

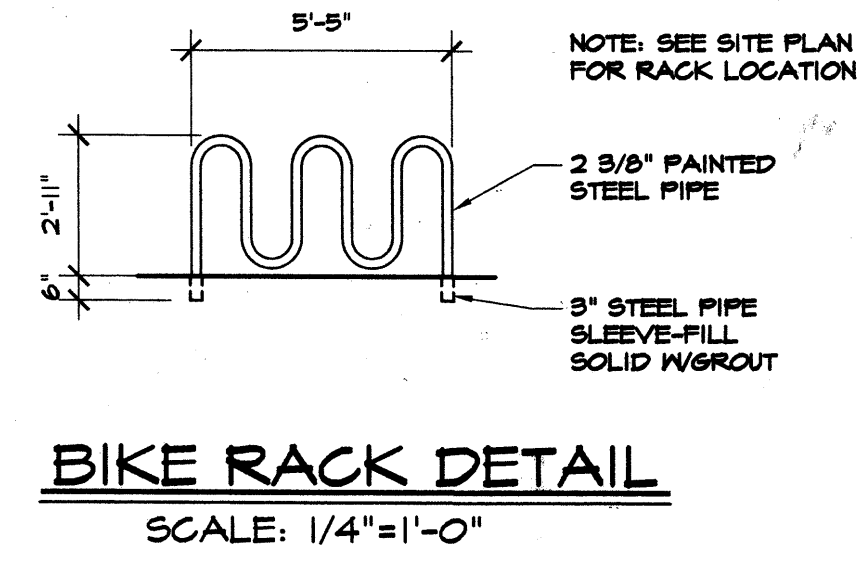
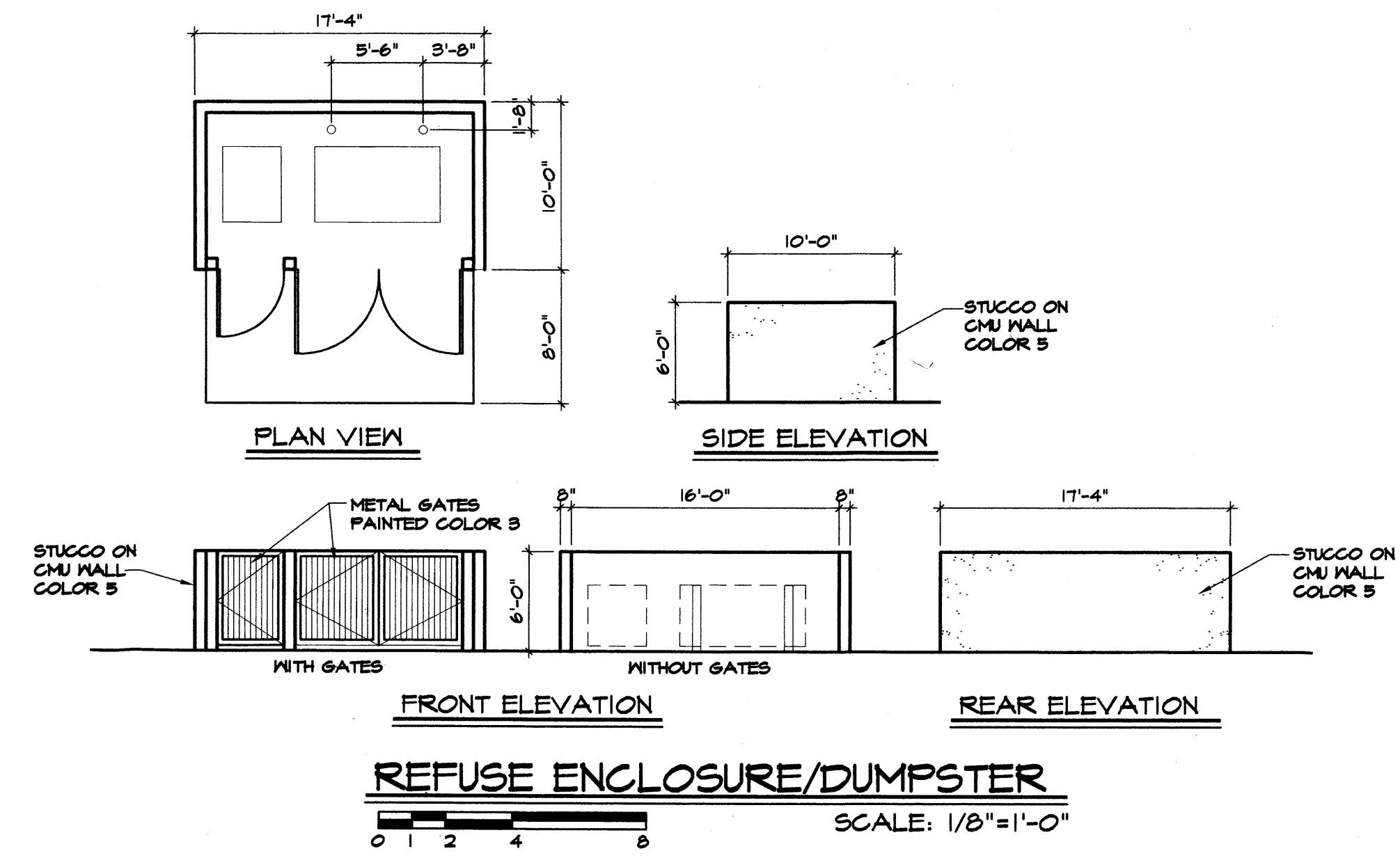
**LIGHTING DETAIL**  
SCALE: 1/8"=1'-0"

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 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 (I.E. UNSHIELDED) LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



**BUILDING CRITERIA**

PROJECT: LIFESPHERE LIVING

LEGAL DESCRIPTION: LOT 3-A-2A ALBUQUERQUE WEST UNIT TWO ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

ZONING CLASSIFICATION: SU-1 FOR C-3 USES

ZONING ATLAS MAP: C-13-Z

CASE HISTORY: NONE

BUILDING TYPE: RESIDENTIAL (R-4)

AREA SEPARATION: R-4 TO B (FULLY SPRINKLED) 1-HOUR

CONSTRUCTION TYPE: VA

OCCUPANCY GROUP: R-4

GROSS SQUARE FOOTAGE: 9101 S.F.

OCCUPANCY SEPARATION: 1 HOUR BETWEEN KITCHEN, DINING AND LAUNDRY FROM LIVING AREA.

OCCUPANT LOAD 9101/200 = 45.5 = 46 OCCUPANTS

REQUIRED PARKING: 1 PLUS 15 RESIDENTS /4 = 5 SPACES

PROVIDED PARKING: 5 SPACES

PARKING SPACE SIZES

REGULAR CAR PARKING SPACES: 9'-0" X 20'-0" (2' OVERHANG)

VAN ACCESSIBLE HANDICAP PARKING SPACE: 9'-0" X 20'-0" AND A 9'-0" WIDE ACCESS STRIP

BICYCLE RACK: 5/0=0.25 (2 SPACES PROVIDED)

TOTAL LOT AREA: 43560 S.F. (1 ACRE)

LANDSCAPING REQUIRED: 4676 S.F.

PROVIDED: 6000 S.F.

AREA SEPARATION - R-4 TO B (FULLY SPRINKLED) 1 - HOUR

PLUMBING FIXTURE REQUIREMENTS:

R-4 OCCUPANCY RESIDENTIAL 9101 S.F. /200 = 46

WATER CLOSETS - 1 PER 10 REQUIRED = 5: 12 PROVIDED

LAVATORIES - 1 PER 10 REQUIRED = 5: 12 PROVIDED

SERVICE SINK - 1 REQUIRED: 1 PROVIDED

BATH TUBS OR SHOWERS - 1 PER 10 REQUIRED = 6: 12 PROVIDED

DRINKING FOUNTAIN - 1 PER 100: 1 - PROVIDED

**BUILDING CRITERIA**

PROJECT: EXPRESSIONS OF LIFE

LEGAL DESCRIPTION: LOT 3-A-2A ALBUQUERQUE WEST UNIT TWO ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

ZONING CLASSIFICATION: SU-1 C-3 USES

ZONING ATLAS MAP: C-13-Z

CASE HISTORY: NONE

BUILDING TYPE: OFFICE

AREA SEPARATION: B TO R-4 - NONE REQUIRED

CONSTRUCTION TYPE: VA

OCCUPANCY GROUP: B (OFFICE)

GROSS SQUARE FOOTAGE: 4076 S.F.

OCCUPANT LOAD 4076/100 = 40.76 = 41 OCCUPANTS

REQUIRED PARKING: 21 SPACES

PROVIDED PARKING: 22 SPACES (1 HANDICAP ACCESSIBLE)

PARKING SPACE SIZES

SMALL CAR PARKING SPACE: 8'-6" X 20'-0"

REGULAR CAR PARKING SPACES: 9'-0" X 20'-0" (2' OVERHANG)

VAN ACCESSIBLE HANDICAP PARKING SPACE: 9'-0" X 20'-0" AND A 5'-0" WIDE ACCESS STRIP

BICYCLE RACK: 41/20 : (2 SPACES PROVIDED)

TOTAL LOT AREA: 43560 S.F. (1 ACRE)

LANDSCAPING REQUIRED: 4676 S.F.

PROVIDED: 6000 S.F.

PLUMBING FIXTURE REQUIREMENTS:

B OCCUPANCY OFFICE 4076 S.F. /100 = 41

WATER CLOSETS - 1 PER 25 UP TO 50: 3 PROVIDED

URINALS - 3 PROVIDED

LAVATORIES - 1 PER 40 UP TO 50: 3 PROVIDED

SERVICE SINK - 1 REQUIRED: 1 PROVIDED

DRINKING FOUNTAIN - 1 PER 100: 1 PROVIDED

**SIGNATURE BLOCK**

PROJECT NUMBER: 1003212

APPLICATION NUMBER: 06 DEB-01741

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

*[Signature]* 12-27-06  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

*[Signature]* 12/20/06  
Christine Sandora PARKS & RECREATION DEPARTMENT DATE

*[Signature]* 12/20/06  
UTILITIES DEVELOPMENT DATE

*[Signature]* 12/20/06  
Bradley J. Bingham CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE

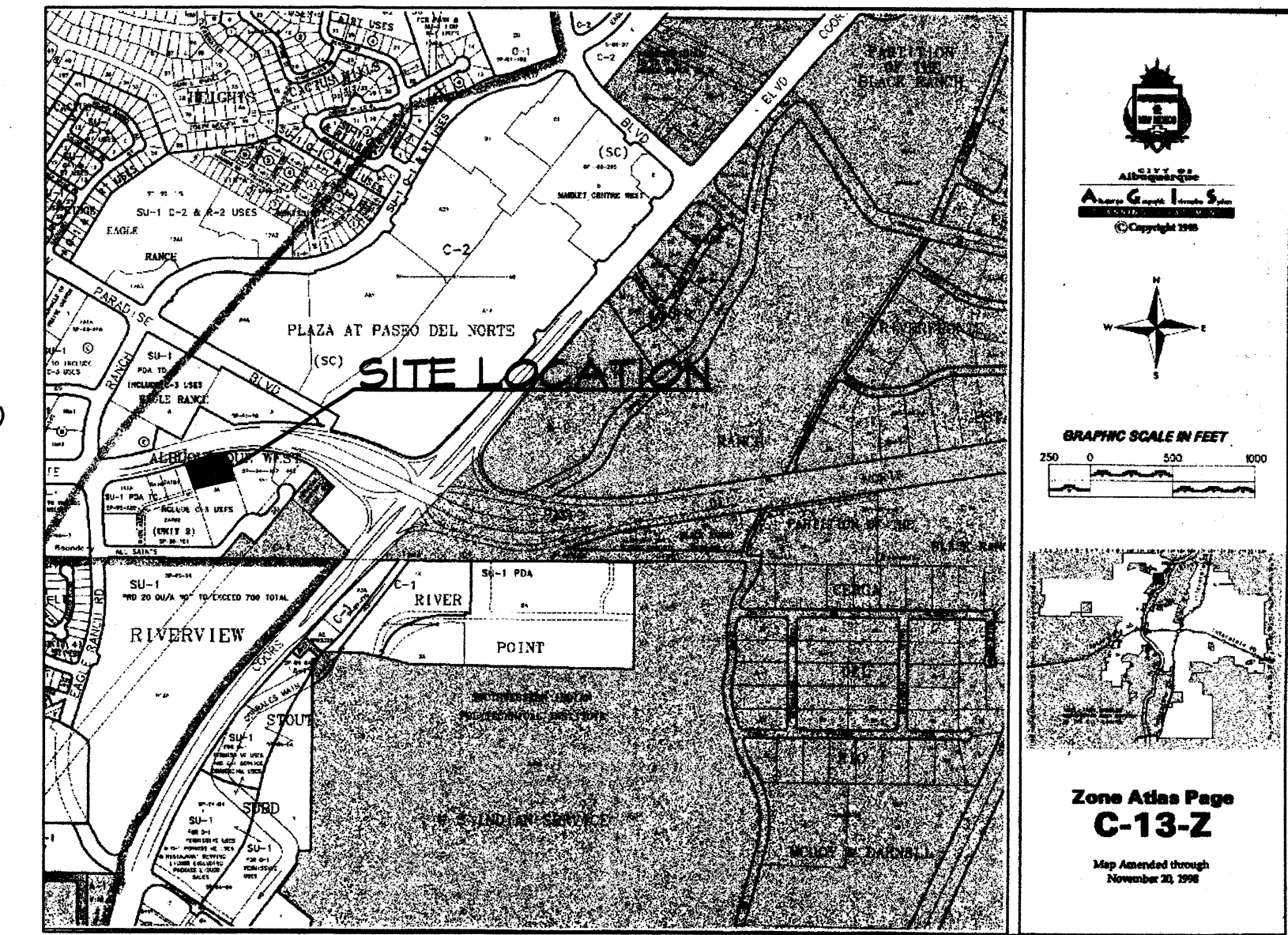
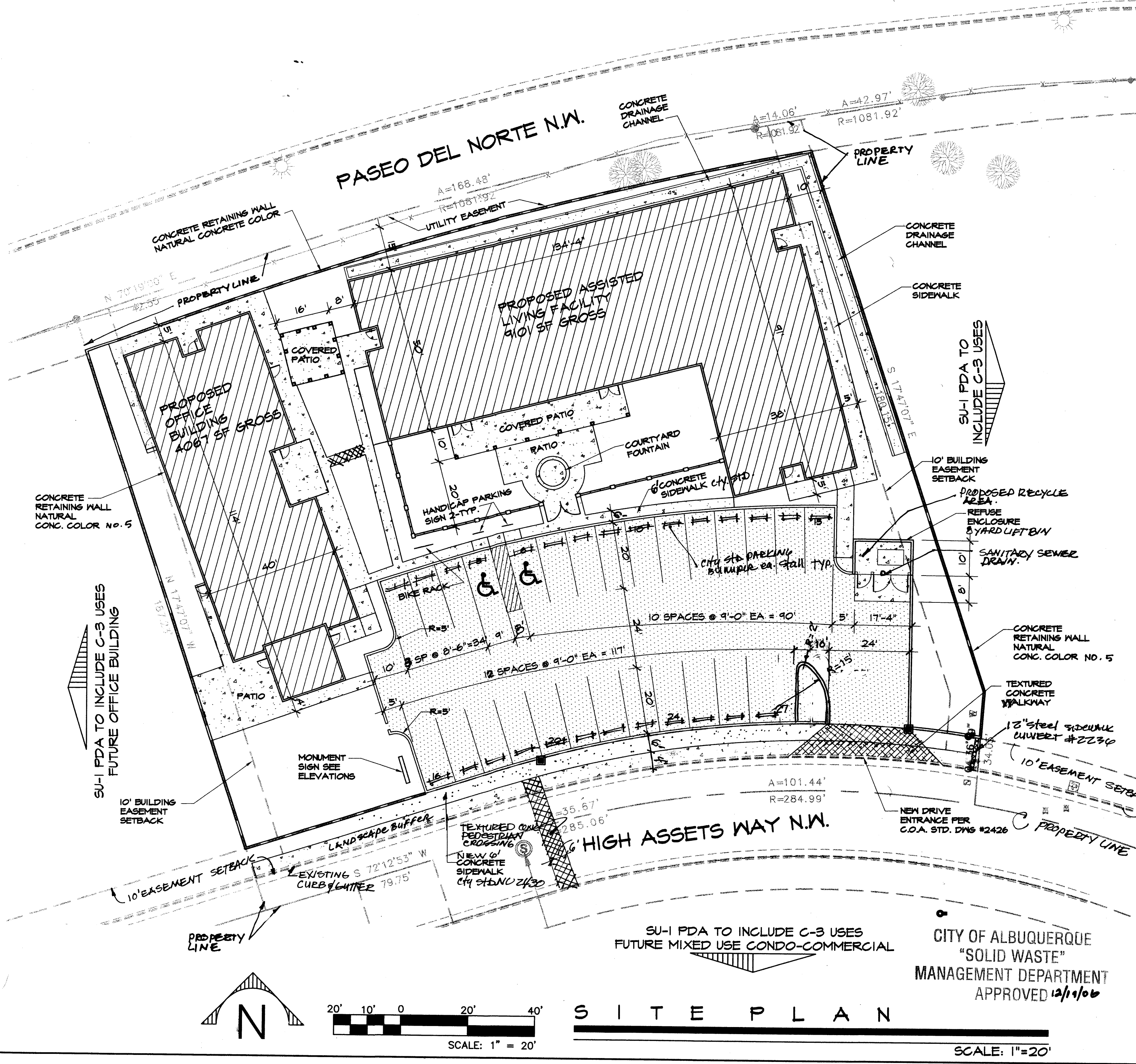
*[Signature]* DATE  
N/A ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE

*[Signature]* 12/19/06  
Michael Holton SOLID WASTE MANAGEMENT DATE

*[Signature]* 12/21/06  
Sheran Malcom DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SITE PLAN LEGEND:**

- BUILDING AREA
- ASPHALTIC CONCRETE PAVING
- CONCRETE PAVING AND SIDEWALKS
- LANDSCAPE AREA
- PROPERTY LINE
- EASEMENT BOUNDARIES

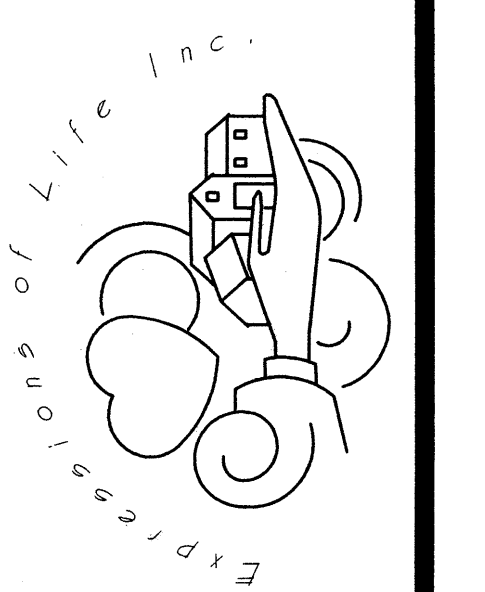


**VICINITY MAP**

**CHARLIE M. OTERO ARCHITECT**  
8000 Pennsylvania Circle NE  
Albuquerque, New Mexico  
(505)254-2232  
(505)883-3161 Fax  
Architecture/Construction Management Services

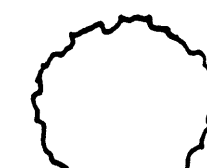




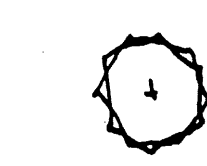
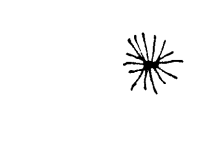

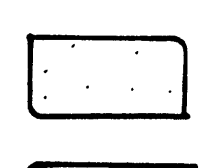
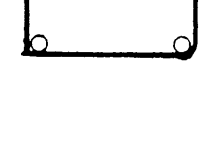


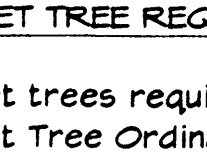
**PROJECTIONS OF LIFE & LIFESPHERE LIVING**

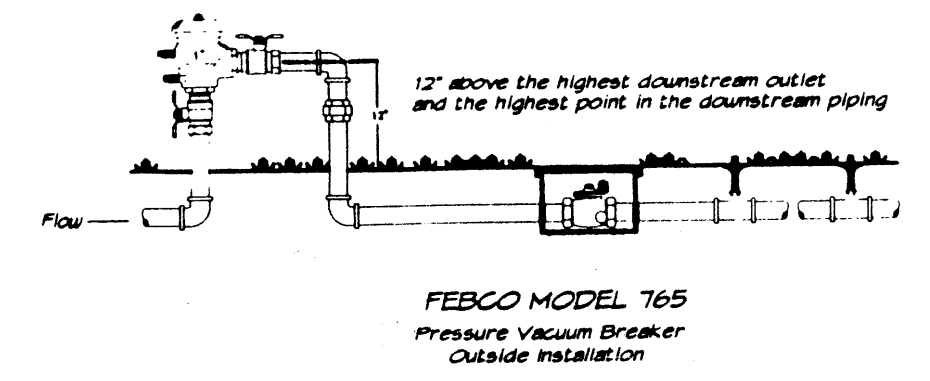
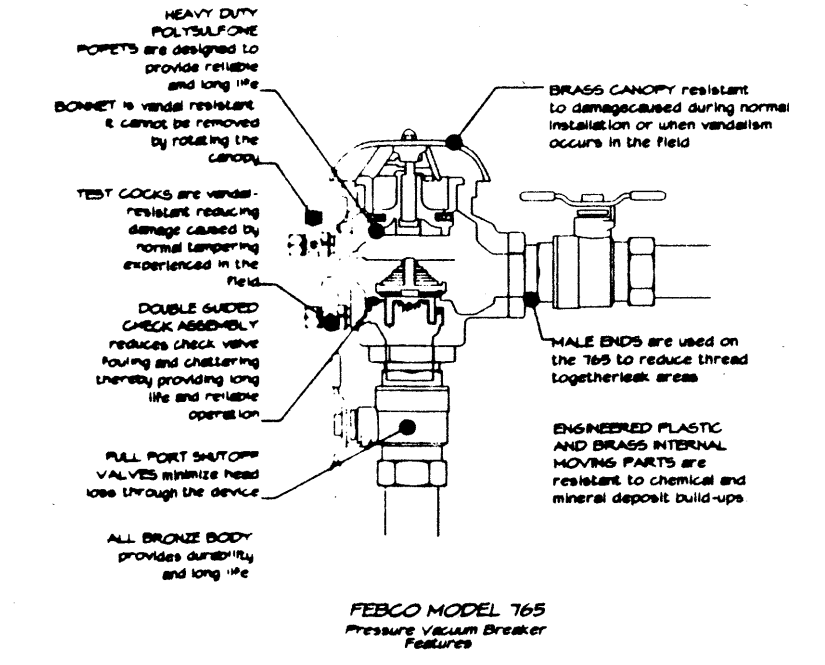
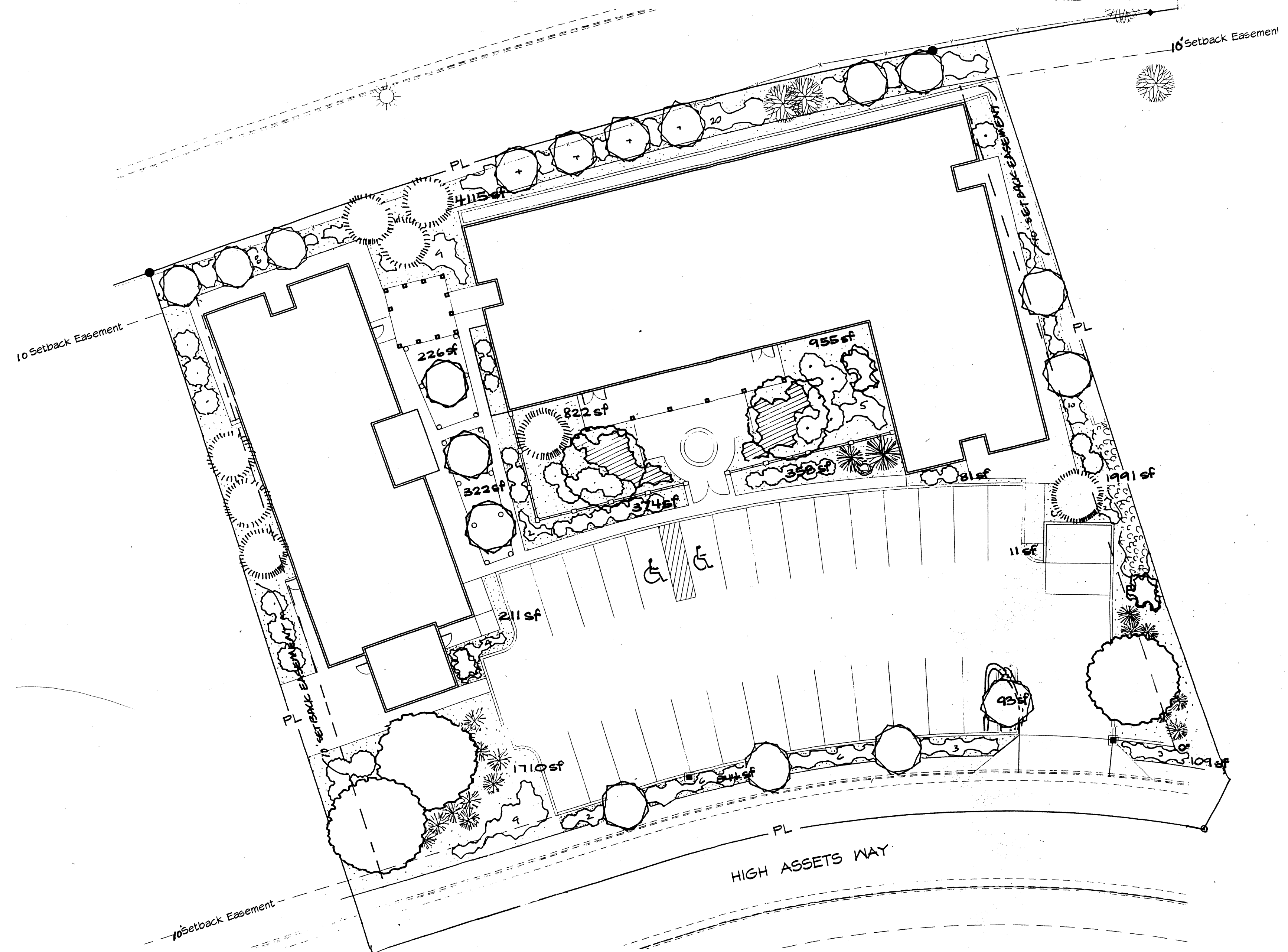
PROJECT # 1003212



ENGINEER
ARCHITECT
DEC 12-06 DATE
0607 PROJECT NO.
FOR BUILDING PERMIT SITE PLAN
SHEET NO. 1



-  SHUMARD OAK (M) 3  
Quercus shumardii  
2" Gal
-  DESERT WILLOW (L-) 14  
Chilopsis linearis  
24" Box
-  AUSTRIAN PINE (M) 8  
Pinus nigra  
8' Minimum Ht.
-  NEW MEXICO OLIVE (L) 3  
Forestiera neomexicana  
15 Gal. 225sf
-  PALM YUCCA (L) 2  
Yucca faxoniana
-  INDIAN HAWTHORN (M) 24  
Raphiolepis indica  
5 Gal. 36sf
-  PHOTINIA (M+) 16  
Photinia fraseri  
5 Gal. 64sf
-  SMOKE TREE (M) 4  
Cotinus coggygria  
5 Gal. 225sf
-  MAIDEN GRASS (M) 16  
Miscanthus sinensis  
5 Gal. 16sf
-  CORAL BEAUTY COTONEASTER (M) 84  
Cotoneaster spp.  
1 Gal. 61sf
-  HALL'S HONEYSUCKLE (M) 6  
Lonicera japonica Halliana  
1 Gal. 144sf
-  SANTA FE BROWN GRAVEL CRUSHED 3/4"  
WITH FILTER FABRIC (MIN. 3" DEPTH)
-  SOD LAWN WITH POP-UP HEADS



for a system with grass

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street High Assets Way  
 Required # 4 Provided # 4

**PARKING LOT TREE REQUIREMENTS**

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces  
 Required # 3 Provided # 3

**NOTE TO CLIENT:**  
 Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

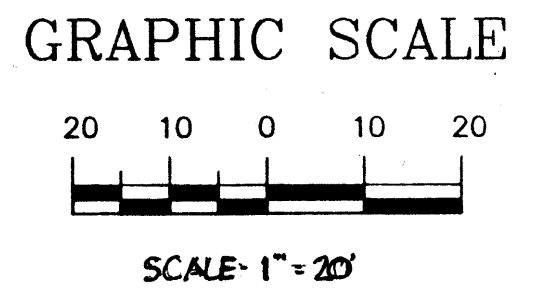
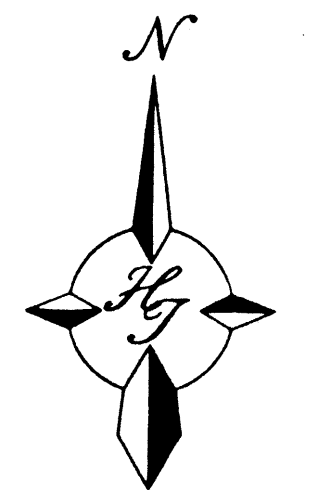
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	43,766	square feet
TOTAL BUILDINGS AREA	11,217	square feet
OFFSITE AREA	2,400	square feet
NET LOT AREA	30,149	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4,522	square feet
TOTAL BED PROVIDED	11,463	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	8,597	square feet
TOTAL GROUND COVER PROVIDED	9,834	square feet
TOTAL SOD AREA	548	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	12,011	square feet



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

ENGINEER

12-8-06  
 ARCHITECT

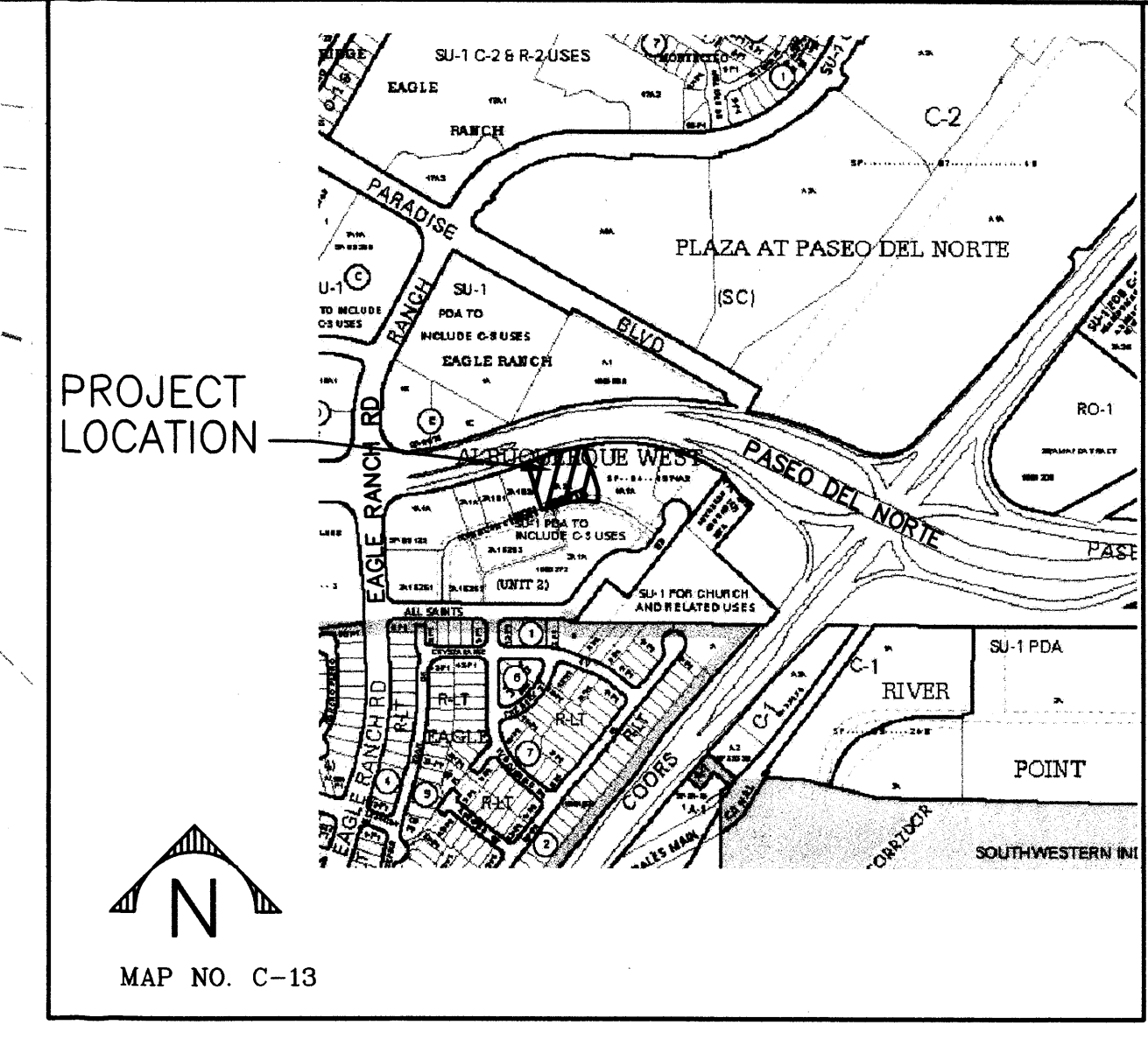
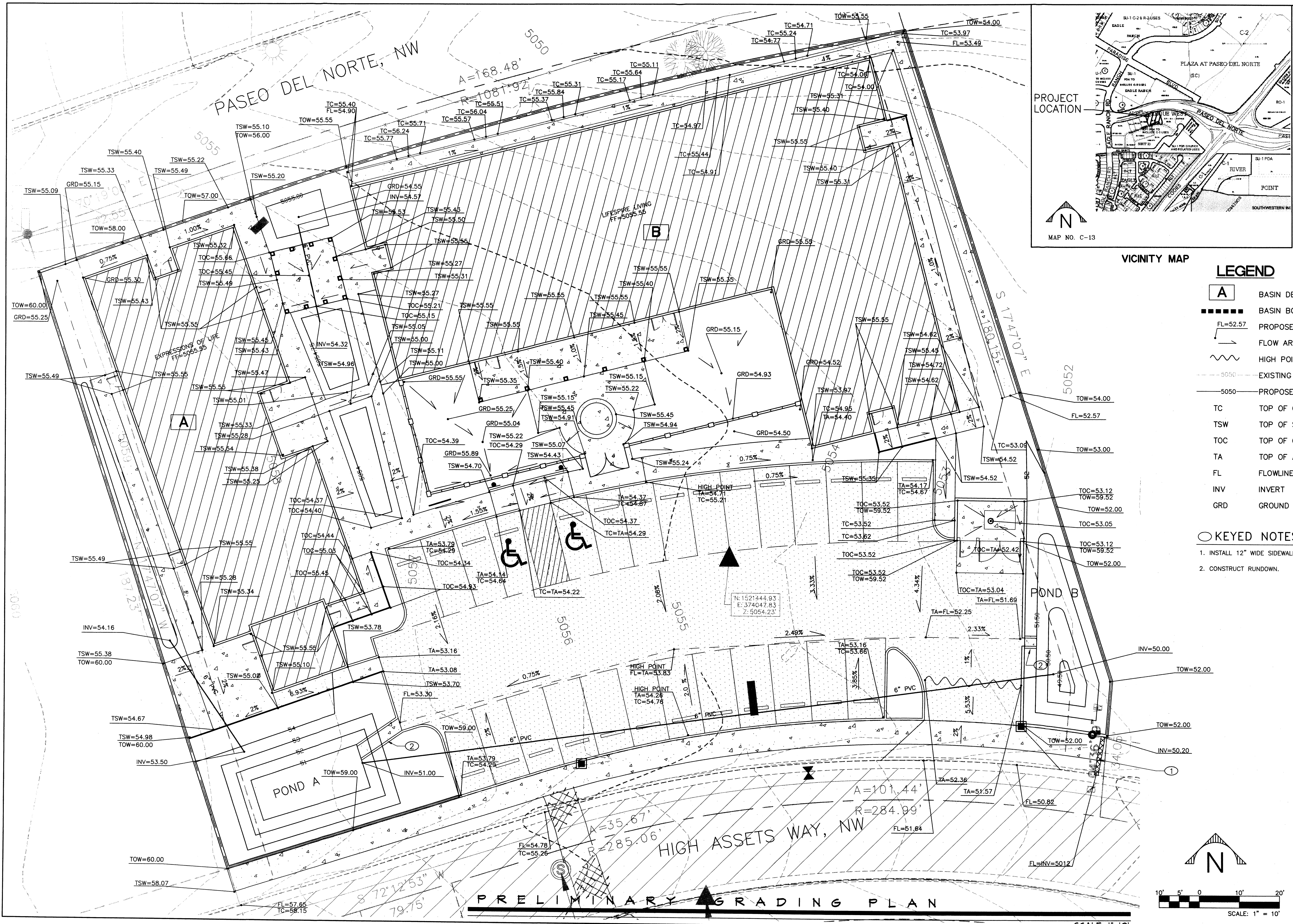
DECEMBER 06  
 DATE

0607  
 PROJECT NO.

LANDSCAPE PLAN  
 FOR BUILDING PERMIT

SHEET 2





VICINITY MAP

**LEGEND**

- A** BASIN DESIGNATION
- BASIN BOUNDARY
- FL=52.57 PROPOSED SPOT ELEVATION
- FLOW ARROW
- ~ HIGH POINT
- 5050- EXISTING TOPO
- 5050— PROPOSED TOPO
- TC TOP OF CURB
- TSW TOP OF SIDEWALK
- TOC TOP OF CONCRETE
- TA TOP OF ASPHALT
- FL FLOWLINE
- INV INVERT
- GRD GROUND

**KEYED NOTES:**

1. INSTALL 12" WIDE SIDEWALK PER COA DETAIL #2236.
2. CONSTRUCT RUNDOWN.

**CHARLIE M. OTERO ARCHITECT**  
 8000 Pennsylvania Circle, NE  
 Albuquerque, New Mexico  
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 Architecture/Construction Management Services

ENGINEER

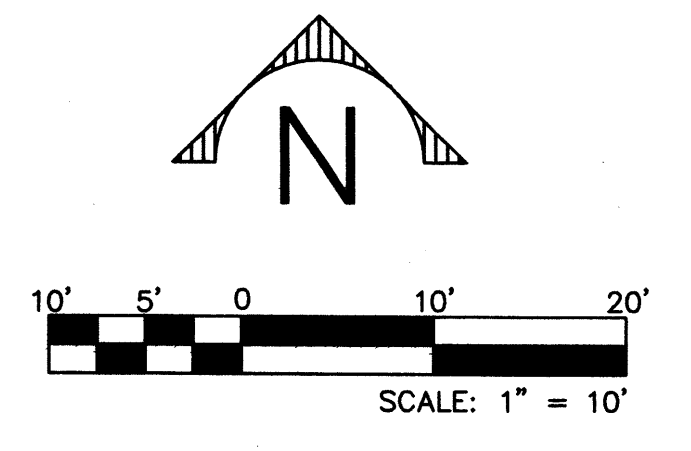
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DECEMBER 06  
DATE

0607  
PROJECT NO.

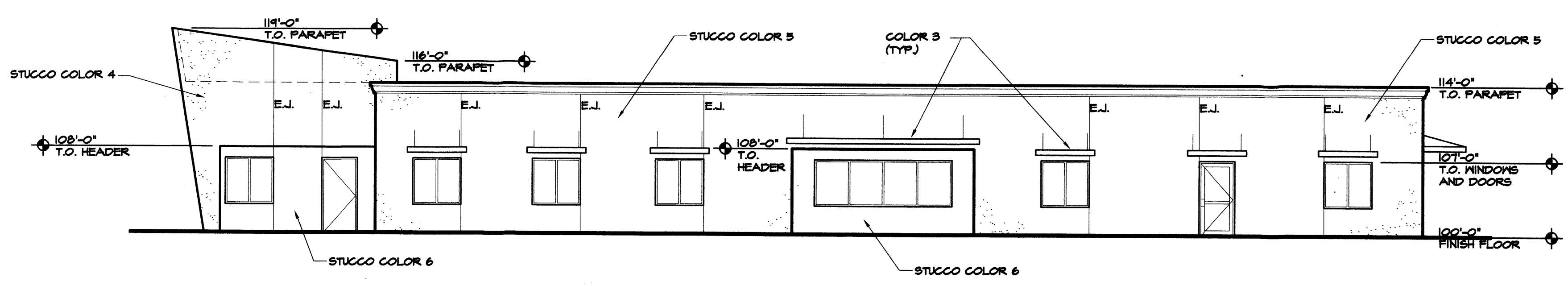
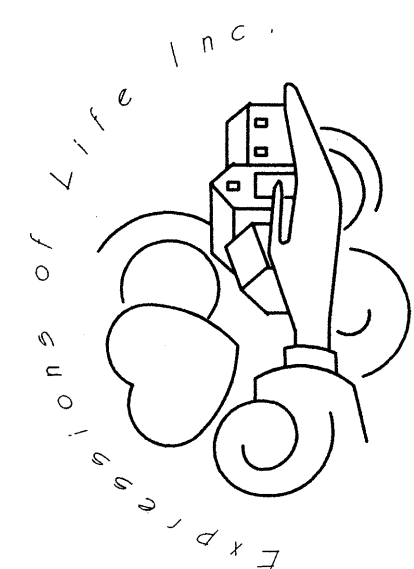
FOR BUILDING PERMIT  
GRADING & DRAINAGE

3  
SHEET NO.

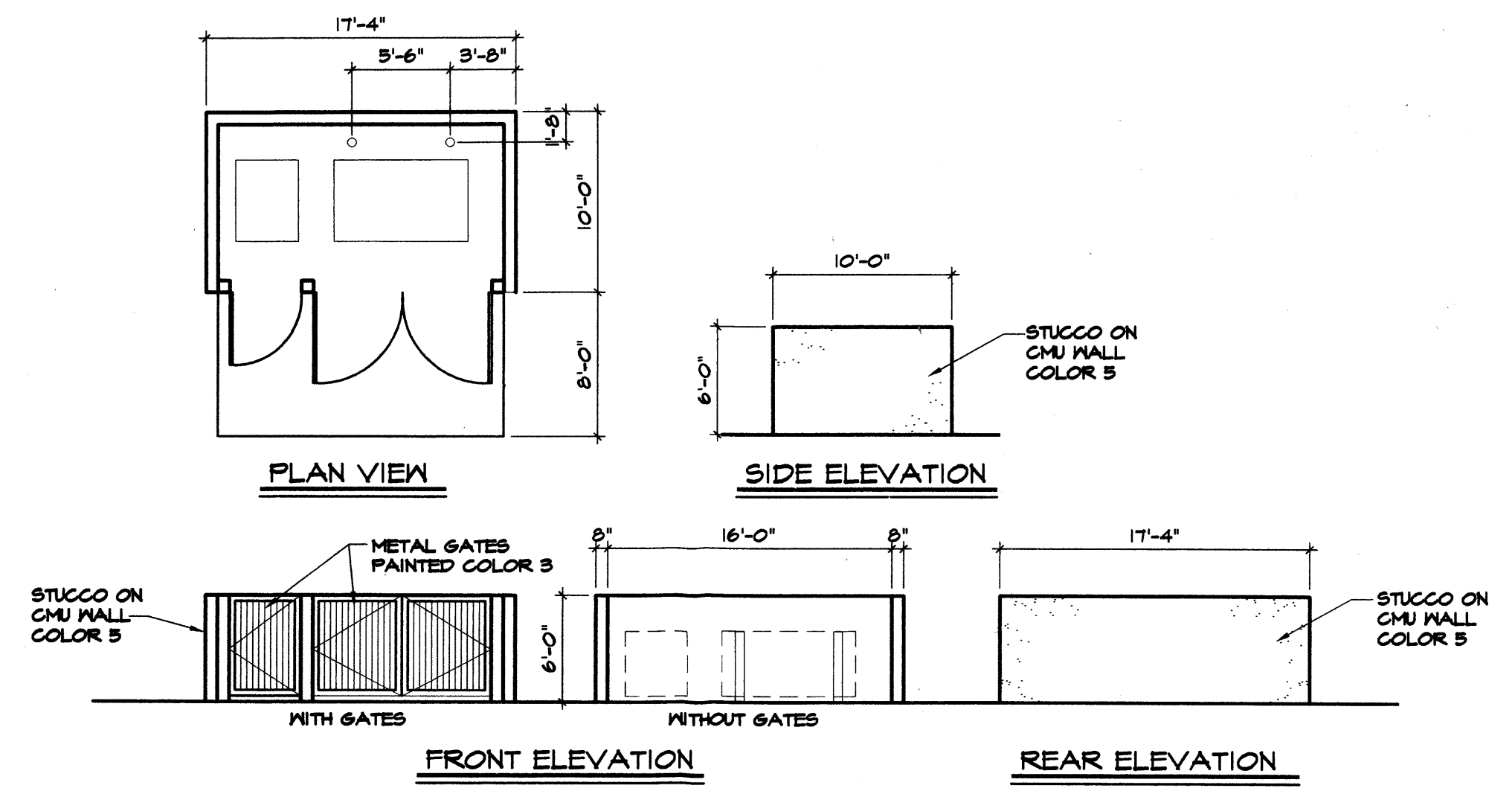


**PRELIMINARY GRADING PLAN**

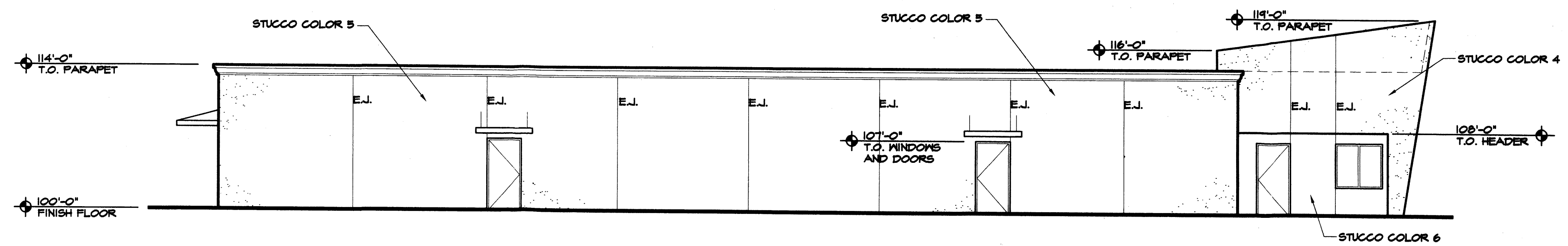




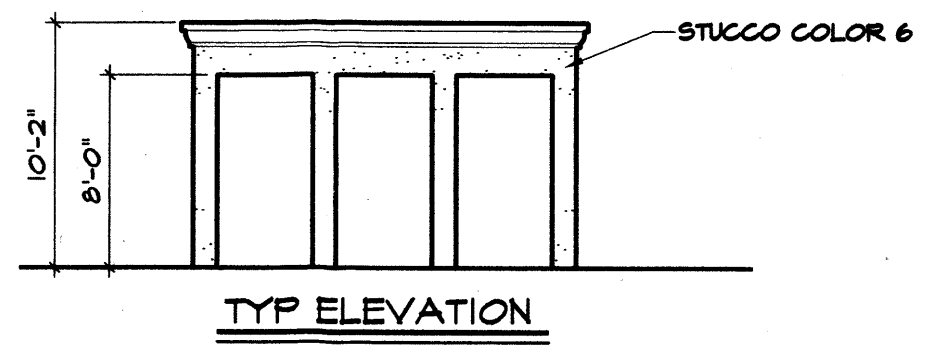
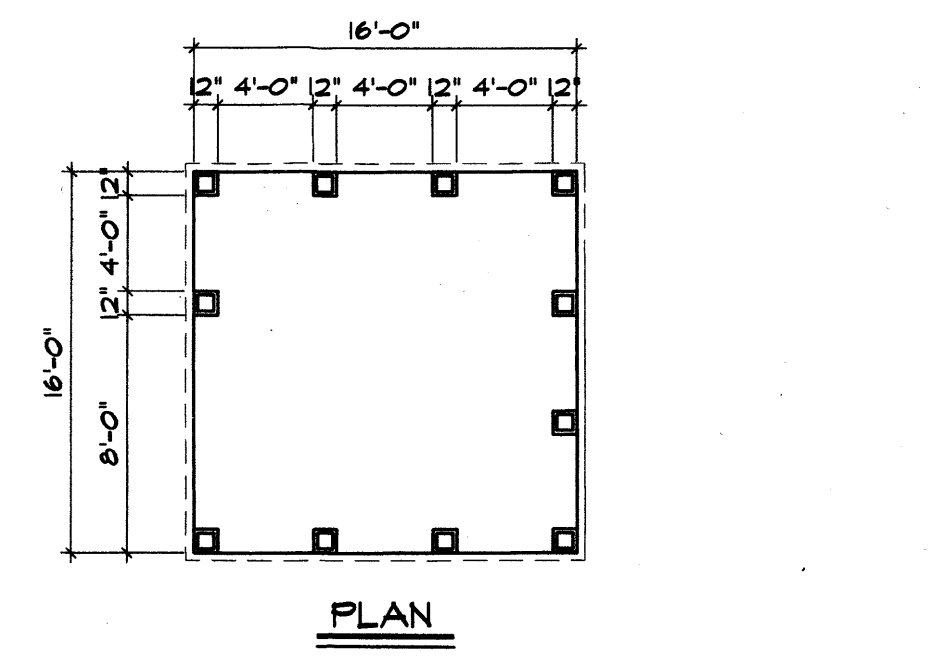
**EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



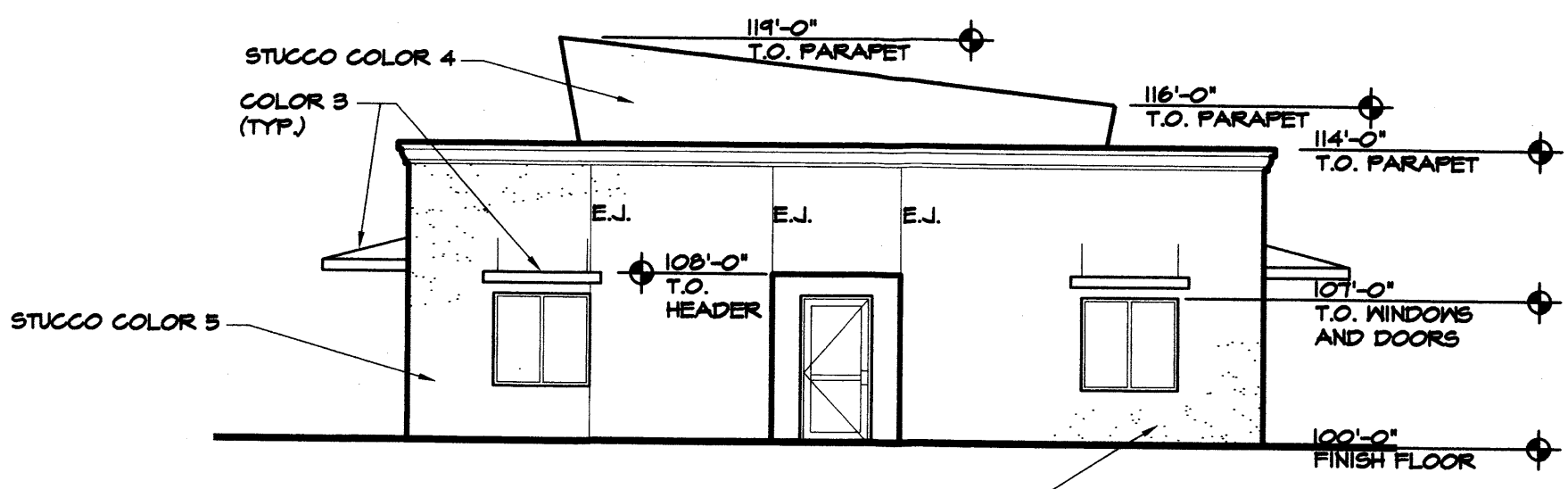
**REFUSE ENCLOSURE/DUMPSTER**  
 SCALE: 1/8"=1'-0"



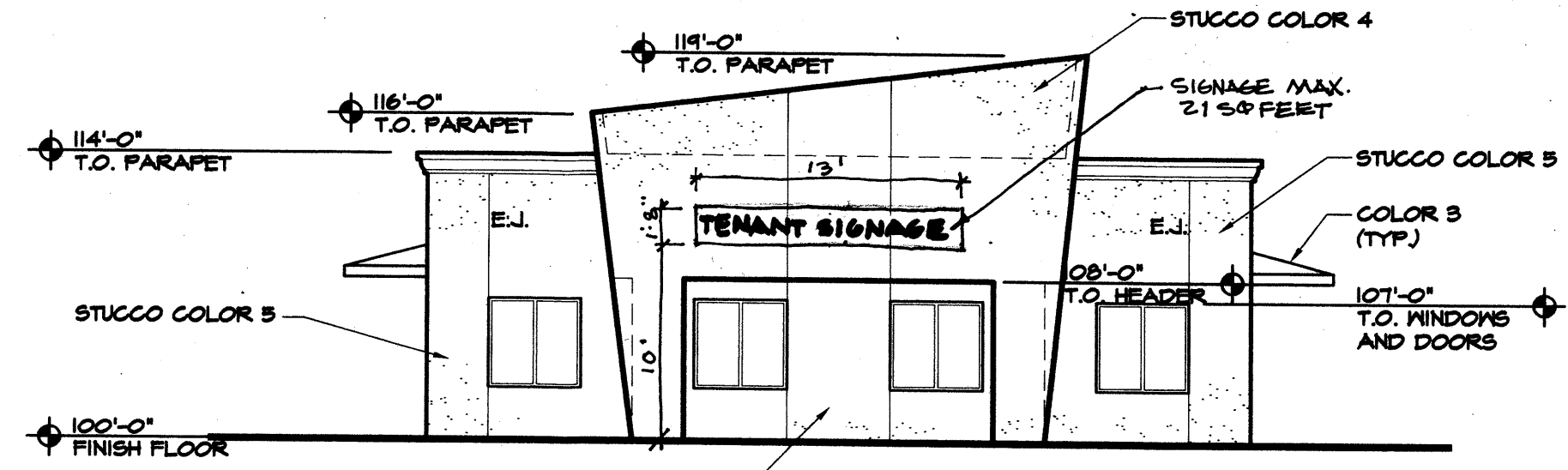
**WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**SHADE STRUCTURE**  
 SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"

**COLOR LEGEND:**

MATERIAL	COLOR
STUCCO SYSTEM	2 COAT SYNTHETIC STUCCO SYSTEM OVER 20GA. STUCCO MESH OVER 2 LAYERS OF LIMBO TEX
	COLOR 1 - SOFT TAN
	COLOR 2 - LIGHT BROWN
	COLOR 3 - TERRA COTTA
	COLOR 4 - GREEN SLATE
	COLOR 5 - STEEL GRAY
	COLOR 6 - ORANGE BROWN
ALUMINUM WINDOWS	PREFINISHED TAN
METAL DOORS AND FRAMES	PAINTED TANMATCH WINDOW FRAME
GLAZING	AQUA GREEN .50% REFLECTIVE
WOOD FRENCH DOORS	PAINTED TANMATCH ALUMINUM WINDOWS
METAL STAIRS AND RAILING	PAINTED DK. BALKYD ENAMEL
GALV. OVERFLOW SCUPPERS	PAINT TO MATCH STUCCO

EXTERIOR ELEVATIONS EXPRESSIONS OF LIFE

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

ENGINEER

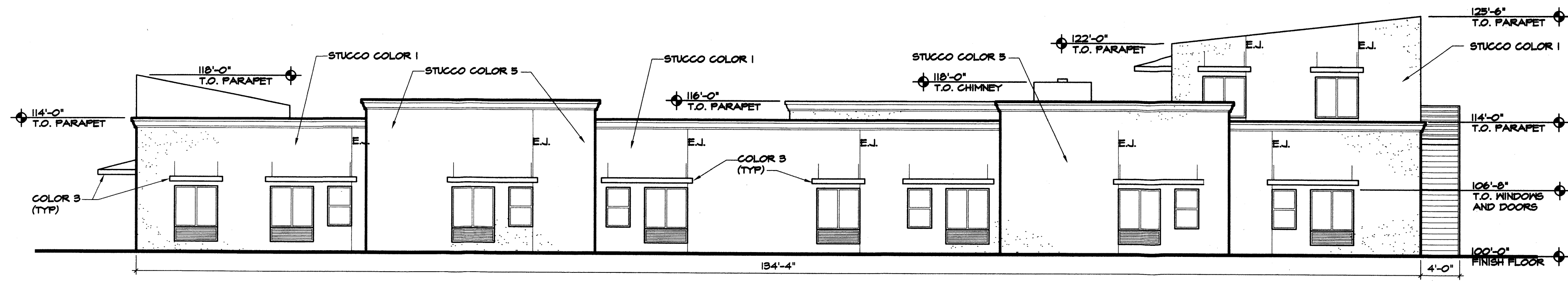
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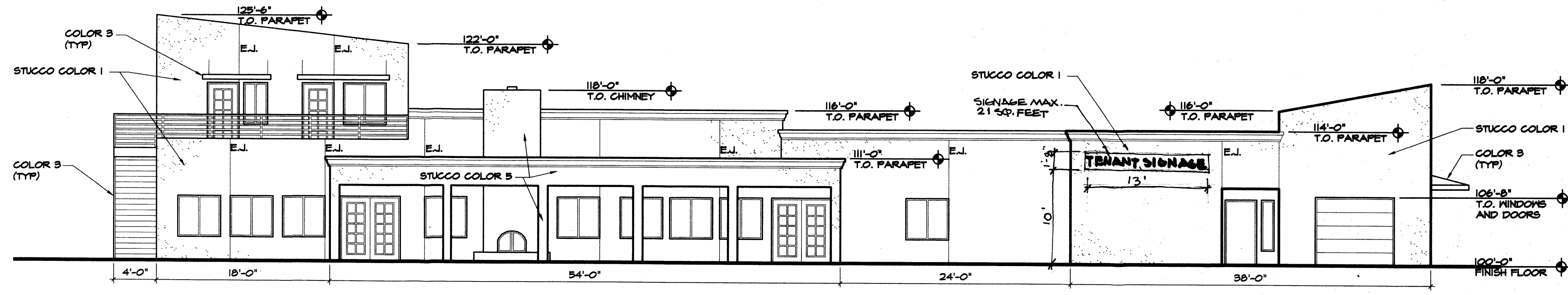
FOR BUILDING PERMIT  
BUILDING AND STRUCTURE ELEVATIONS

SHEET NO. 4



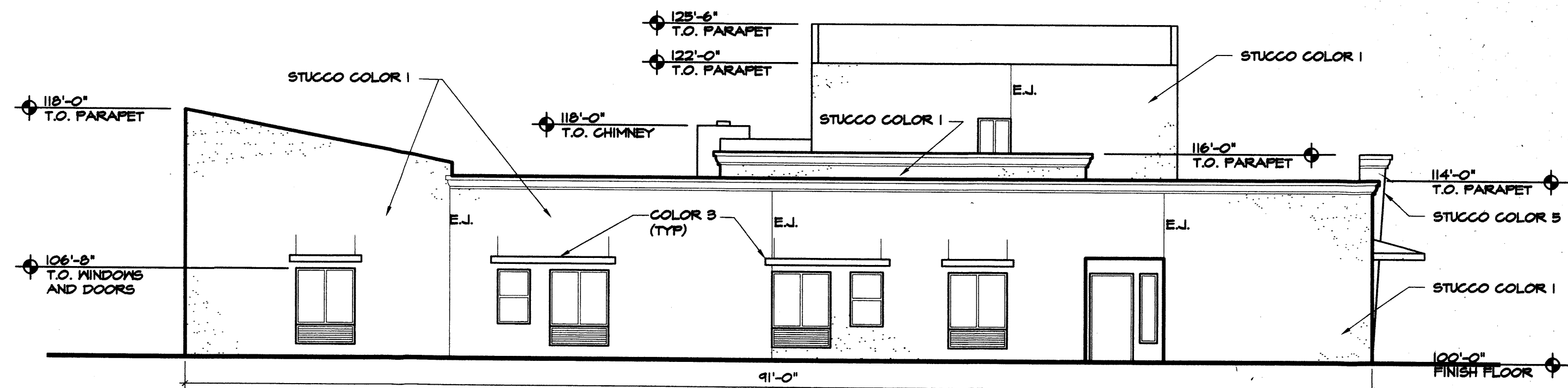
**NORTH ELEVATION**

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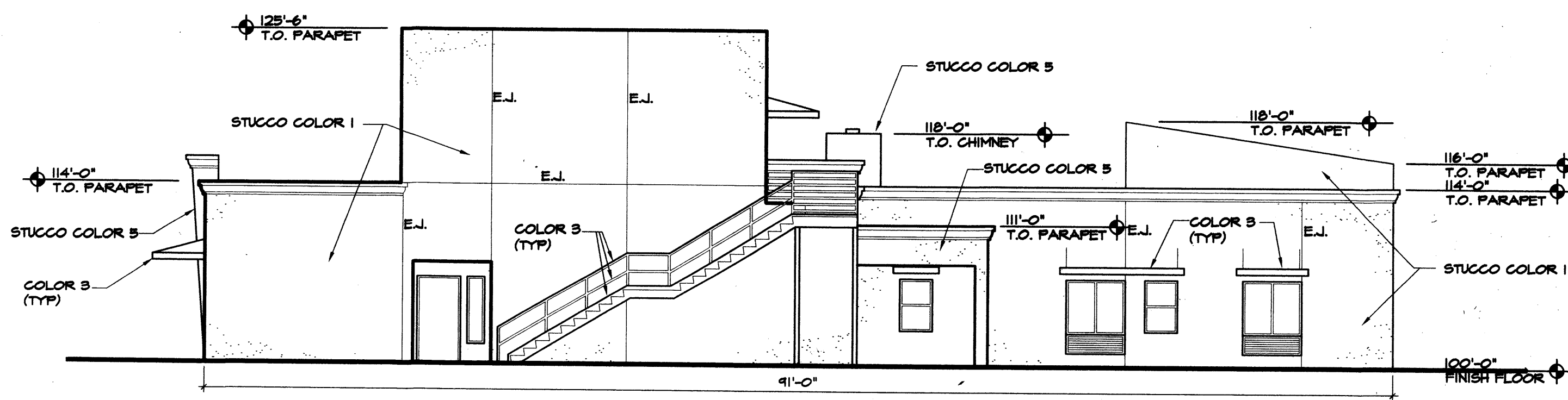
**SOUTH ELEVATION**

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



**EAST ELEVATION**

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

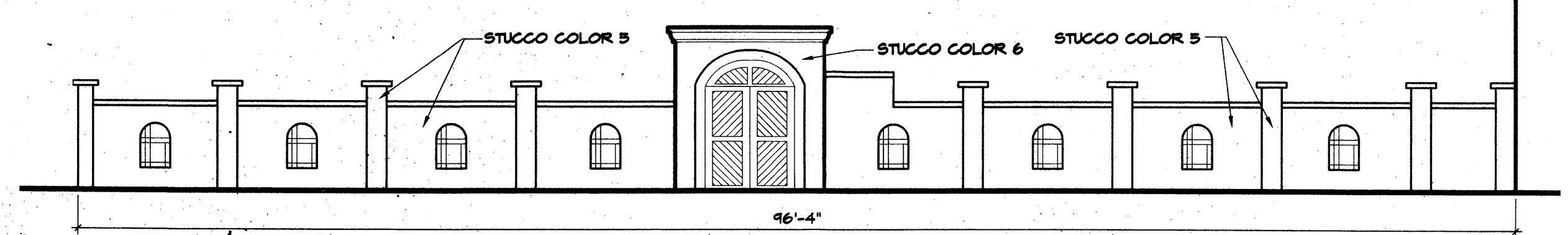
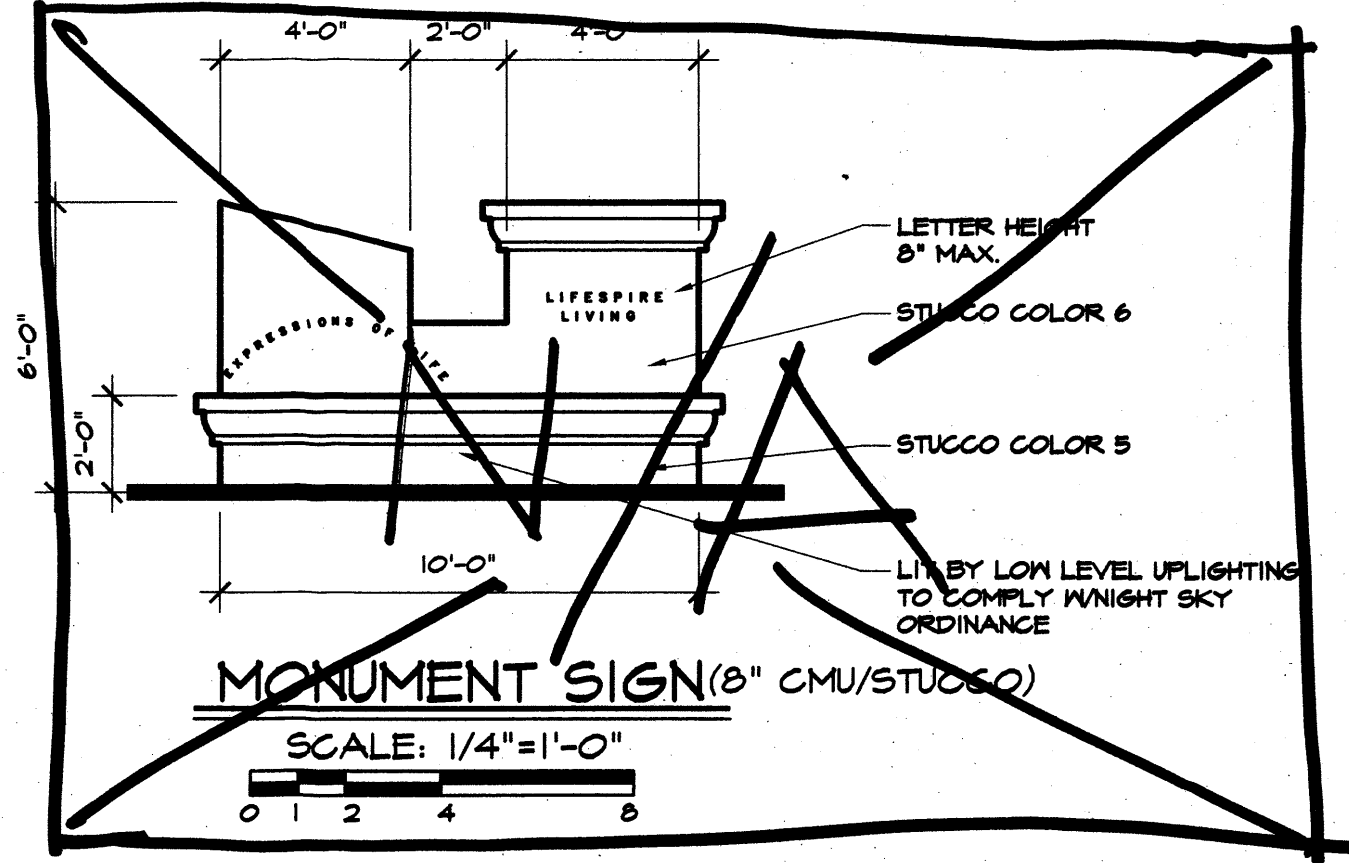


**WEST ELEVATION**

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

**COLOR LEGEND:**

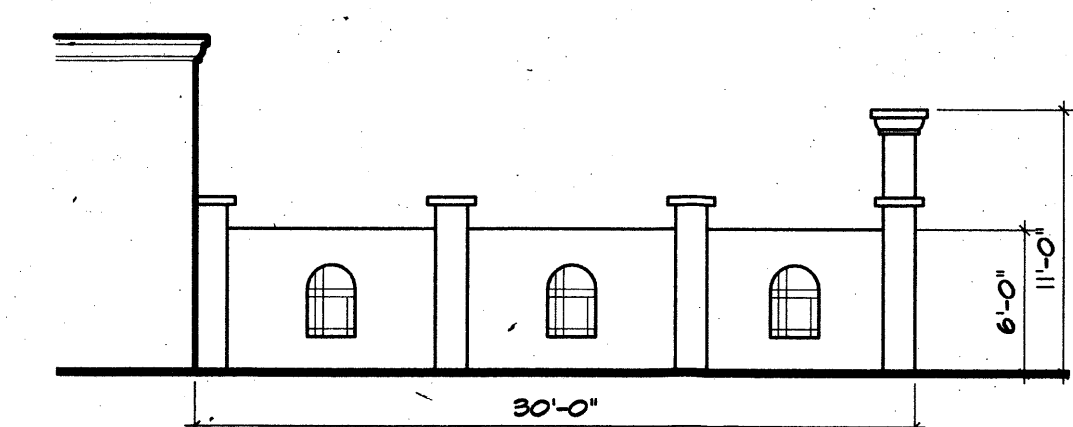
MATERIAL	COLOR
STUCCO SYSTEM	2 COAT SYNTHETIC STUCCO SYSTEM OVER 20GA. STUCCO MESH OVER 2 LAYERS OF JUMBO TEX COLOR 1 - SOFT TAN COLOR 2 - LIGHT BROWN COLOR 3 - TERESA, COTTA COLOR 4 - GREEN PLATE COLOR 5 - SPESL 6 EBY COLOR 6 - D'LENGE, BROWN
ALUMINUM WINDOWS AND FRAMES	PREFINISHED TAN
METAL DOORS AND FRAMES	PAINTED TANMATCH WINDOW FRAME
GLAZING	AQUA GREEN SEMI-REFLECTIVE
WOOD FRENCH DOORS	PAINTED TANMATCH ALUMINUM WINDOWS
METAL STAIRS AND RAILING	PAINTED BK-REDALKYD ENAMEL
SALV. OVERFLOW SCUFFERS	PAINT TO MATCH STUCCO



**SOUTH ELEVATION**

**COURTYARD FENCE ELEVATION**

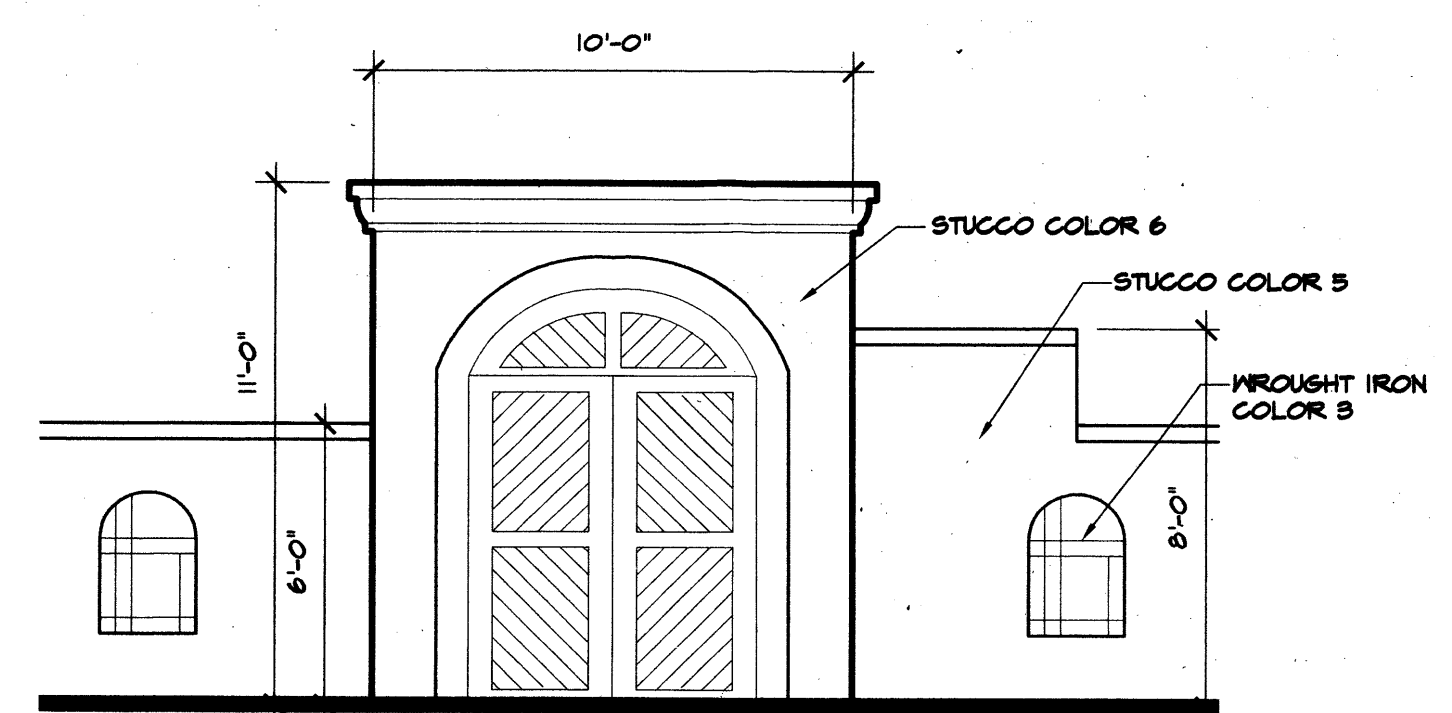
SCALE: 1/8"=1'-0"



**WEST ELEVATION**

**COURTYARD FENCE ELEVATION**

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



**COURTYARD DOOR**

SCALE: 1/4"=1'-0"

**EXTERIOR ELEVATIONS LIFESPIRE LIVING**

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

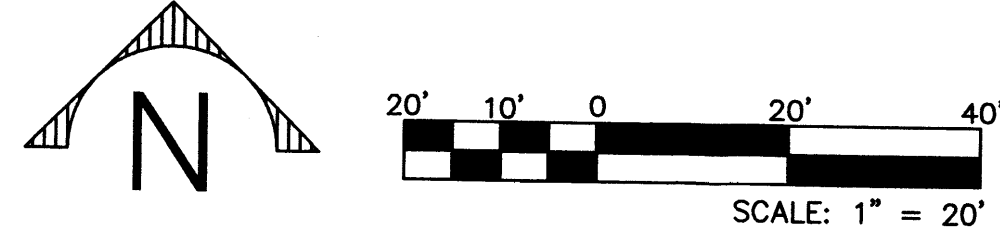
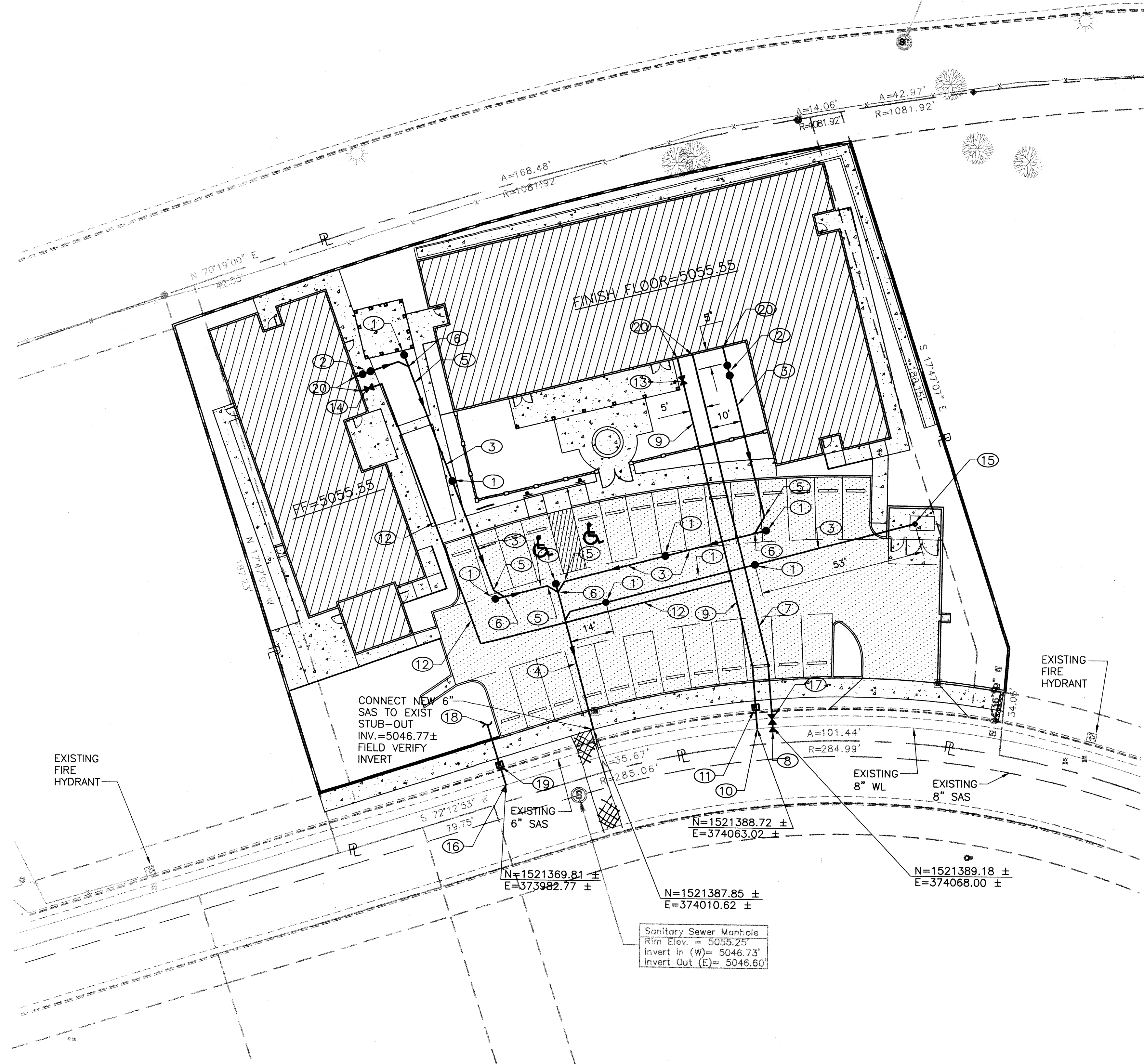
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 Architecture/Construction Management Services

**EXPRESSIONS OF LIFE & LIFESPIRE LIVING**

ENGINEER  
 ARCHITECT  
 DEC 12-06  
 DATE  
 0607  
 PROJECT NO.  
 FOR BUILDING PERMIT  
 BUILDING AND STRUCTURE ELEVATIONS  
 4.1  
 SHEET NO.

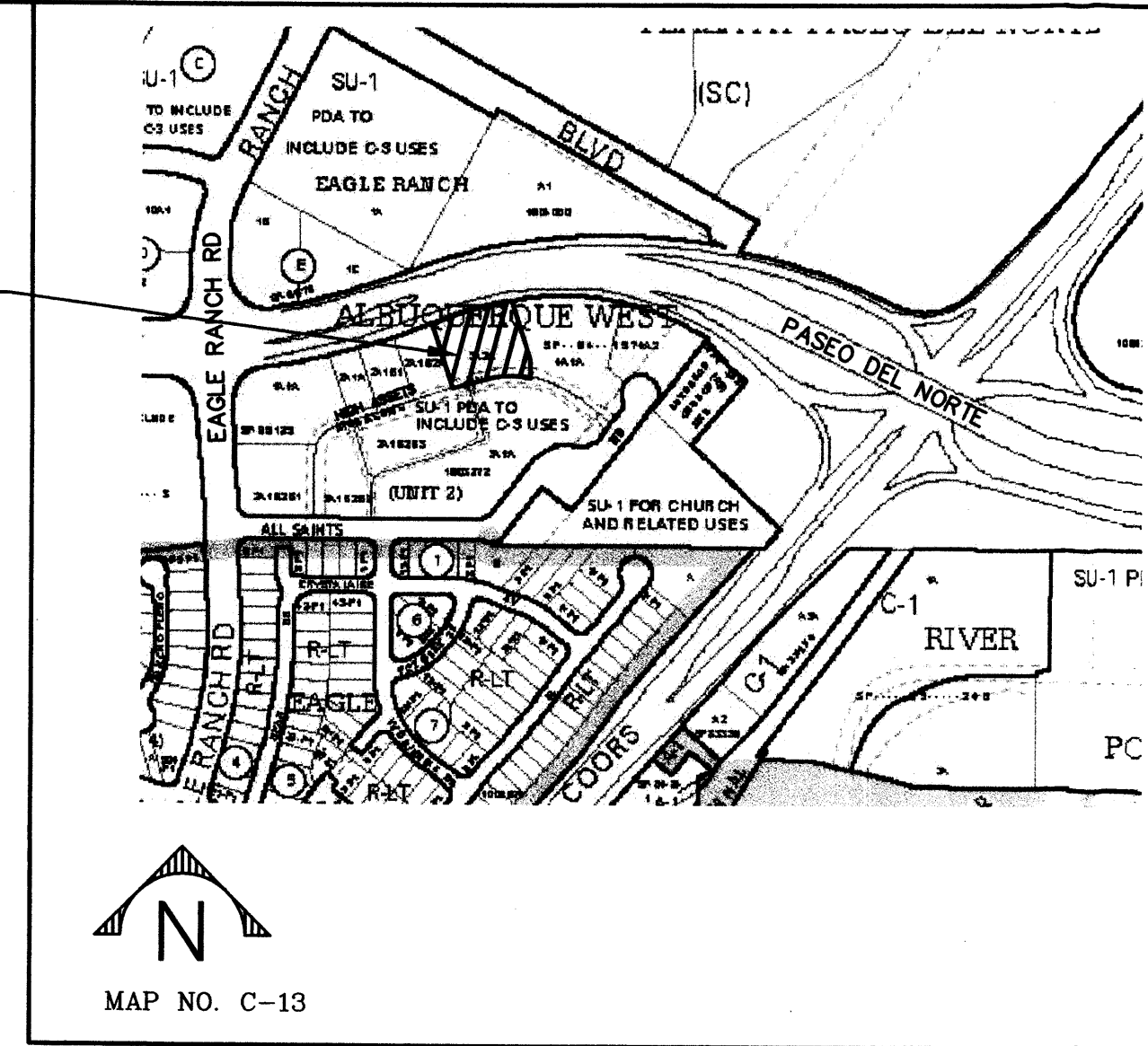




**CONCEPTUAL UTILITY PLAN**

SCALE: 1" = 20'

PROJECT LOCATION



**VICINITY MAP**

**KEYED NOTES (CONT.):**

- 18 SEE LANDSCAPE FOR CONTINUATION.
- 19 INSTALL NEW 3/4" METER BOX PER NMUI SPECIFICATIONS. COORDINATE WITH NMUI FOR METER INSTALLATION.
- 20 SEE MECHANICAL DRAWINGS FOR CONTINUATION OF UTILITIES.

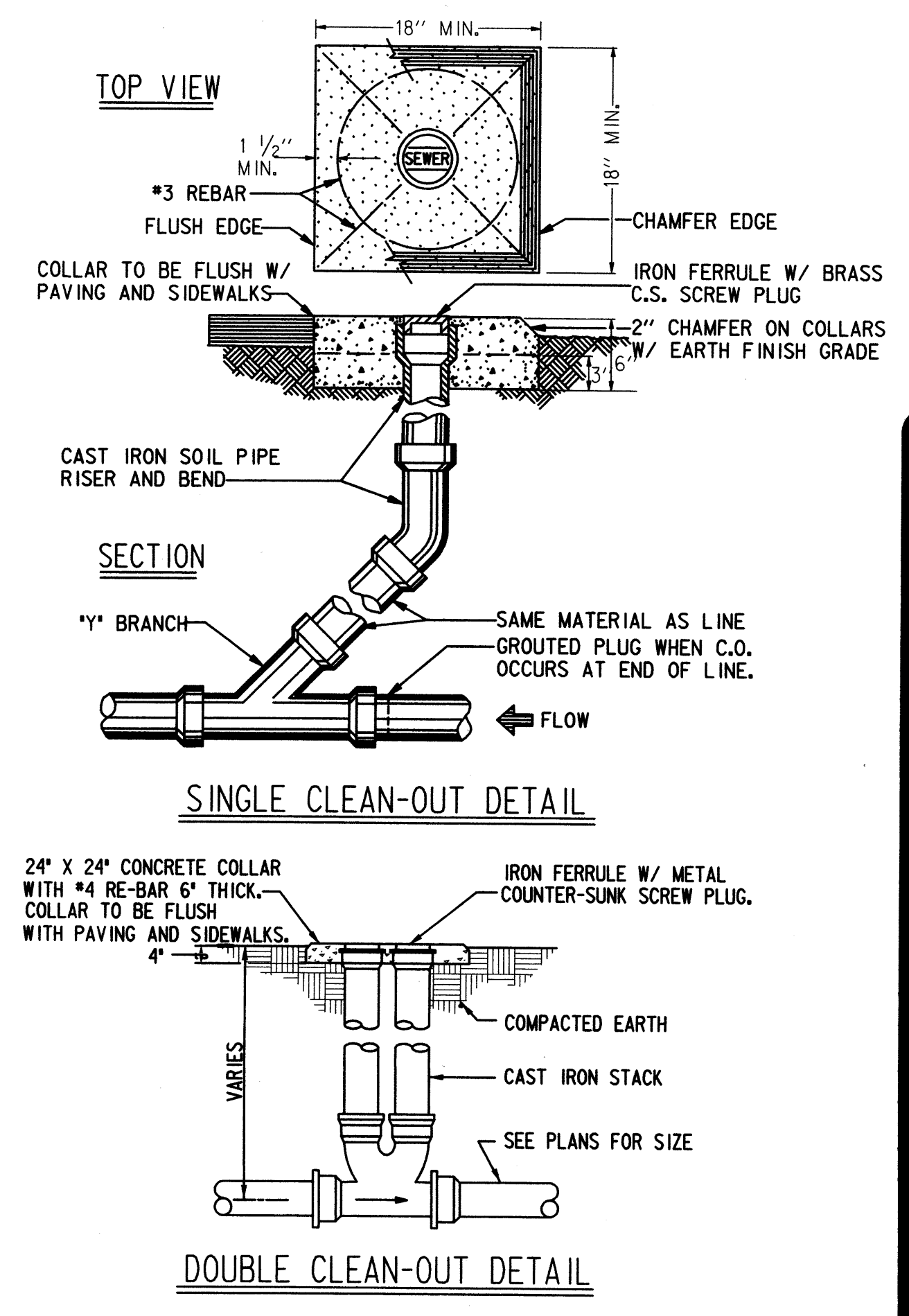
NOTE: ALL NEW WATERLINES SHALL HAVE A MINIMUM OF 3' OF COVER.

**LEGEND:**

- DOUBLE CLEANOUT
- SINGLE CLEANOUT
- WATER VALVE
- CONCRETE BLOCKING
- METER BOX
- AREA DRAIN

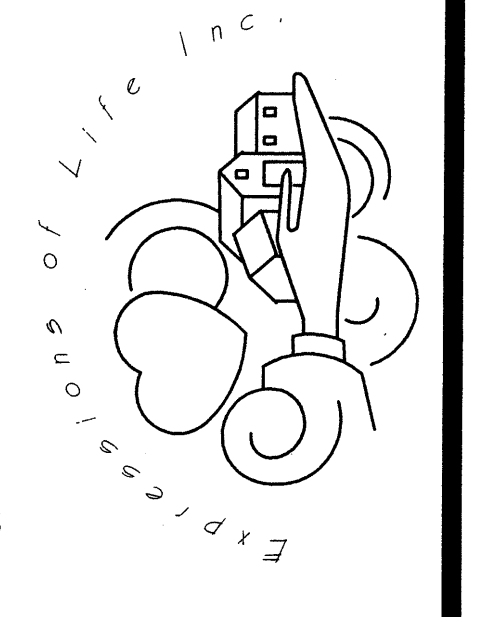
**KEYED NOTES:**

- 1 INSTALL SINGLE CLEANOUT PER DETAIL THIS SHEET.
- 2 INSTALL DOUBLE CLEANOUT PER DETAIL THIS SHEET.
- 3 INSTALL 4" PVC SAS AT S=2.00%.
- 4 INSTALL 6" PVC SAS AT S=2.00%.
- 5 INSTALL 45° PVC BEND.
- 6 INSTALL 45° PVC WYE WITH CLEANOUT.
- 7 INSTALL 6" DUCTILE IRON PRIVATE FIRELINE.
- 8 CONNECT NEW 6" FIRELINE TO EXISTING 8" WATERLINE USING PRESSURE CONNECTION WITH TAPPING SADDLE AND CONCRETE BLOCKING PER NMUI SPECIFICATIONS.
- 9 INSTALL NEW 1 1/2" COPPER WATER SERVICE LINE.
- 10 CONNECT NEW 1 1/2" COPPER WATER SERVICE LINE TO EXISTING 8" WATERLINE PER NMUI SPECIFICATIONS.
- 11 INSTALL NEW 1 1/2" METER BOX PER NMUI SPECIFICATIONS. COORDINATE WITH NMUI FOR METER INSTALLATION.
- 12 INSTALL 3/4" COPPER WATER SERVICE LINE.
- 13 INSTALL 1 1/2" VALVE AND VALVE BOX PER COA STD. DWG. 2326.
- 14 INSTALL 3/4" VALVE AND VALVE BOX PER COA STD. DWG. 2326.
- 15 INSTALL 4" AREA DRAIN AND "P" TRAP AT DUMPSTER.
- 16 INSTALL NEW 3/4" COPPER IRRIGATION SERVICE LINE TO EXISTING 8" WATERLINE PER NMUI SPECIFICATIONS.
- 17 INSTALL NEW 6" VALVE AND VALVE BOX PER NMUI SPECIFICATIONS.



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DEC 12-06  
DATE

0607  
PROJECT NO.

FOR BUILDING PERMIT UTILITY PLAN

SHEET NO.