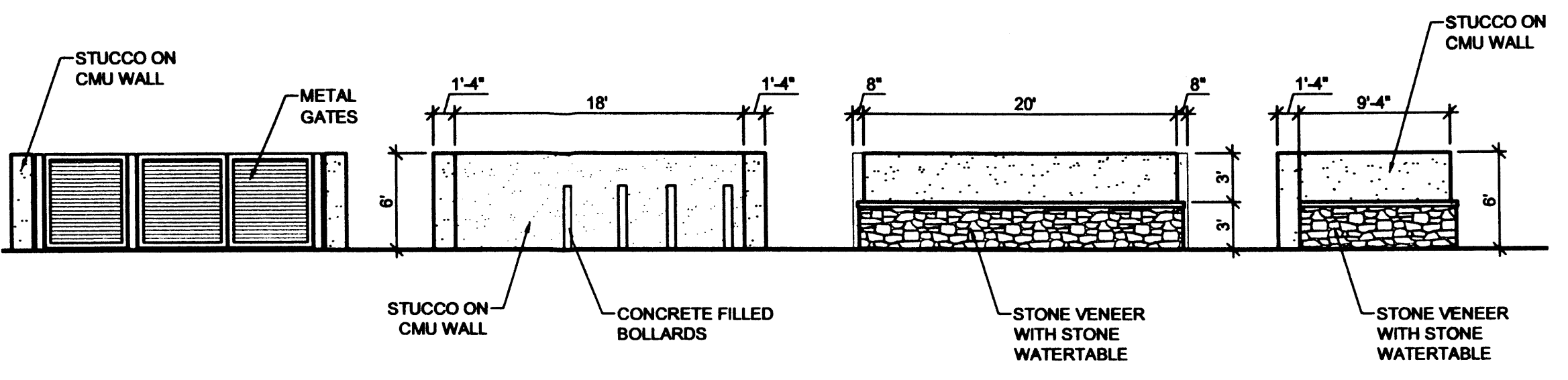


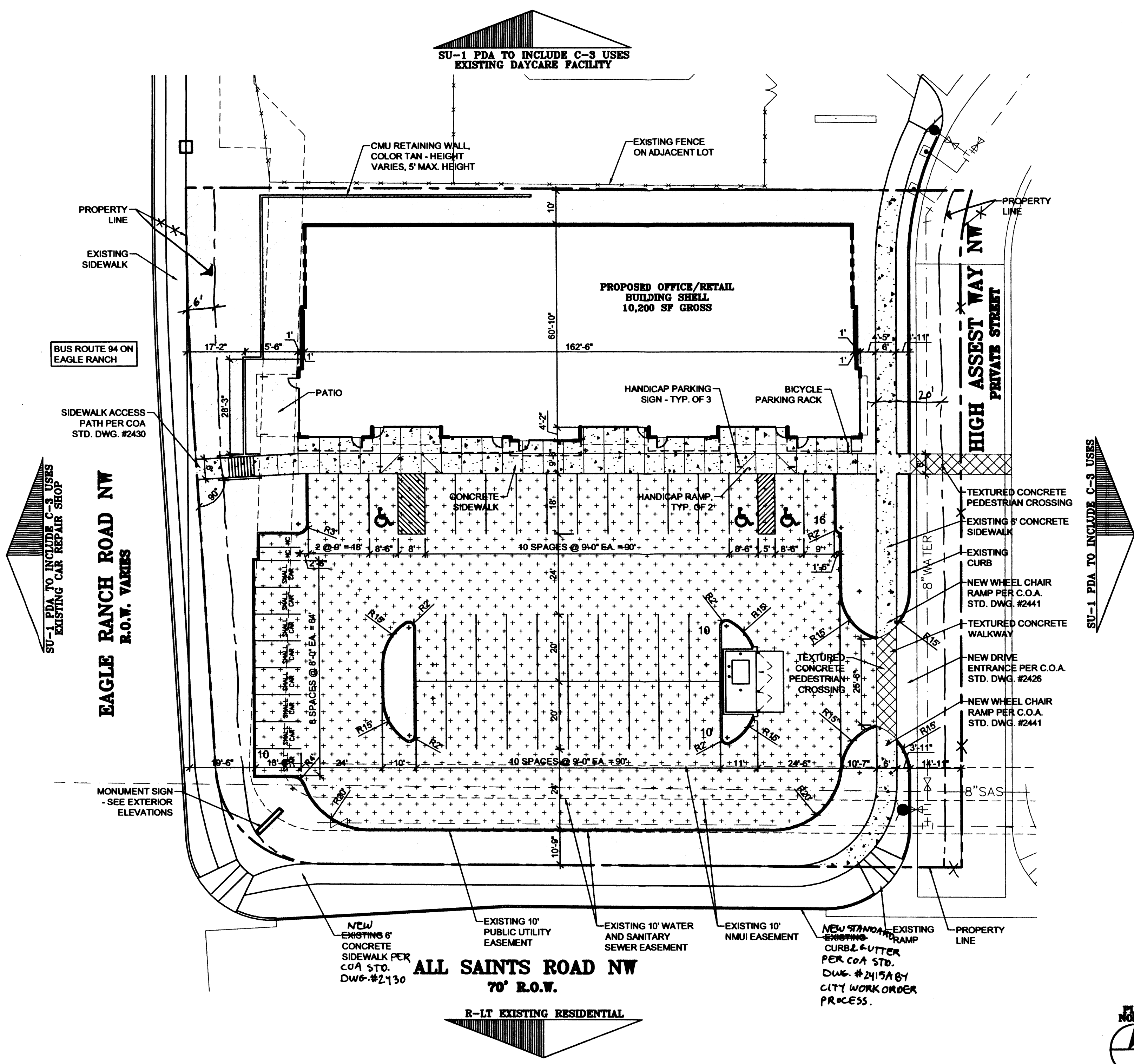
D2 LIGHTING DETAIL
SCALE: N.T.S.



D3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

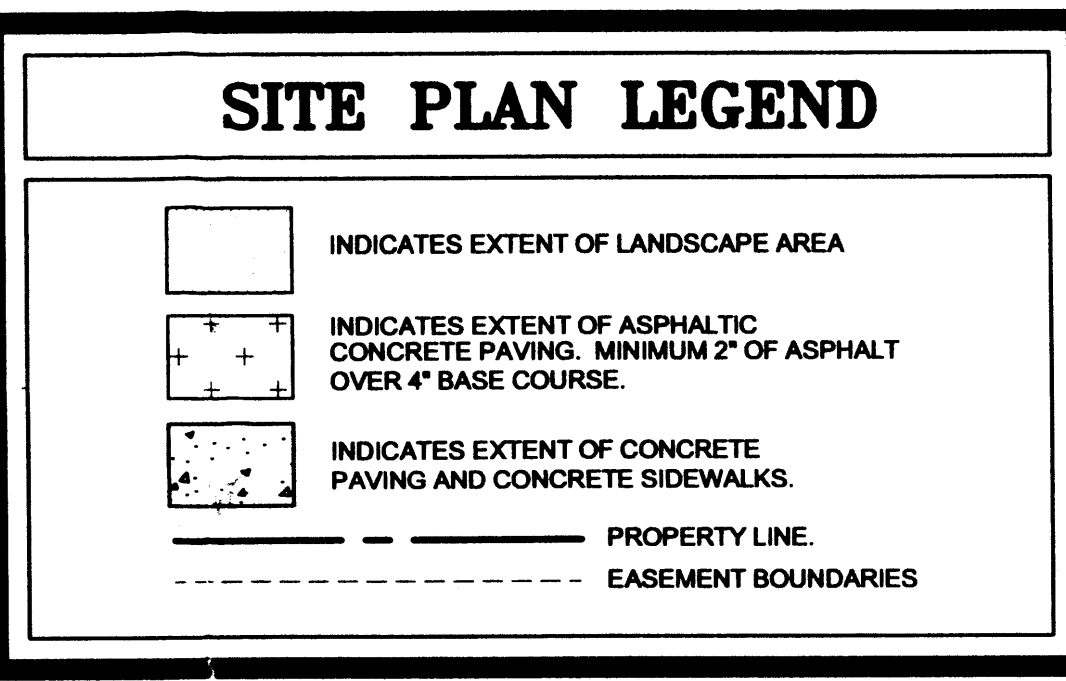
WITH GATES FRONT ELEVATION

WITHOUT GATES REAR ELEVATION SIDE ELEVATION



A2 SITE PLAN
SCALE: 1" = 20'

SIGNATURE BLOCK	
PROJECT NUMBER:	1603272
APPLICATION NUMBER:	06 DRB-01509
IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () 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:	
<i>L.H. Day</i>	3-12-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Christina Sandoval</i>	10/25/06
PARKS & RECREATION DEPARTMENT	DATE
<i>William O. Balch</i>	10/26/06
UTILITIES DEVELOPMENT	DATE
<i>Budley S. Bingham</i>	10/25/06
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Apprentice</i>	10-16-06
SOLID WASTE MANAGEMENT	DATE
<i>S. Matson</i>	10/25/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PLNZ(10706) 12/16/03	

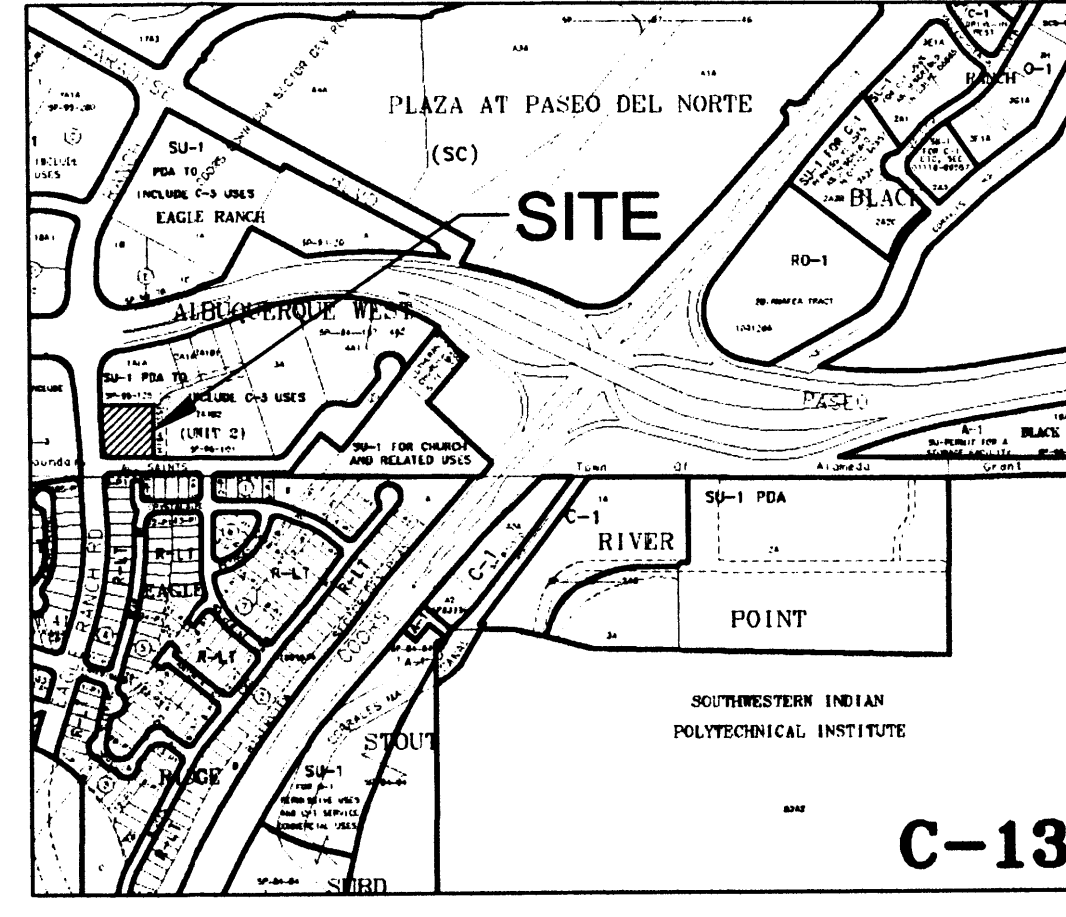


PARKING ANALYSIS:
REQUIRED: 10200 / 200 - 10% FOR BUS ROUTE = 51 - 5 = 46
PROVIDED: 46
ADA SPACES REQUIRED AND PROVIDED: 3
BICYCLE PARKING REQUIRED: 45 / 20 = 3, PROVIDED: 4

PARKING SPACE SIZES:
REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
COMPACT: 8'-0" x 13'-6" WITH 1'-6" OVERHANG

BICYCLE SPACES:
REQUIRED: 45 / 20 = 3
PROVIDED: 4

TOTAL LOT AREA: 45,141 SF = 2.24 ACRES
NET LOT AREA: 34,941 SF
CONSTRUCTION TYPE: VB- SPRINKLERED
AFD PLANS CHECKING OFFICE 924-3611
APPROVED
R.C. [Signature] 10-16-06
SIGNATURE & DATE



A5 VICINITY MAP
SCALE: 1" = 750' +/-



1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

HIGH ASSETS SHOPPING CENTER BUILDING SHELL
ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06260
DRAWING FILE: 06260\3DESDEV\HA C-101 SP
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: OCTOBER 16, 2006

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER
C-101

PLANT LEGEND

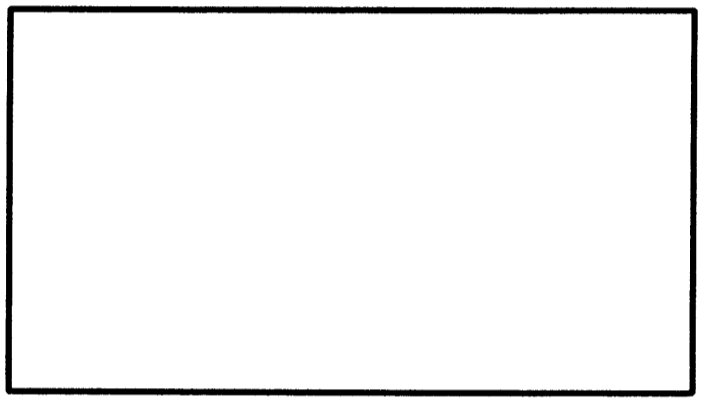
Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
10		Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	Medium+
5		Cedrus atlantica glauca Blue Atlas Cedar	5'-6'	Medium
4		Pistacia chinensis Chinese Pistache	2" B&B	Medium +
Shrubs/Groundcovers				
21		Artemisia 'Powis Castle' Powis Castle Sage	1-Gal	Low +
25		Caryopteris clandonensis Blue Mist	1-Gal	Medium
13		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
15		Nepeta mussini Giant Catmint	1-Gal	Medium
38		Rhus aromatica Grow Low Sumac	5-Gal	Low+
25		Rosmarinus officinalis 'Arp' Arp Rosemary	5-Gal	Low +
Ornamental Grasses				
19		Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
33		Muhlenbergia capillaris 'Regal Mist' Regal Mist	1-Gal	Medium
17		Nasella tenuissima Threadgrass	1-Gal	Low +



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PROFESSIONAL SEAL



HIGH ASSETS SHOPPING CENTER

BUILDING SHELL
ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06260
DRAWING FILE: 06260\3DESDEVHA L-101
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: OCTOBER 16, 2006

LANDSCAPE PLAN

SHEET NUMBER
L-101

SITE DATA

GROSS LOT AREA	42064	SF
LESS BUILDING(S)	10352	SF
NET LOT AREA	31712	SF

REQUIRED LANDSCAPE	4757	SF
15% OF NET LOT AREA	11916	SF
PROPOSED LANDSCAPE	38%	%
PERCENT OF NET LOT AREA		

HIGH WATER USE TURF	0	SF
MAX. 20% OF LANDSCAPE AREA	0	SF
PROPOSED HIGH WATER USE TURF	0	%
PERCENT OF LANDSCAPE AREA		

REQUIRED STREET TREES (EAGLE RANCH & ALL SAINTS RD)
PROVIDED AT 30' O.C. SPACING ALONG STREET 13
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (46 SPACES/10) 5

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

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

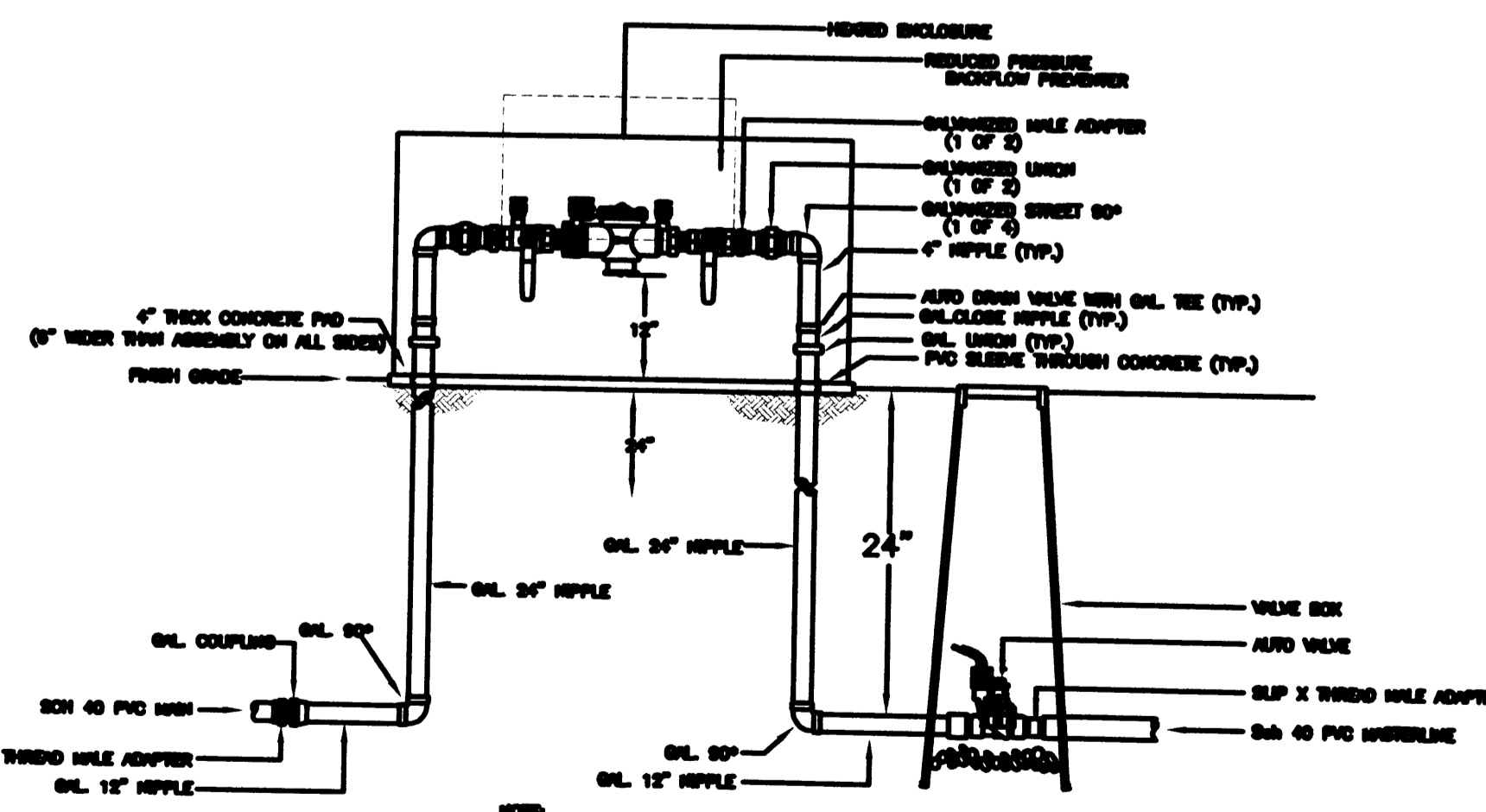
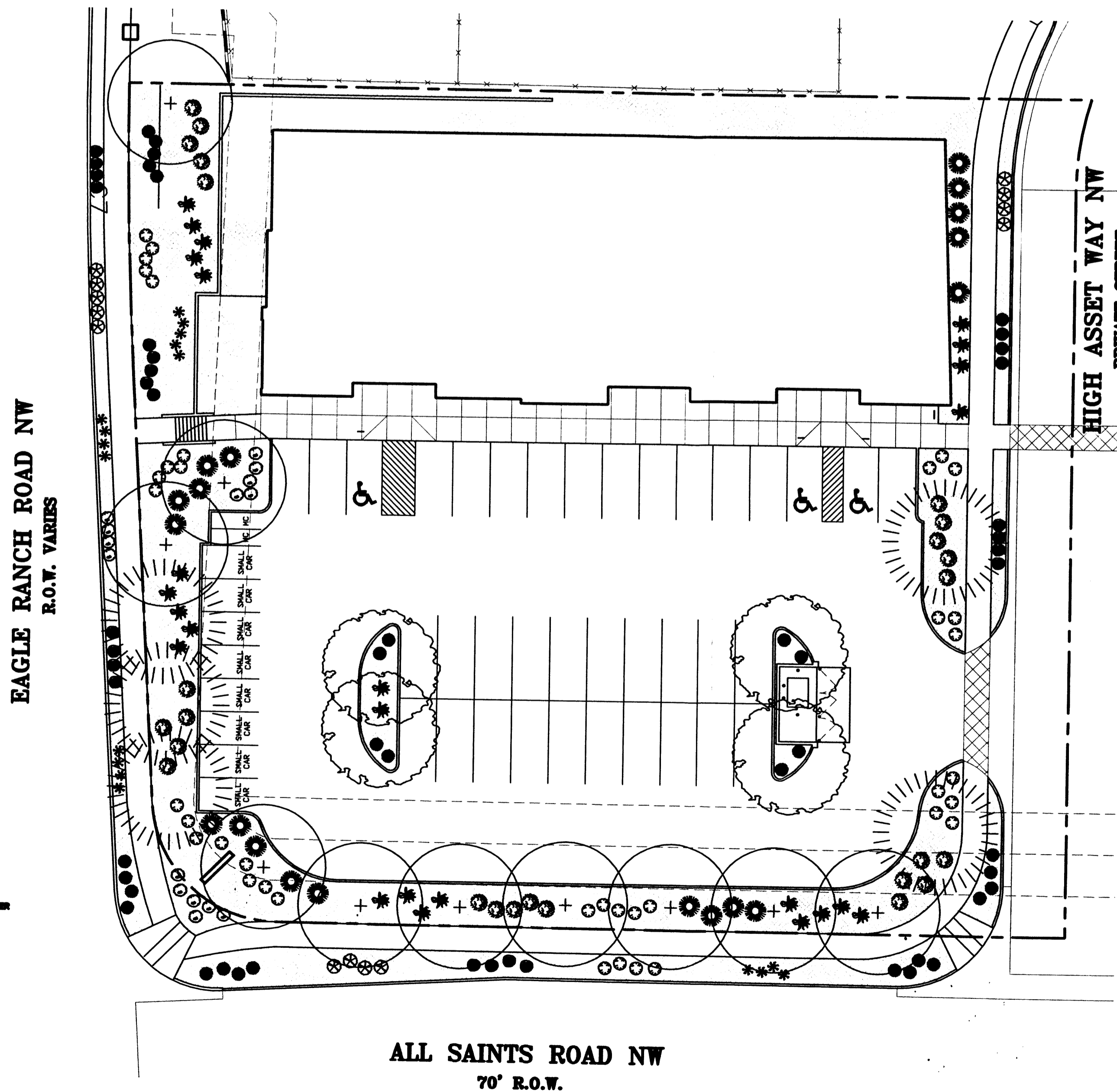
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 3" DEPTH NO FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR 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 THEN 100' FROM A TREE.



Mastervalue w/RPBA

A2

SCALE: 1" = 20'

ALL SAINTS ROAD NW
70' R.O.W.



LANDSCAPE PLAN

0 5 10 20 40

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.

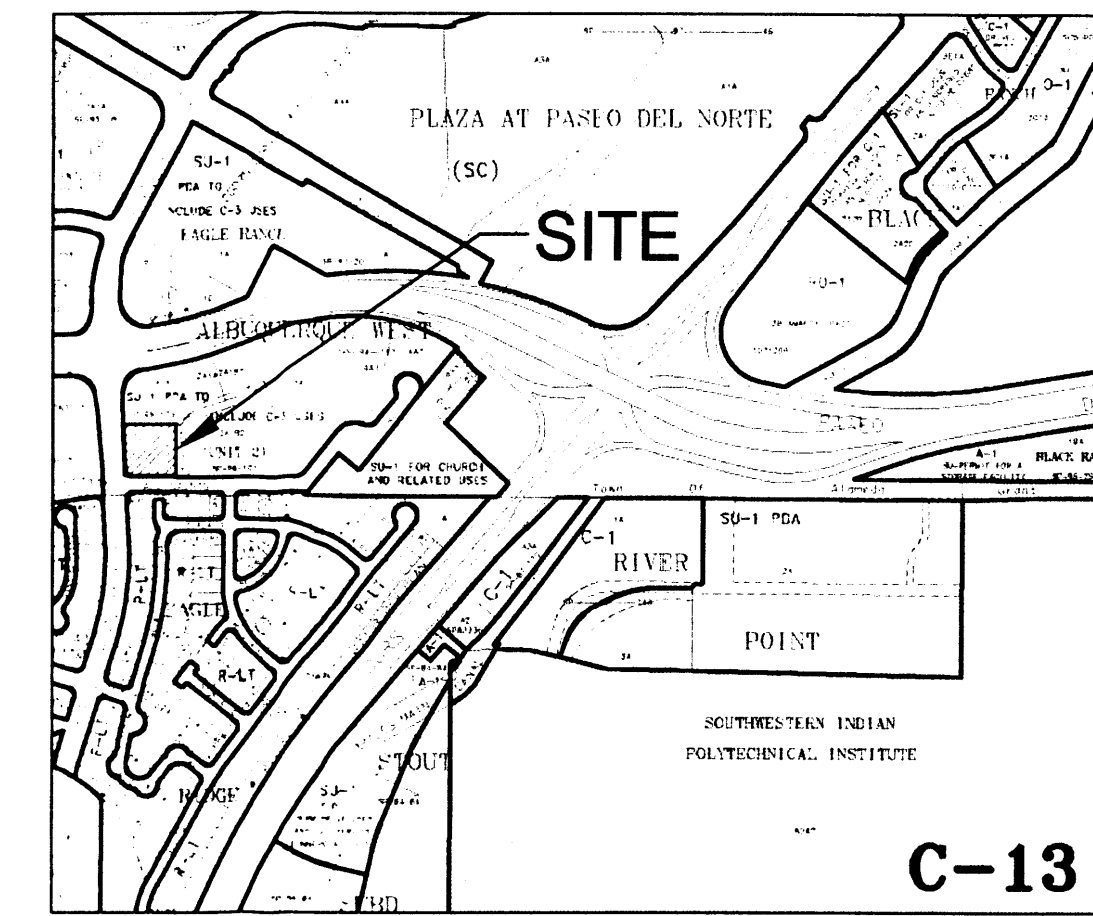
CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR 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.

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 TO 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.

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.

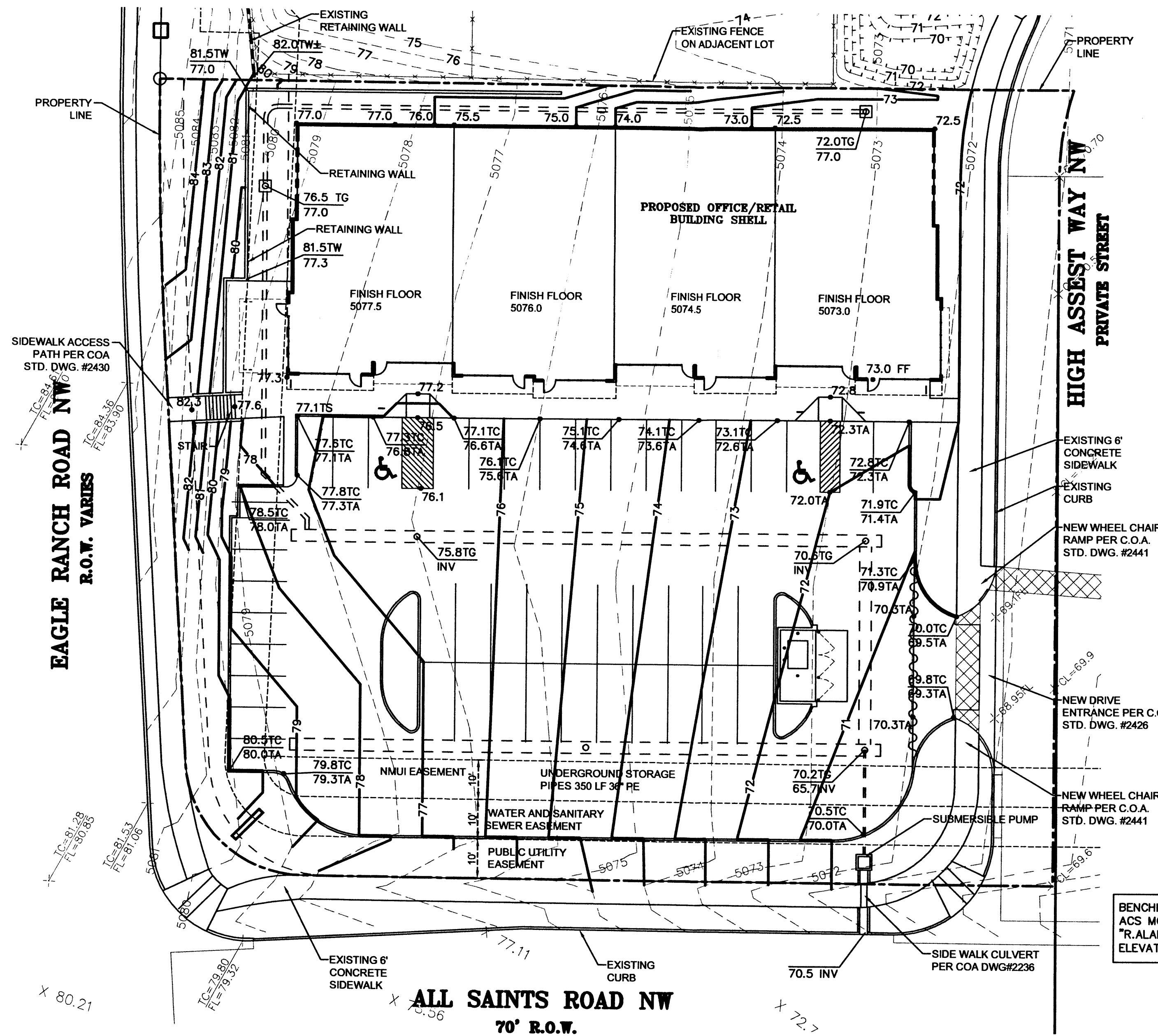


Z-C-13 VICINITY MAP

SCALE: 1" = 750'+/-

LEGEND:

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



DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED EAST OF COORS BOULEVARD SOUTH OF PLASO DEL NORTE, ON THE NORTHEAST CORNER OF THE INTERSECTION OF EAGLE RANCH ROAD AND ALL SAINTS ROAD. THE SITE IS UNDEVELOPED AND SLOPES FROM WEST TO EAST AT AN APPROXIMATE SLOPE OF 4.0% PER PANEL OR, THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE EAST AND SOUTH. THE LANDS TO THE NORTH SLOPE TO THE EAST, AND THE EXISTING CURB AND GUTTER ALONG EAGLE RANCH ROAD TO THE WEST BLOCKS FLOWS FROM THAT DIRECTION THEREFORE OFFSITE FLOWS ARE CONSIDERED INSIGNIFICANT.

THE PROPOSED SITE LIES WITHIN THE ALBUQUERQUE WEST UNIT 2 MASTER PLAN PREPARED BY ISAACSON & ARFMAN WHICH HAS ESTABLISHED A DISCHARGE RATE OF 1.66 CFS FOR THE SUBJECT SITE. THE PROPOSED IMPROVEMENTS CONSIST OF A NEW OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE RUNOFF IS DIRECTED TO THE UNDERGROUND STORAGE PIPES LOCATED UNDER THE PARKING AREA. DISCHARGE FROM THE STORAGE SYSTEM IS TO ALL SAINTS ROAD AND IS LIMITED TO THE 1.66 CFS ALLOWED BY THE MASTER PLAN BY A CONTROL ORIFICE.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
PRECIPITATION ZONE = 1
TOTAL SITE AREA = 1.036 ACRES

EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.44(1.00) = 0.44 INCHES
V = 0.44(1.036) / 12 = 0.036 ACRE FEET
Q = 1.29(1.00) (1.036) = 1.34 CFS

DEVELOPED CONDITIONS
LAND TREATMENT B=22% D=78%
E = 0.67(0.22)+1.97(0.78) = 1.69 INCHES
V = 1.69 (1.036) / 12 = 0.146 ACRE FEET
Q = [1.29 (0.22)+4.37(0.78)](1.036)=4.0 CFS

Q = 4.0/1.036=3.86 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.108 ACRE FT
INCREASE IN RATE OF RUNOFF = 2.7 CFS

POND VOLUME
T₁ = 0.2 HR 0.25 Ad/At = 0.25(78) = 0.195 HR
T₂ = 2.107 E At/Qp - 0.25 Ad/At = 0.725 HR
T_p = (0.7 To)+(1.6-Ad/At)/12 = 0.208 HR
V_{required} = 2.948 CF

POND VOLUME
DISCHARGE PIPE SIZES
Q_{ALLOWABLE} = 1.66 CFS

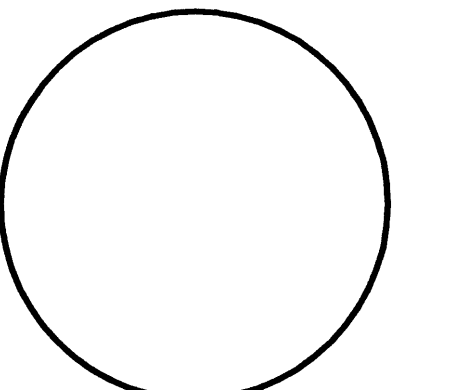
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Albuquerque, New Mexico
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PROFESSIONAL SEAL



HIGH ASSETS SHOPPING CENTER
BUILDING SHELL
ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

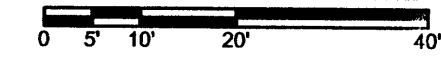
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DRAWING FILE: HA-C102-GRADING.DWG
DRAWN BY: jeb
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: OCTOBER 9, 2006

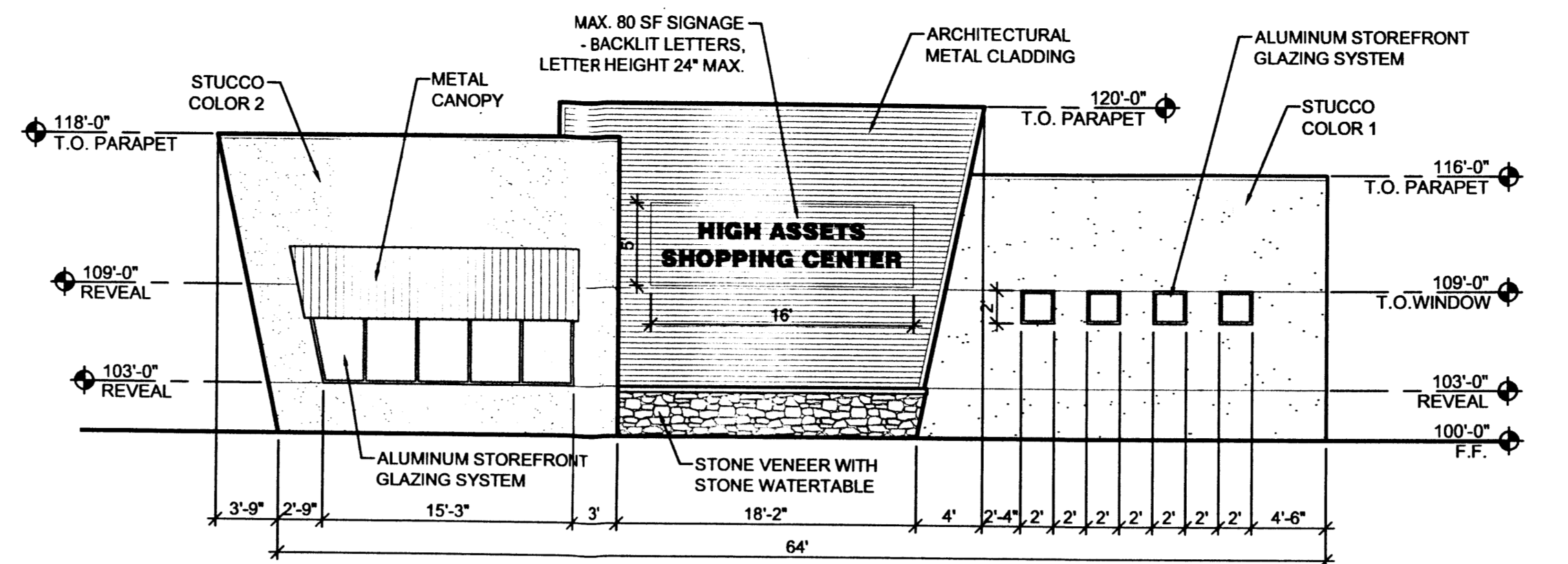
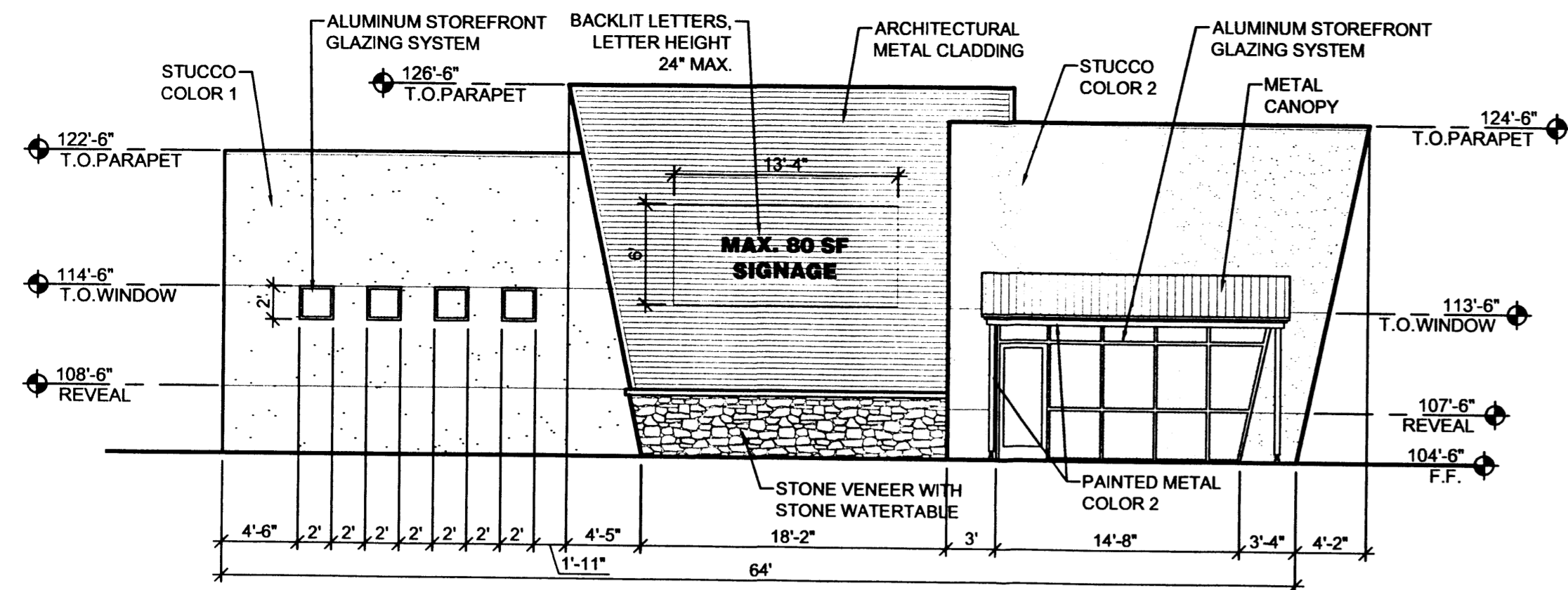
PRELIMINARY SITE GRADING PLAN
FOR DRB APPROVAL

SHEET NUMBER
C-102

A2
SCALE: 1" = 20'

SITE GRADING PLAN





MATERIAL

STUCCO SYSTEM: 2-COAT SYNTHETIC STUCCO SYSTEM OVER 20 GA. STUCCO MESH OVER 2 LAYERS OF JUMBO TEX

ALUMINUM STOREFRONT: CLEAR ANODIZED ALUMINUM

METAL DOORS & FRAMES: TO MATCH STUCCO COLOR 2

GLAZING: BLUE SEMI-REFLECTIVE

METAL ROOF: GALVALUME

METAL CLADDING: DEEP RED

PAINTED METAL: COLOR 1: WHITE
COLOR 2: SAND

STONE VENEER: COLOR DARK TAN

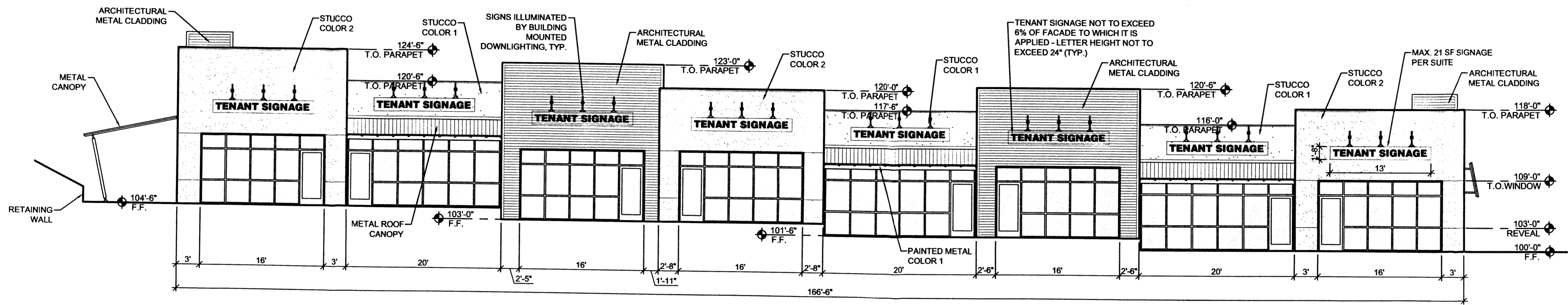
COLOR

COLOR 1: SAND
COLOR 2: KHAKI

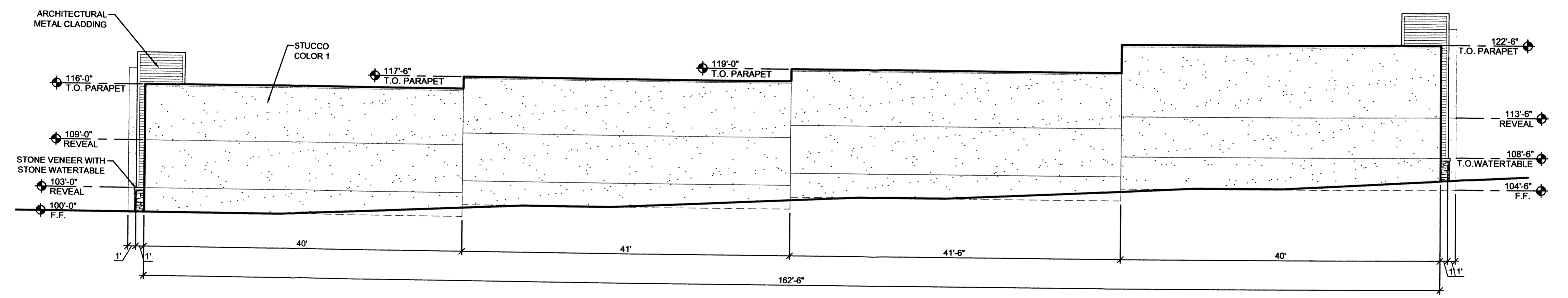
D1
SCALE: 1/8" = 1'-0"
WEST ELEVATION

D3
SCALE: 1/8" = 1'-0"
EAST ELEVATION

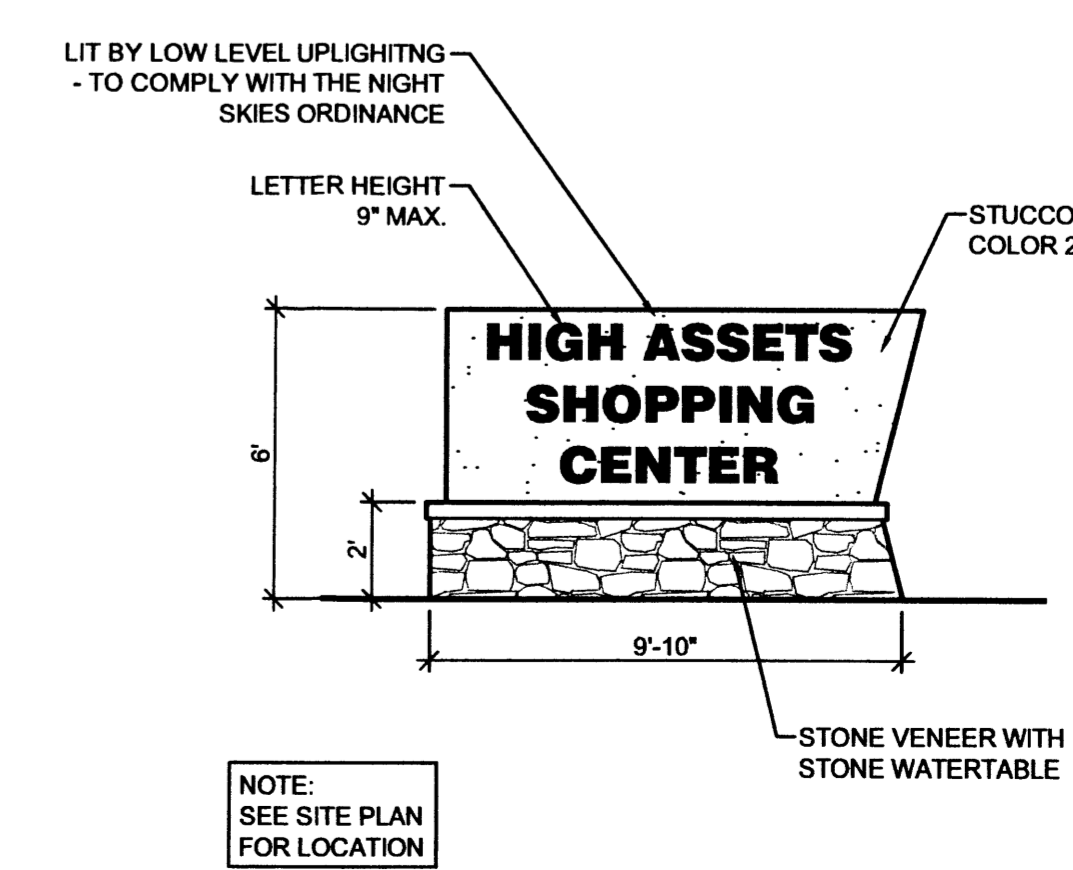
D5
COLORS LEGEND



C1
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION



B1
SCALE: 1/8" = 1'-0"
NORTH ELEVATION



A5
SCALE: 1/4" = 1'-0"
MONUMENT SIGN



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CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

HIGH ASSETS SHOPPING CENTER
BUILDING SHELL
ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06260
DRAWING FILE: 06260\GDESDEVHA A-201 EL
DRAWN BY: LH
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: OCTOBER 16, 2005

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201



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HIGH ASSETS SHOPPING CENTER

BUILDING SHELL

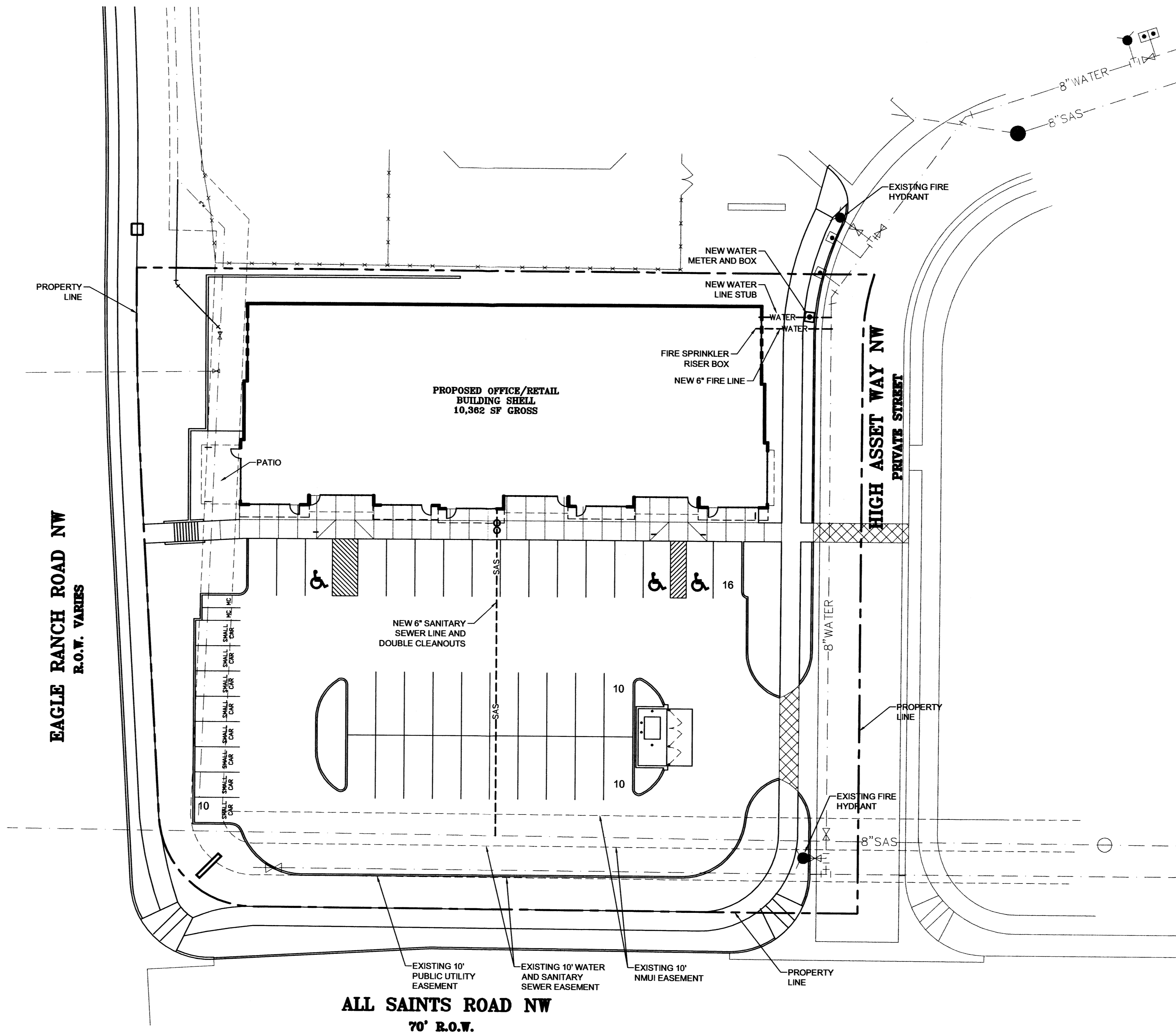
**ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO**

MARK	DATE	DESCRIPTION
-	-	-
-	-	-
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PROJECT NUMBER: 06260
DRAWING FILE: 06260\3DESDEVHA C-101 SP
DRAWN BY: LH
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COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2005
DATE: OCTOBER 26, 2006

**SHEET TITLE
CONCEPTUAL
UTILITY PLAN**

**SHEET NUMBER
U-101**



A2
SCALE: 1" = 20'

CONCEPTUAL UTILITY PLAN



0 5 10 20 40