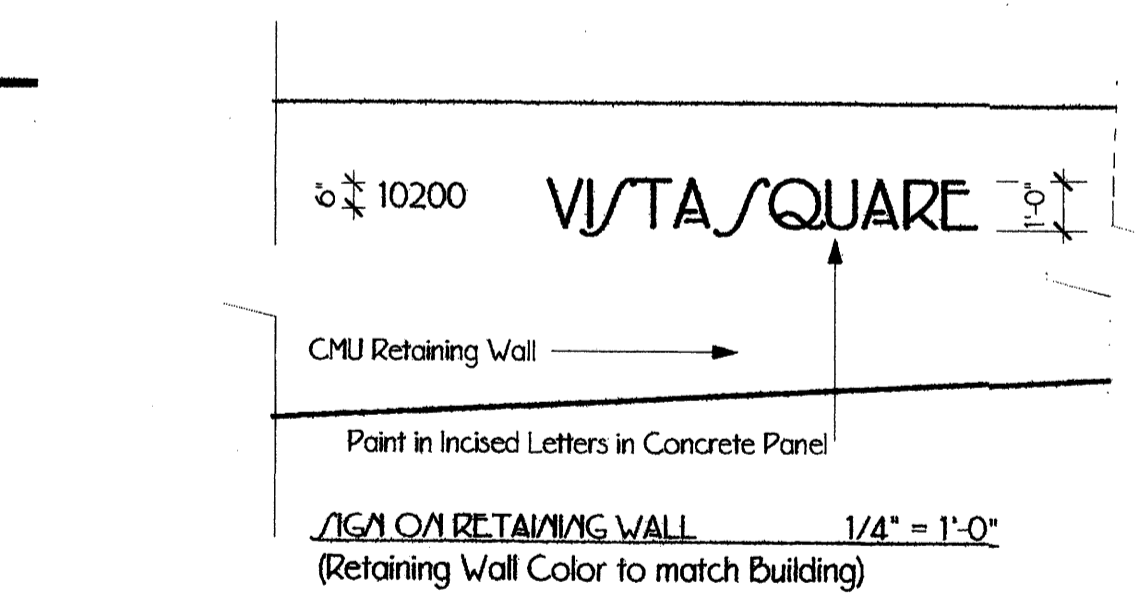
NORTH ELEVATION 1/8" = 1'-0"

0 4 8 12 16 FT



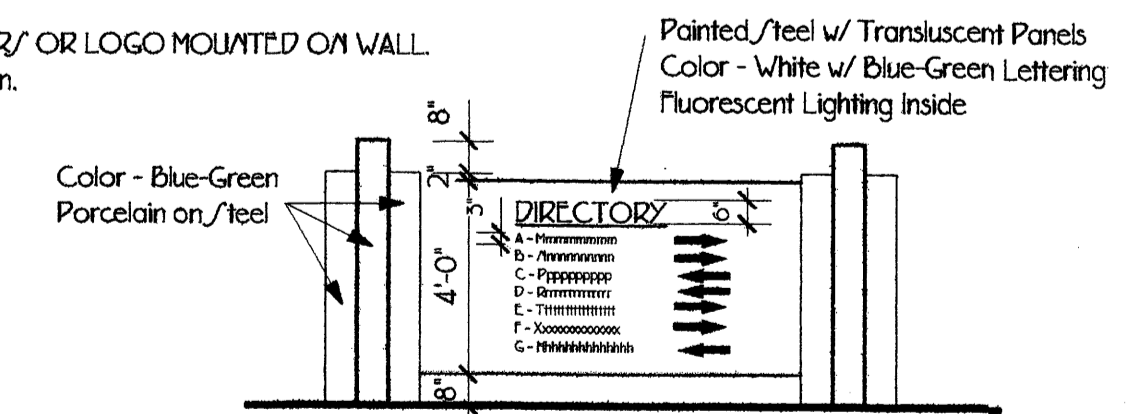
TYPICAL BOLLARD 1/4" = 1'-0"

**TENANT SIGNAGE NOTE:**  
ALL SIGNAGE TO BE INTERNALLY LIT LETTER/ OR LOGO MOUNTED ON WALL.  
24" Max Height, 16" Max Width per sign Location.



SIGN ON RETAINING WALL 1/4" = 1'-0"

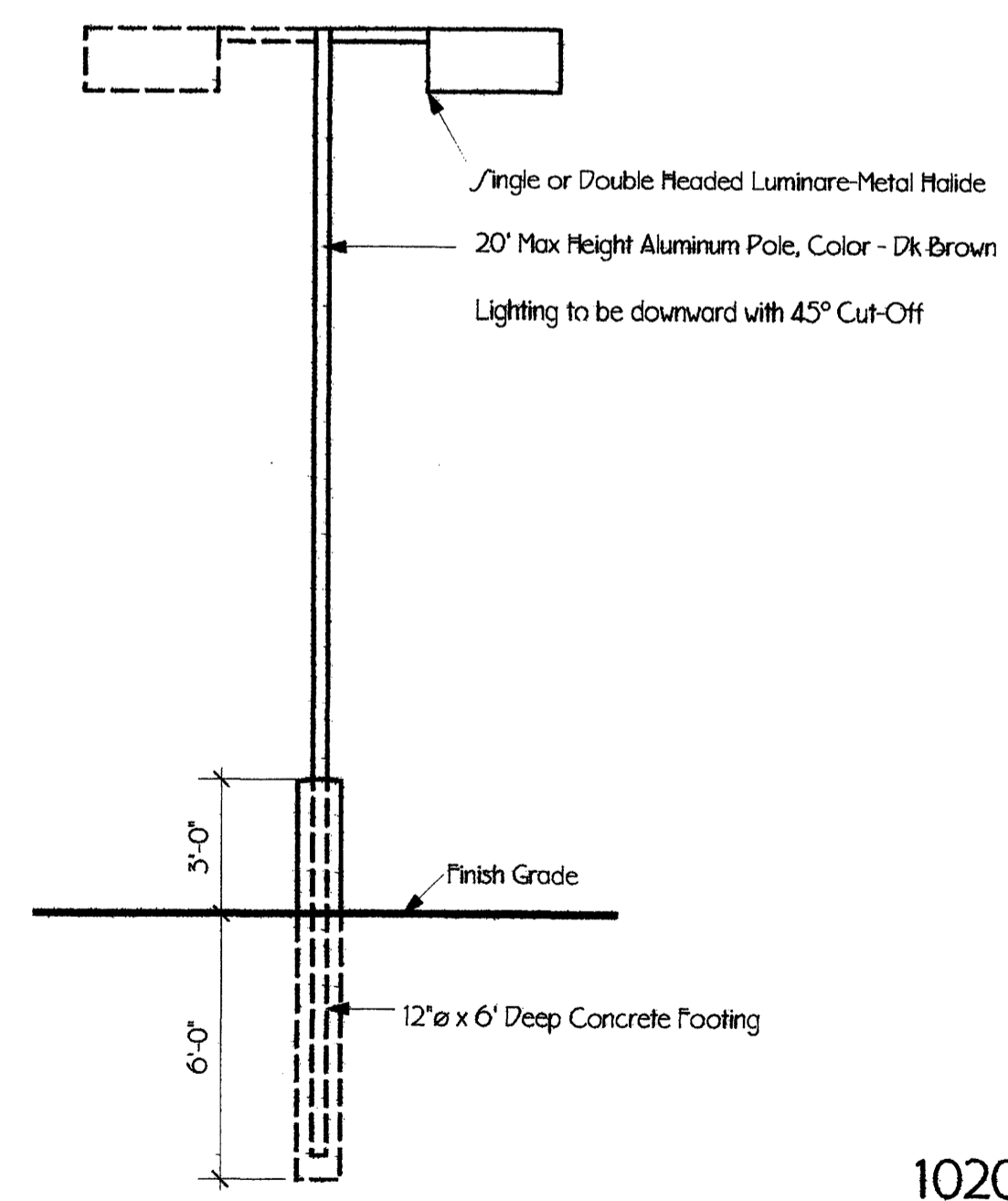
(Retaining Wall Color to match Building)



DIRECTOR'S SIGN 1/4" = 1'-0"

Tenant names to be changeable.

0 12 24 36 48 1/4"

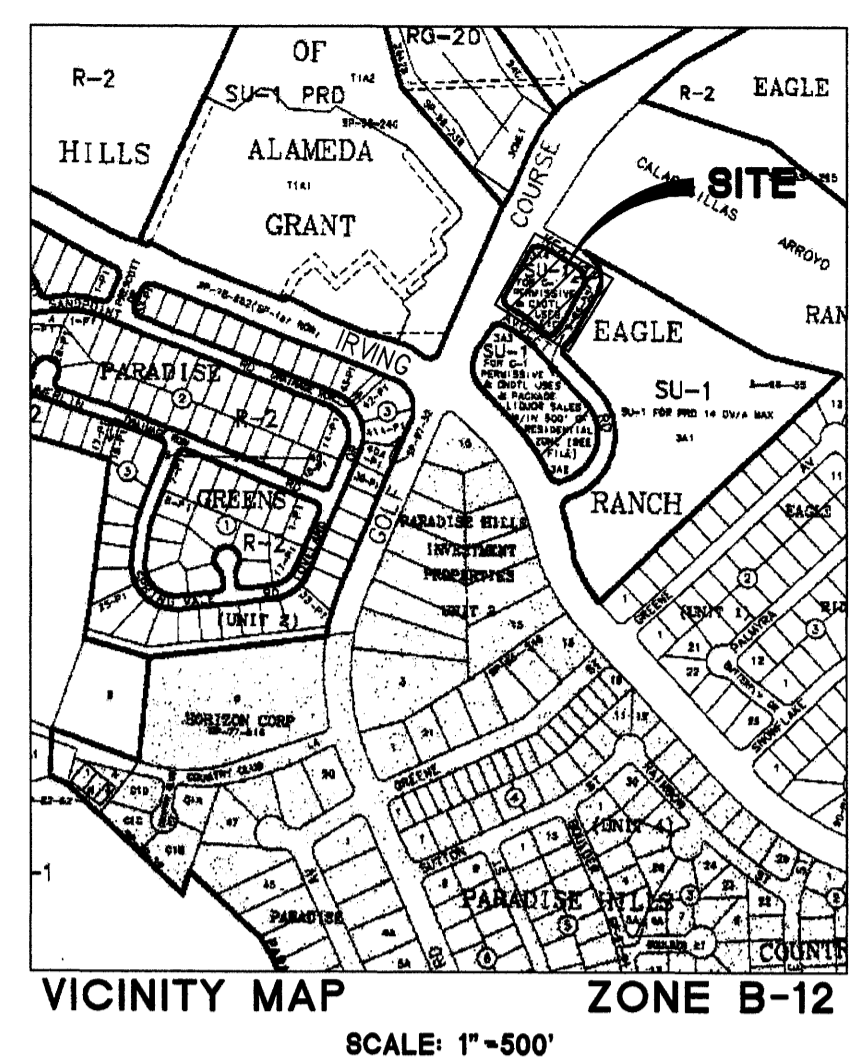
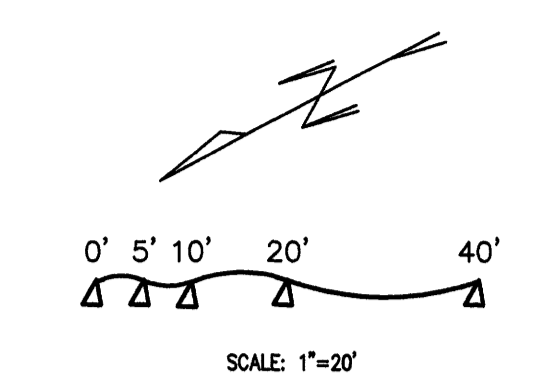
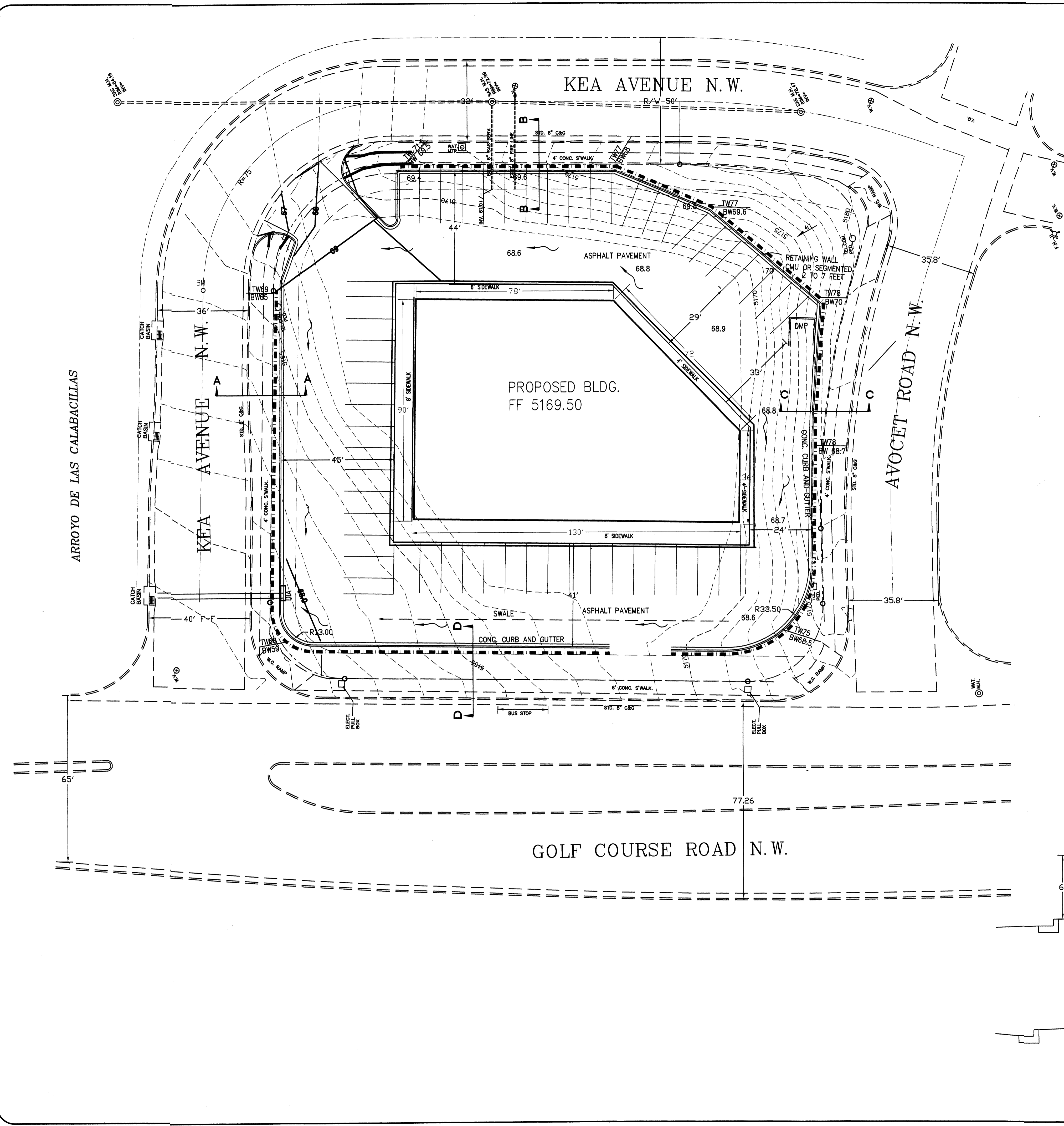


TYPICAL LUMINAIRE 1/4" = 1'-0"

0 12 24 36 48 1/4"

**BUILDING ELEVATION/**  
**"VISTA SQUARE"**  
10200 Golf Course Rd NW, Albuquerque, NM

**BILL BURK, THIRD, ARCHITECT**  
#03-18 12/31/03



**HYDROLOGY**  
 AREA 1.015 Ac.  
 ZONE 1  
 DESIGN STORM: 100YR-6HR  
 EXISTING CONDITIONS: THE LOT DRAINS TO THE STREET ON THE NORTH SIDE AND COLLECTS IN THE STORM DRAIN THAT DRAINS TO THE CALABACILLAS ARROYO. EXISTING LAND TREATMENT 100% C  
 PROPOSED CONDITIONS: THE STORM DRAIN EXTENSION THAT REACHES INTO THE PROPERTY WILL BE CONNECTED TO A STORM INLET TO WHICH THE RUNOFF WILL BE DIRECTED. PROPOSED LAND TREATMENT 8.5% B, 92.5% D  
 EXISTING Q: 1.015\*2.87 = 2.91 CFS  
 PROPOSED Q: 0.085\*1.015\*2.03 + 0.925\*4.37 = 4.30 CFS

**LEGAL DESCRIPTION:**  
 TRACT 3-A-4 OF EAGLE RANCH, PLAT RCD'D. 10/11/96 AS 96C-428.

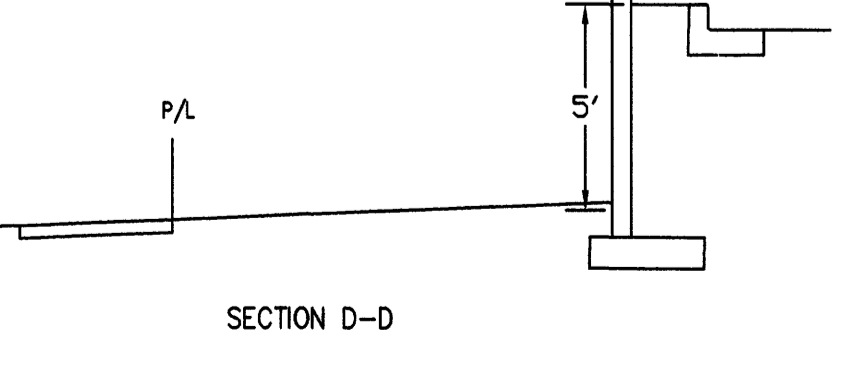
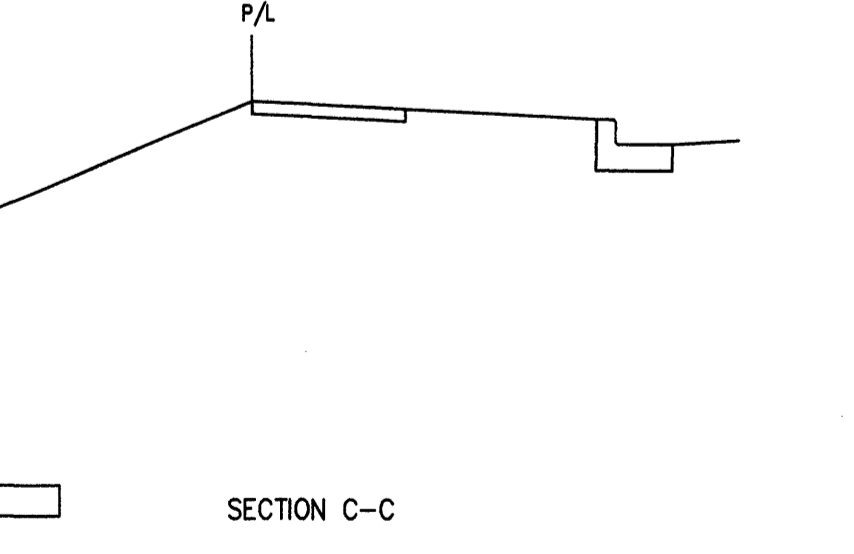
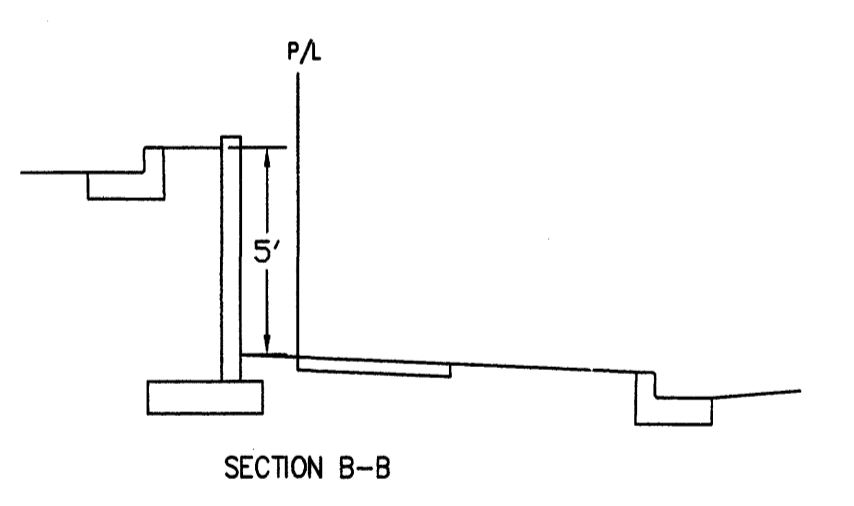
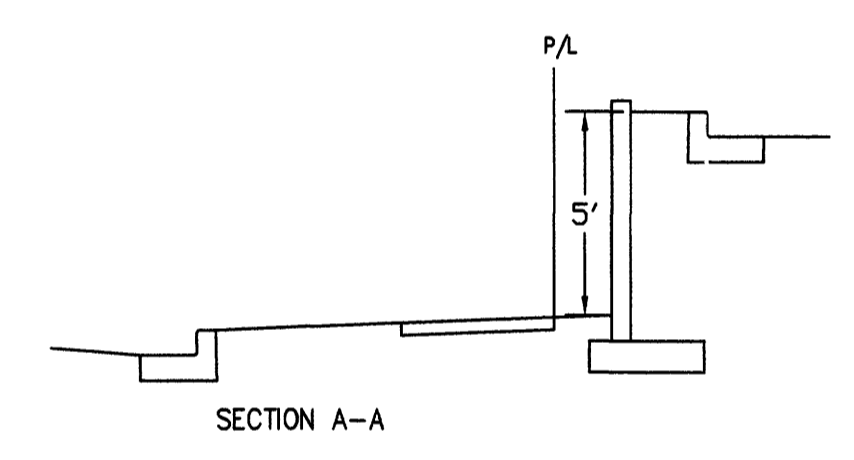
**A.C.S. BENCHMARK REFERENCE:**  
 STA. "BLACK-2, 1977" A BRASS CAP WEST OF THE INTX. OF GOLF COURSE AND ELLISON ROADS N.W. ELEV.=5213.93

**PROJECT BENCHMARK:**  
 ALUM. CAP CNTRLIN. MONUMENT. AT P.T.. ELEV. = 5164.20

THE FOLLOWING STATEMENT IS REQUIRED FOR TOPOGRAPHIC SURVEYS BY THE N.M. BOARD OF REGISTRATION FOR ENGINEERS & SURVEYORS:  
 THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

**LEGEND**

TC 98.43	PROPOSED TOP OF CURB ELEVATION
69.93	PROPOSED SPOT ELEVATION
09.0	EXISTING SPOT ELEVATION (GRND & TC)
[Symbol]	TEMPORARY PAVING
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB AND GUTTER
69	EXISTING CONTOUR W/ INDEX ELEVATION
71	PROPOSED CONTOUR W/ INDEX ELEVATION
[Symbol]	FLOW ARROW
42"	STORM DRAIN WITH MANHOLE & INLETS
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM SEWER CATCH BASIN
[Symbol]	PROPOSED WATER BLOCK
[Symbol]	BASIN BOUNDARY *
[Symbol]	LOT BOUNDARY
[Symbol]	PHASE LINE
[Symbol]	RETAINING WALL



X-SECTION SCALE: 1"=5'

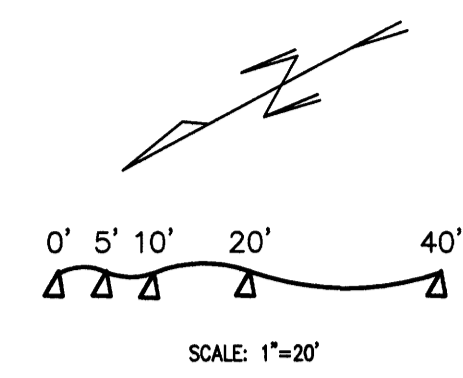
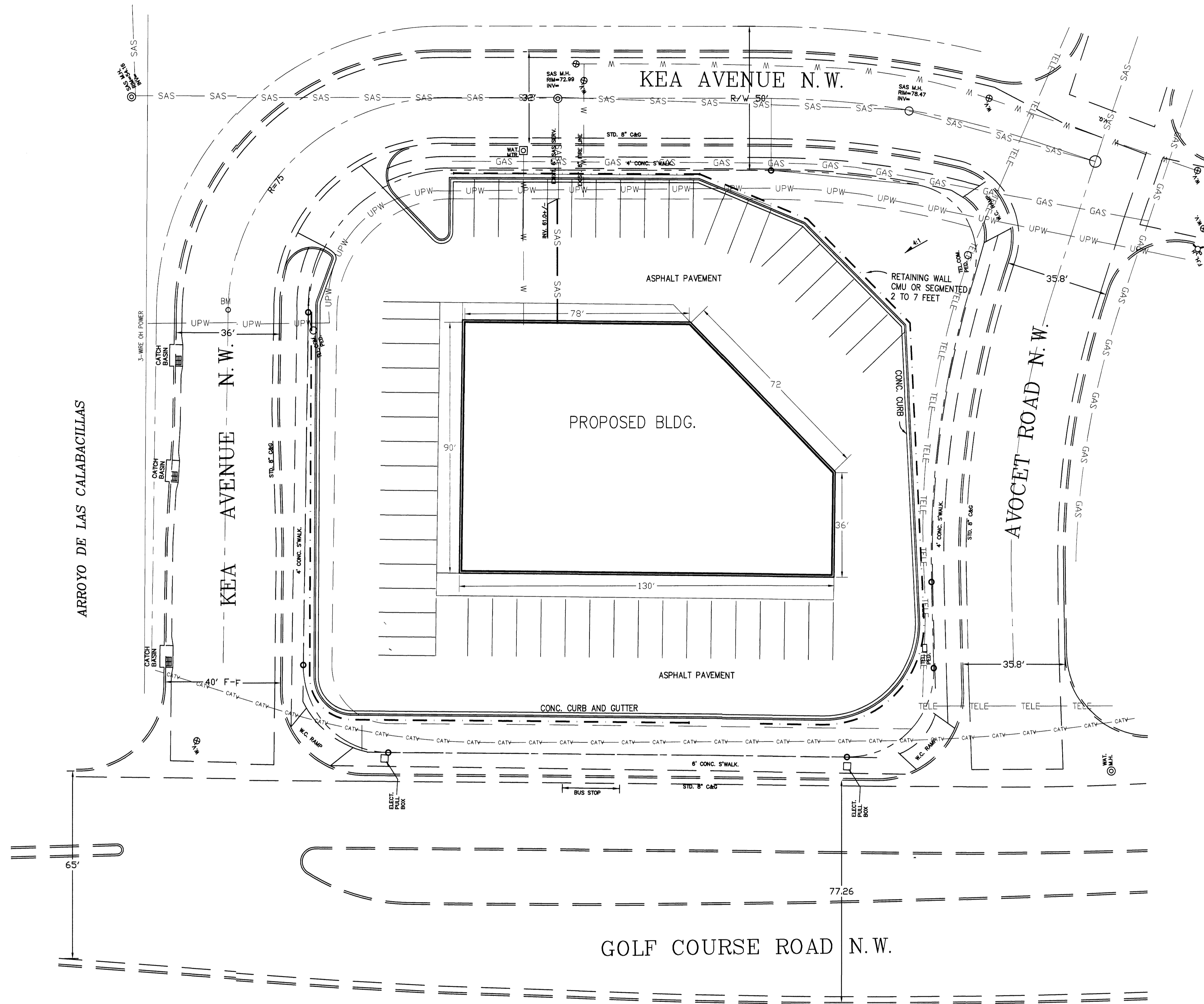
SURVEY BY: REX J. VOGLER, NM PS #10466  
 RIO GRANDE SURVEYING CO., INC.  
 P.O. BOX 7155 ABO, NM 87184  
 VOICE & FAX (505) 764-8881

**VISTA SQUARE**

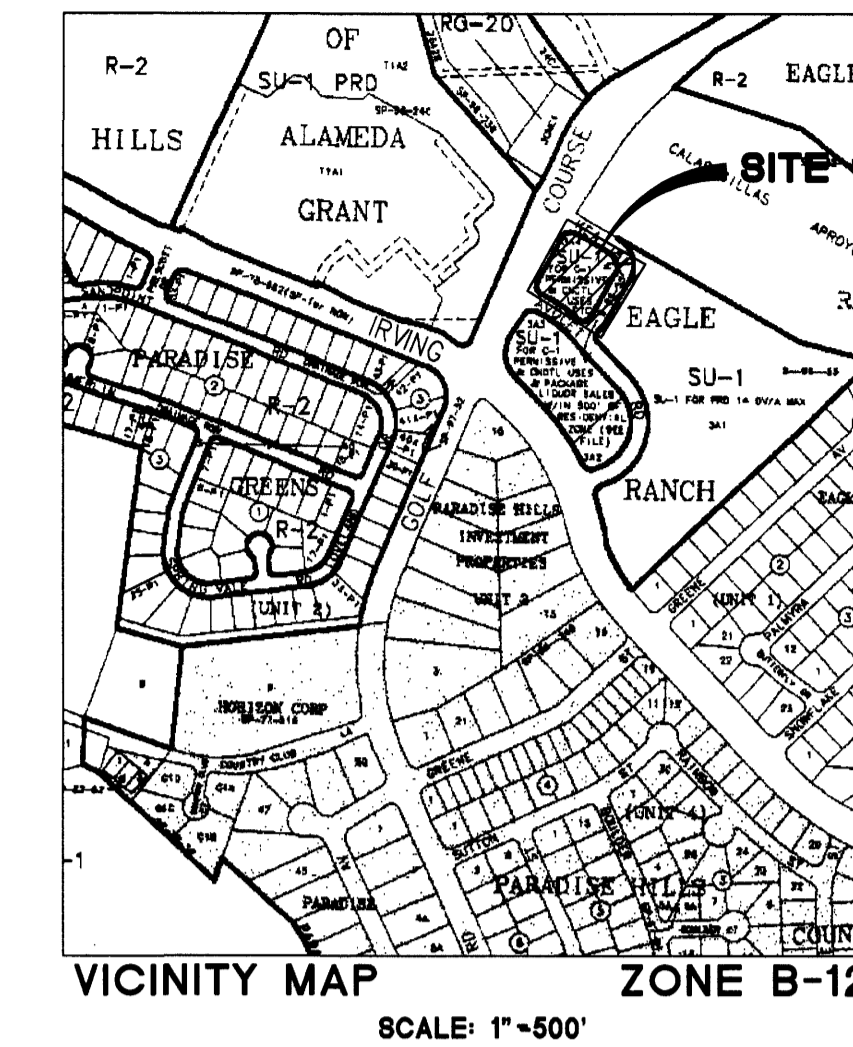
**GRADING AND DRAINAGE PLAN**

**BINCHAM ENGINEERING**  
 ALBUQUERQUE, NEW MEXICO  
 505 797 4699

1 of 1



NOTE:  
LOCATION OF UTILITY LINES ARE APPROXIMATE BASED  
ON MAPS PRODUCED BY THE UTILITY.



LEGAL DESCRIPTION:  
TRACT 3-A-4 OF EAGLE RANCH,  
PLAT RCD'D. 10/11/96 AS 96C-428.

A.C.S. BENCHMARK REFERENCE:  
STA. BLACK-2, 1977 A BRASS CAP  
WEST OF THE INTX. OF GOLF COURSE  
AND ELLISON ROADS N.W. ELEV.=5213.93

**LEGEND**

- TC 98.43 PROPOSED TOP OF CURB ELEVATION
- x 69.93 PROPOSED SPOT ELEVATION
- .09.0 EXISTING SPOT ELEVATION (GRND & TC)
- TEMPORARY PAVING
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- 60 EXISTING CONTOUR W/ INDEX ELEVATION
- 71 PROPOSED CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- 42" SD STORM DRAIN WITH MANHOLE & INLETS
- 30" SD PROPOSED STORM DRAIN
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED WATER BLOCK
- BASIN BOUNDARY
- SUB BASIN BOUNDARY
- PHASE LINE
- RETAINING WALL
- SAS SEWER LINE
- W WATER LINE

VISTA SQUARE

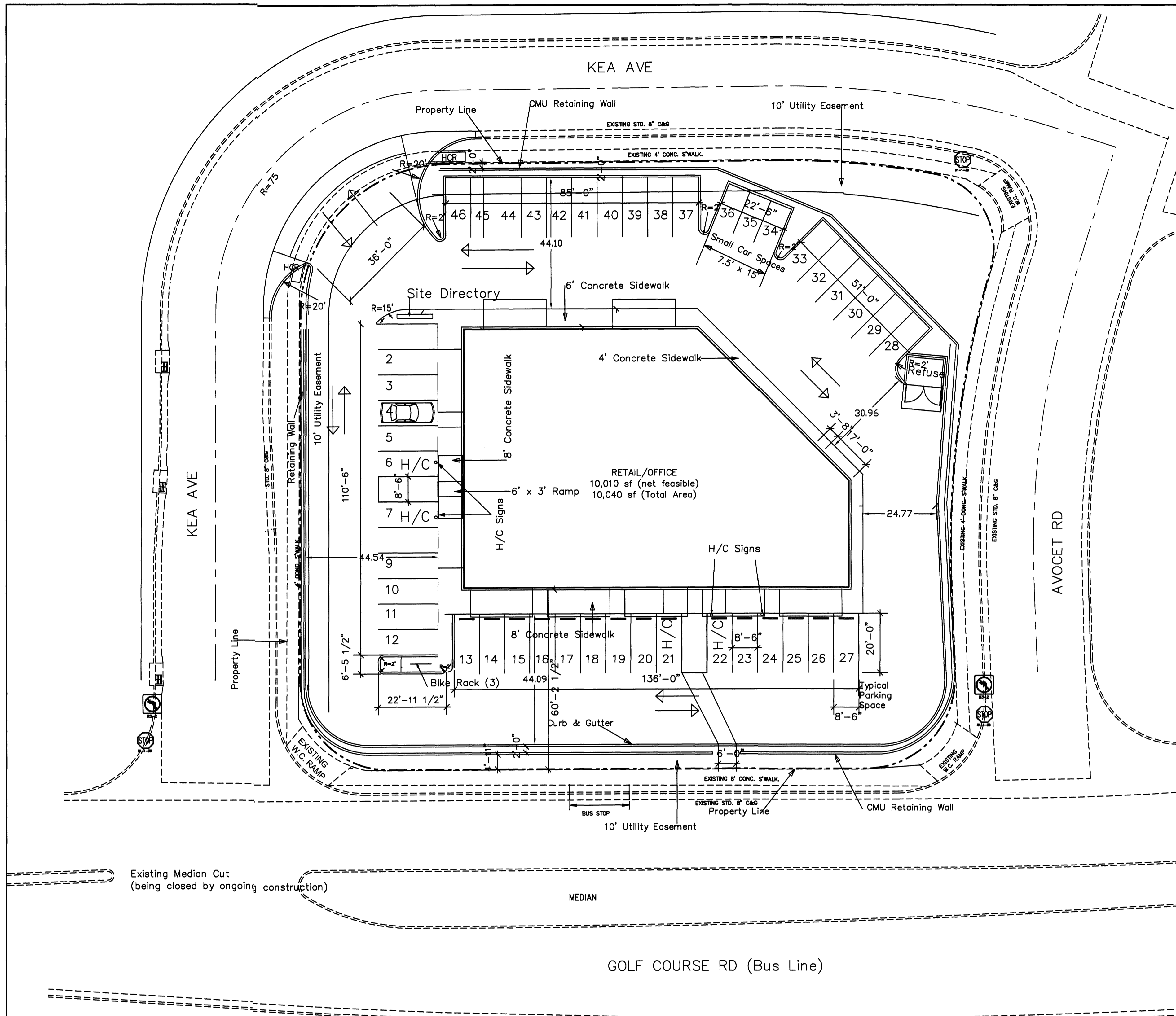
CONCEPTUAL UTILITY PLAN

Date: DEC '03

**BINGHAM ENGINEERING**  
ALBUQUERQUE, NEW MEXICO  
505 797 4699

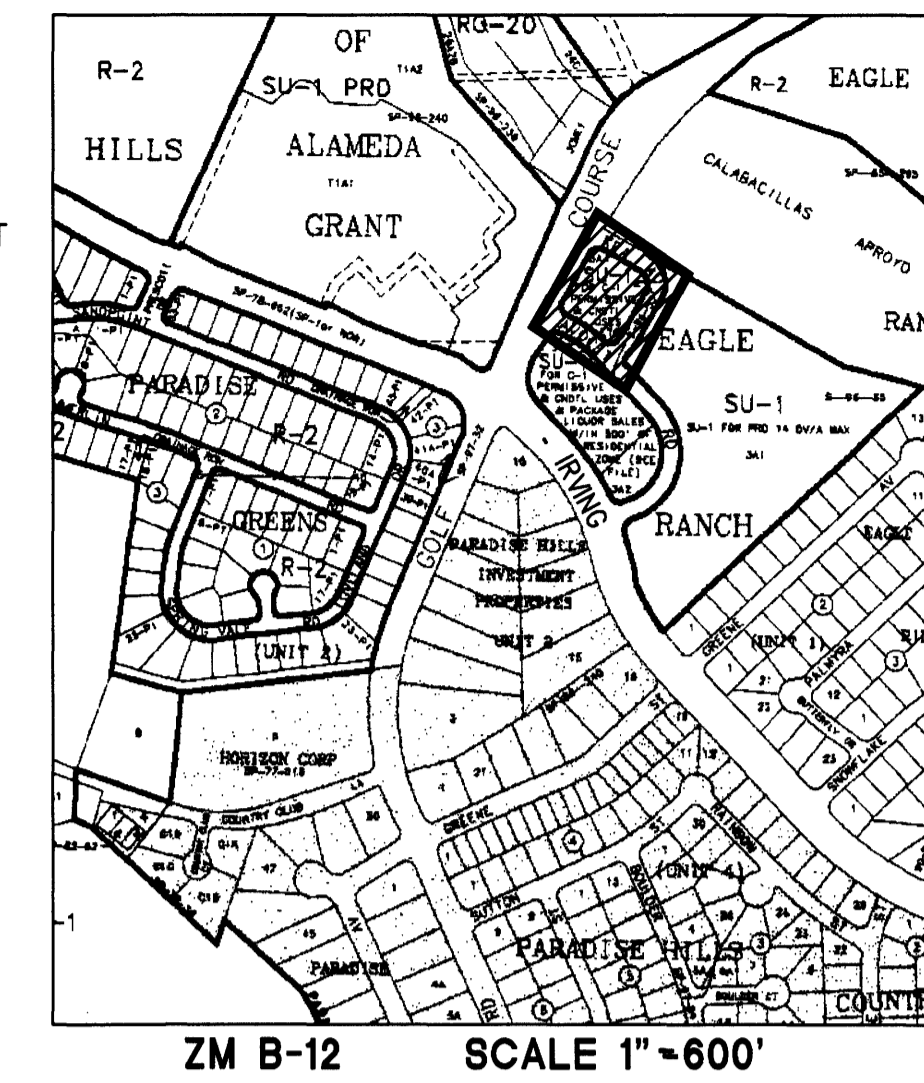
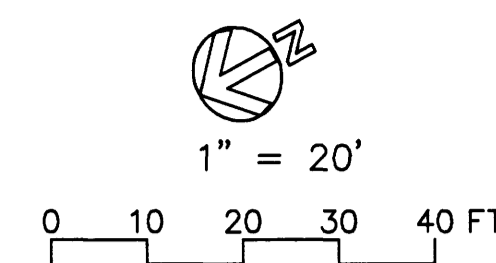
1 of 2





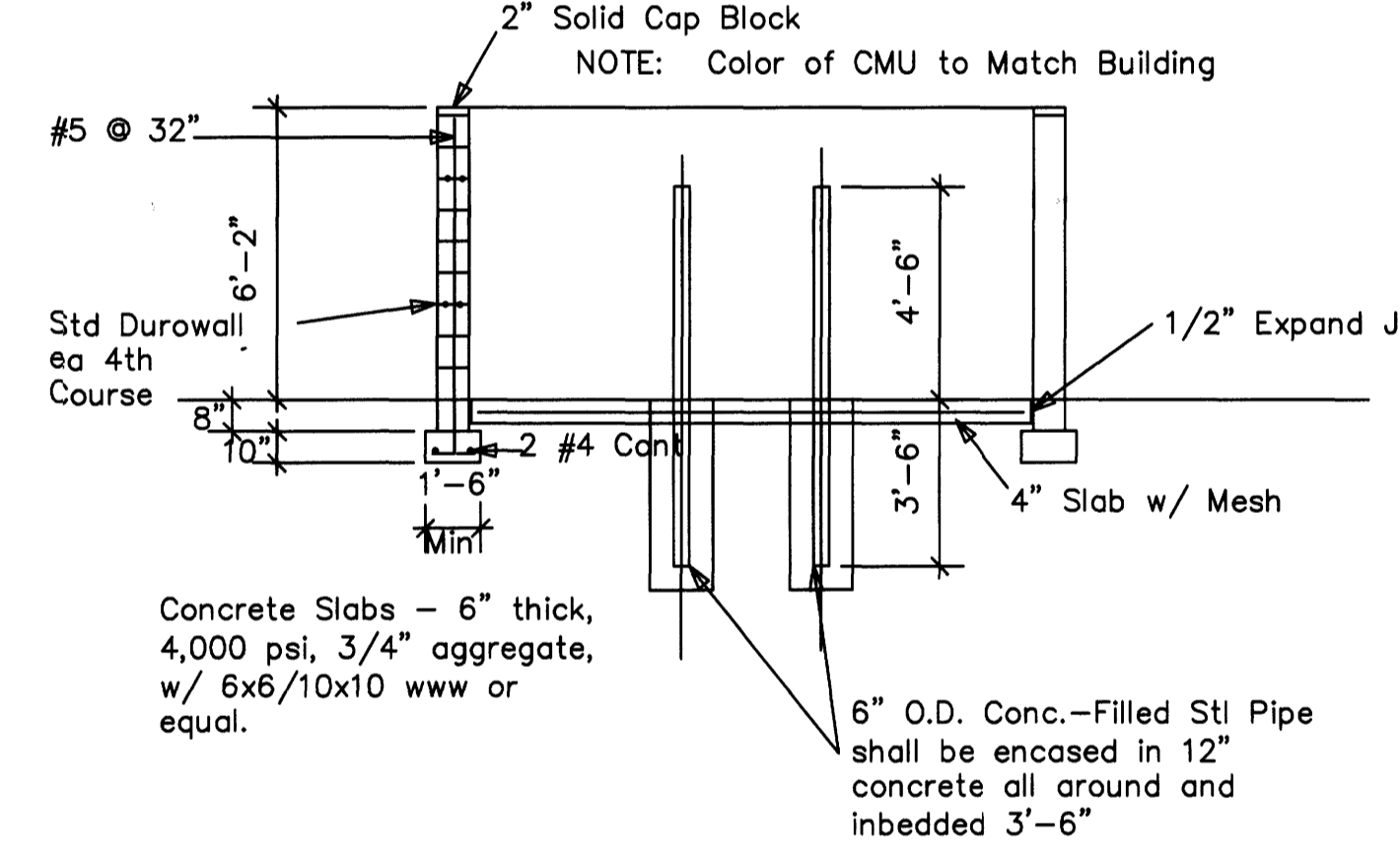
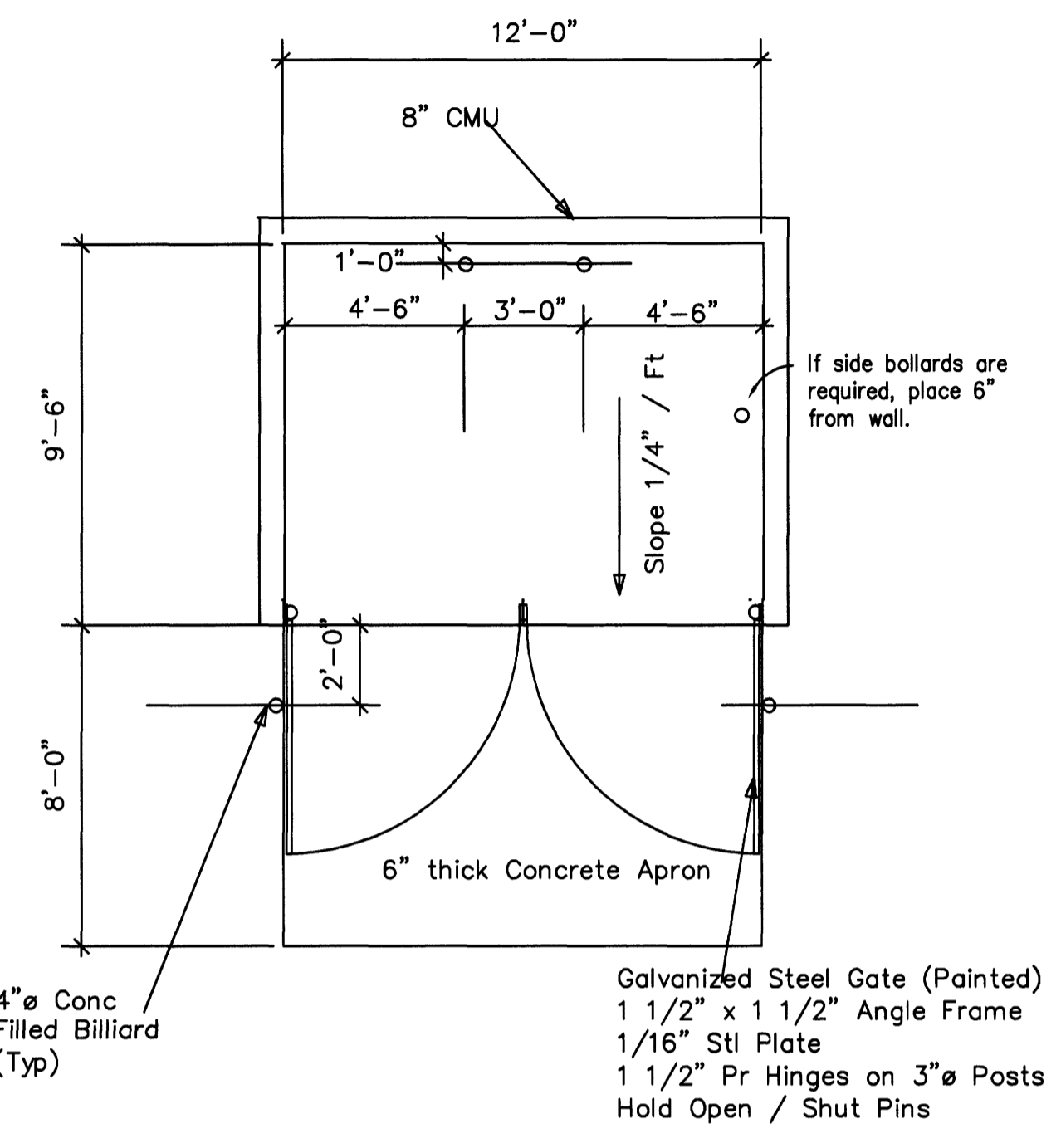
**PROJECT OBJECTIVE**

This project will construct a one story building to be used for commercial and/or offices. The building will be of similar line, color and texture as the adjacent commercial buildings with parking on site. Landscaping will remove the existing natural vegetation and place drought resistant trees, shrubs and ground cover to decorate, partially screen and shade the site. Retaining walls shall be of segmented concrete block with curving corners and tapered ends, and of a color to match the project scheme. Tinted glass windows will add to the overall shereffe of the project.



**SYMBOL LEGEND**

- PROPERTY LINE ————
- PROPOSED FEATURE ————
- EXISTING FEATURE - - - - -
- CENTERLINE - - - - -



REFUSE ENCLOSURE 1/4" = 1'-0"

Infrastructure list required? ( ) Yes ( ) No. If yes, then DRC approved plans and a Work Order is required for any construction within the Public Right of Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL**

- Traffic Engineering, Transportation division \_\_\_\_\_ Date \_\_\_\_\_
- Utilities Development \_\_\_\_\_ Date \_\_\_\_\_
- Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_
- City Engineer \_\_\_\_\_ Date \_\_\_\_\_
- Environmental Health Department (conditional) \_\_\_\_\_ Date \_\_\_\_\_
- Solid Waste Management \_\_\_\_\_ Date \_\_\_\_\_
- DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**DESIGN DATA**

OFF-STREET PARKING  
 10,010 sf (net feasible) / 200 = 50.05 = 51.0  
 Less 10% (Bus Line) -5.1 = 46  
 Parking Spaces Furnished 46

Handicapped Spaces Required 3  
 Handicapped Spaces Furnished 4

Bicycle Parking Required 3  
 Bicycle Parking Furnished 3

SITE LIGHTING  
 Luminaire on 20' Pole (Metal Halide Downlight w/ 45' Cut-Off)  
 BOLLARD (See Elevations Sheet)  
 6" BOLLARD

DESIGN CRITERIA  
 Map Ref - B-12  
 Zoning - SU-1 for C-1  
 Site Area - 1.015 Acres  
 Occupancy - B

1003127

SITE PLAN FOR BUILDING PERMIT  
and  
TRAFFIC CONTROL LAYOUT

REVISIONS	DESCRIPTION
DATE	DATE
03-18	

March 2, 2004

SITE PLAN

VISTA SQUARE Golf Course Rd for Ray Gilbert  BILL BURK, THIRD, ARCHITECT 9617 La Playa NE ? Albuquerque, NM 87111 (505) 292-6566 ? Email - Bburk@earthlink.net	REVISIONS DESCRIPTION DATE DATE 03-18 March 2, 2004 SITE PLAN
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Contractors shall verify all dimensions and existing conditions