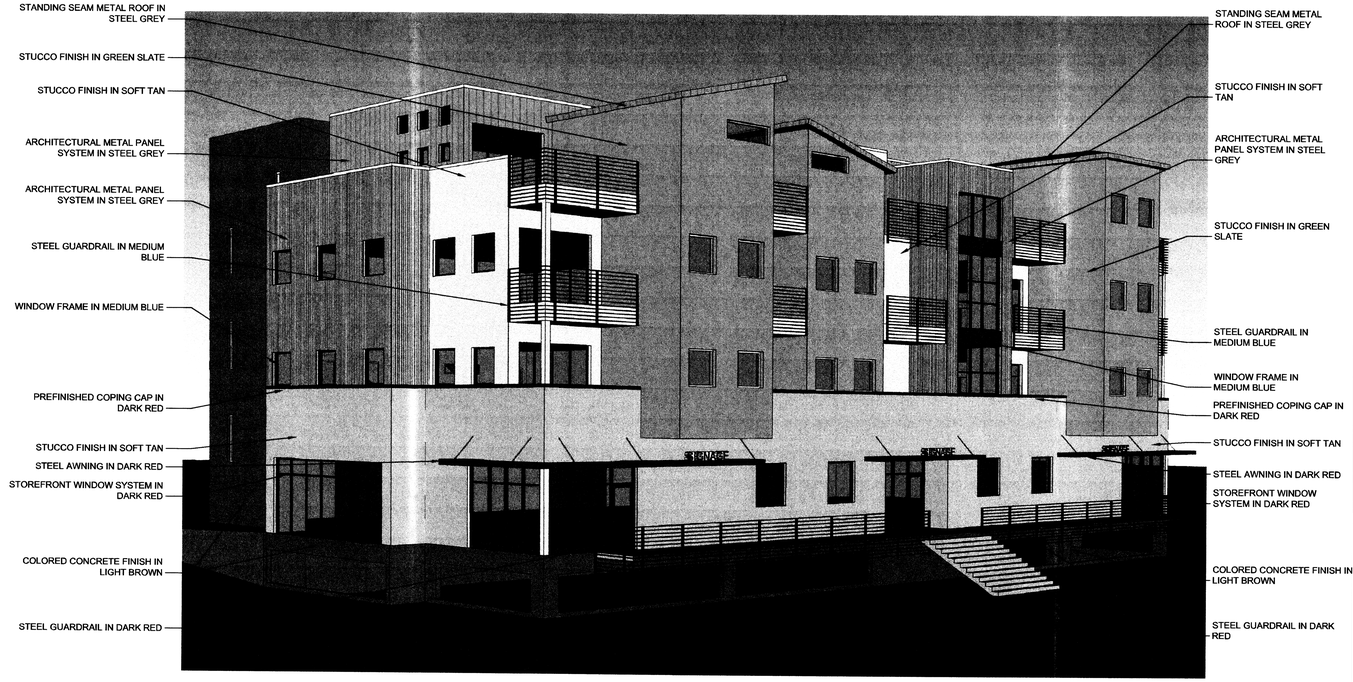
C1

VIEW FROM NORTHWEST

SCALE: N.T.S.

FOR COLOR DESIGNATIONS ONLY

FOR COLOR DESIGNATIONS ONLY



ACCENT COLORS:
GREEN SLATE
SILVER BLUE
DARK RED
ORANGE/BROWN
STEEL GREY
TERRA-COTTA
BRICK RED
MEDIUM BLUE
BROWN SLATE

FIELD COLORS:
SANDALWOOD
SOFT TAN
DRIFTWOOD
LIGHT BROWN
WARM GREY

A3

VIEW FROM SOUTHEAST

SCALE: 3/32" = 1'-0"

CLAUDIO VIGIL ARCHITECTS

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

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

AMERICONTRACTORS

MIXED USE CONDO/COMMERCIAL
HIGH ASSETS WAY N.W.
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT NUMBER:	05345
DRAWING FILE:	A-100
DRAWN BY:	PWR
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2006
DATE:	12/1/06

SHEET TITLE
EXTERIOR COLOR CHART

SHEET NUMBER
A-201

BUILDING CRITERIA

PROJECT: AMERICONTRACTORS MIXED USE CONDO/COMMERCIAL

OWNER: AMERICONTRACTOR'S LLC
P.O.BOX 56883
ALBUQUERQUE, NEW MEXICO, 87187

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT 2-A-1-B-2-B-2, ALBUQUERQUE WEST UNIT TWO CITY OF ALBUQUERQUE

ZONE ATLAS MAP: C-13

ZONING CLASSIFICATION: SU-I PDA TO INCLUDE C-3 USES AND CONDITIONAL RESIDENTIAL

UNIFORM PROPERTY CODE: #

APPLICABLE BUILDING CODE: 2003 IBC

CONSTRUCTION TYPE: PARKING GARAGE: TYPE 1A
UPPER FLOORS: TYPE VA
100% FIRE SPRINKLERED

OCCUPANCY GROUP: S-2 OPEN PARKING GARAGE/B/R-2

NUMBER OF FLOORS: THREE AND A HALF FLOORS ABOVE GRADE WITH BASEMENT

ALLOWABLE HEIGHT AND AREA:

TABULAR: R-2 OCCUPANCY / VA CONSTRUCTION:
50 FEET HEIGHT, 3 STORIES ABOVE GRADE, 12,000 S.F. PER STORY
FIRE SPRINKLER INCREASE: ADD 20 FEET TO HEIGHT, ADD ONE STORY
TOTAL: 70 FEET IN HEIGHT, 4 STORIES TALL 12,000 S.F. PER STORY

GROSS SQUARE FOOTAGE:

BASEMENT:	8,475
FIRST FLOOR:	8,432
SECOND FLOOR:	7,900
THIRD FLOOR:	7,900
FOURTH FLOOR:	3,658
TOTAL:	36,365

BUILDING HEIGHT ABOVE GRADE: 52'

PARKING ANALYSIS:

FIRST FLOOR: OFFICE/RETAIL 1 SPACE PER 200 S.F. 6,690 NET S.F /200 = 33 SPACES
UPPER FLOORS: RESIDENTIAL UNITS > 1,000 S.F. 1 SPACE PER BATH BUT NOT LESS THAN 2
8 TWO BATH UNITS >1000 S.F. = 16 SPACES
UPPER FLOORS: RESIDENTIAL UNITS < 1,000 S.F. 1 SPACE PER BATH BUT NOT LESS THAN 1.5
6 ONE BATH UNITS <1000 S.F. = 9 SPACES

TOTAL = 58 SPACES
10% REDUCTION FOR BUS ROUTE = 52 SPACES REQUIRED
4 HC SPACES REQUIRED
25% COMPACT = 15 PERMITTED
TOTAL = 52 SPACES PROVIDED
INCLUDING 4 HC AND 2 MOTORCYCLE

PARKING SPACES SIZES: STANDARD: 9' X 18' WITH 2' OVERHANG
COMPACT: 7'-6" X 13'-6" WITH 1'-6" OVERHANG
MOTORCYCLE: 4'-0" X 13'6"

BICYCLE SPACES: 1 BIKE SPACE PER 20 PARKING SPACES = 3 SPACES REQ.
4 SPACES PROVIDED

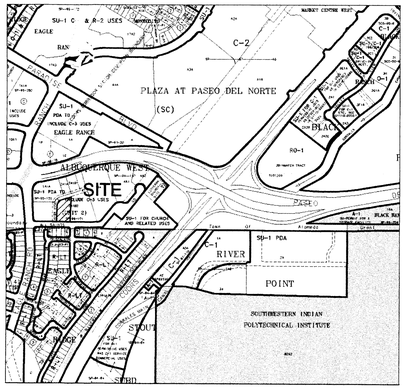
SITE LIGHTING: 16'-0" TALL FULLY SHIELDED SEE DETAIL THIS SHEET

TOTAL LOT AREA: 34,827 S.F.

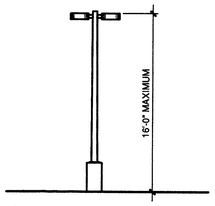
NET LOT AREA: 26,352 S.F.

LANDSCAPE AREA REQUIRED: 26,352 S.F. X 15% = 3,953 S.F.

LANDSCAPE AREA PROVIDED: 6,572 S.F.



VICINITY MAP 1"=750'±



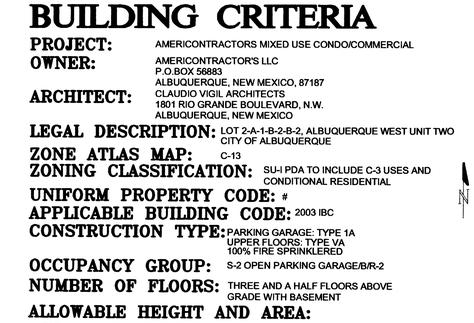
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND ON THE BUILDING.

LIGHT SHALL NOT GLARE ONTO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF 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.

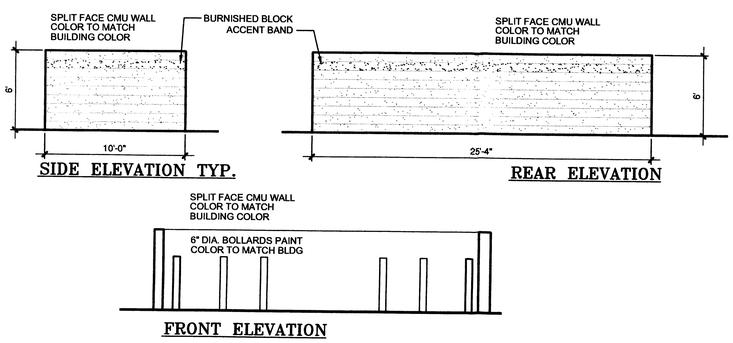
D1 EXTERIOR POLE LIGHT

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



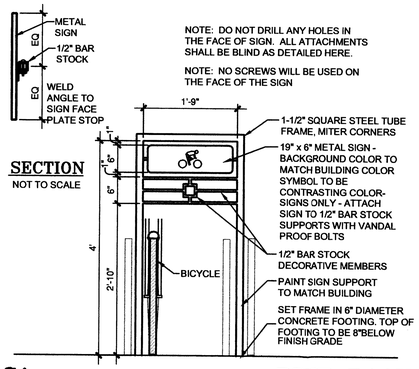
B1 GATE DETAIL

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



A1 TRASH ENCLOSURE

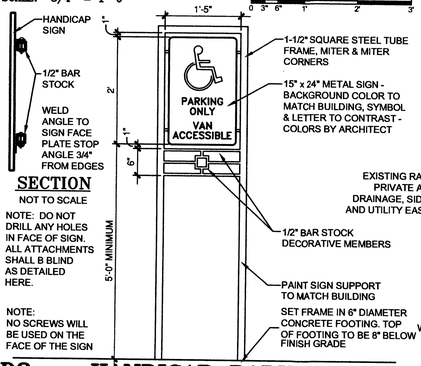
SCALE: 3/16" = 1'-0"



SECTION
NOT TO SCALE

C1 BIKE RACK

SCALE: 3/4" = 1'-0"



SECTION
NOT TO SCALE

NOTE: DO NOT DRILL ANY HOLES IN FACE OF SIGN, ALL ATTACHMENTS SHALL B BLIND AS DETAILED HERE.

NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN

D2 HANDICAP PARKING SIGN

SCALE: 3/4" = 1'-0"

SIGNATURE BLOCK

PROJECT NUMBER: 1003272

APPLICATION CASE NUMBER: 06DRB-01682

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) 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 SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

WATER UTILITY DEVELOPMENT — DATE

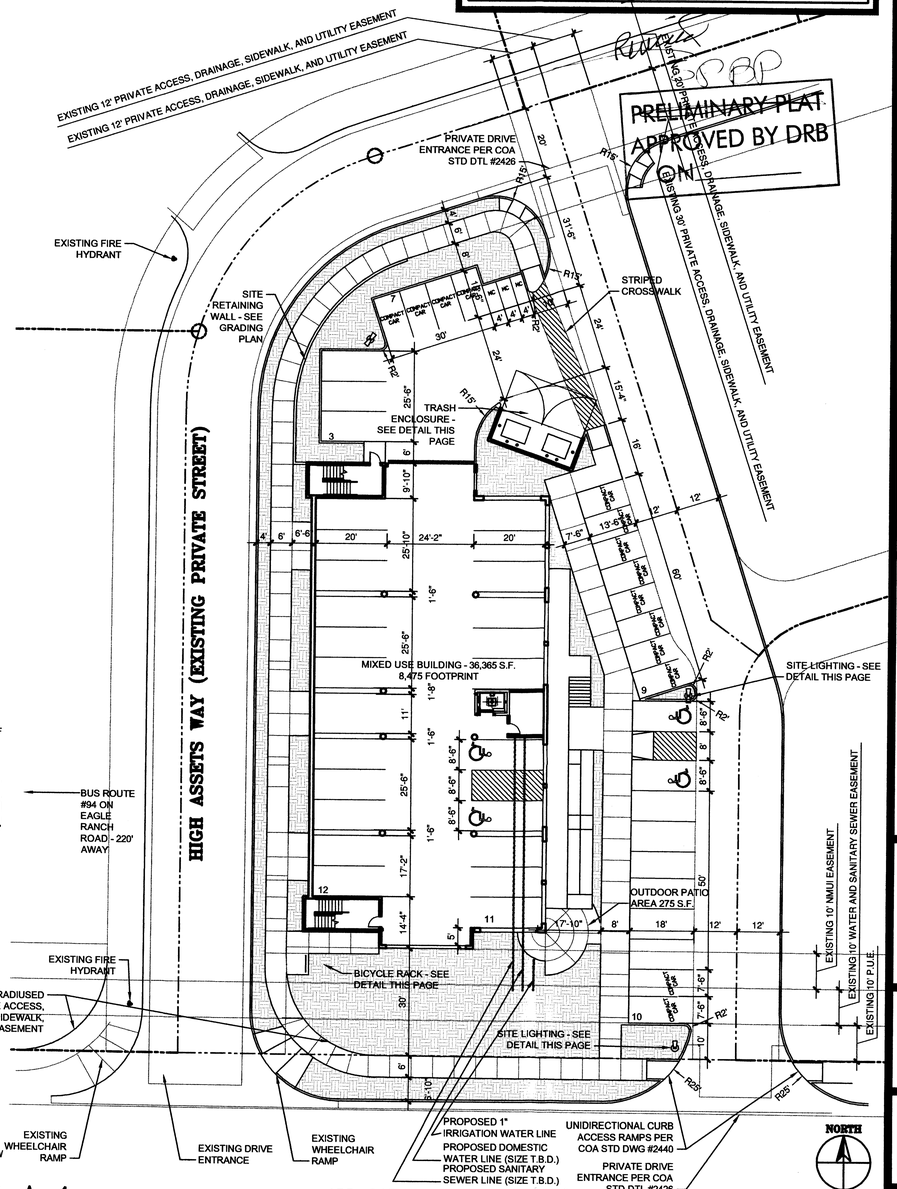
PARKS & RECREATION DEPARTMENT — DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE

ENVIRONMENTAL HEALTH DEPARTMENT (conditional) — DATE

SOLID WASTE MANAGEMENT — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE



A-4 SITE PLAN

SCALE: 1" = 20'-0"

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MIXED USE CONDO/COMMERCIAL
HIGH ASSETS WAY N.W.
ALBUQUERQUE, NEW MEXICO

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-	-	-
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-	-	-

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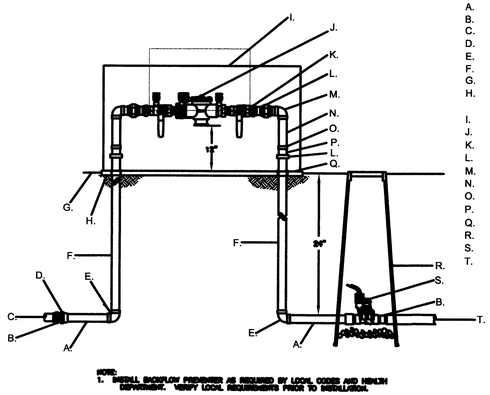
DRAWN BY:	PWR
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2006
DATE:	12/1/06

SHEET TITLE
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER
A-100

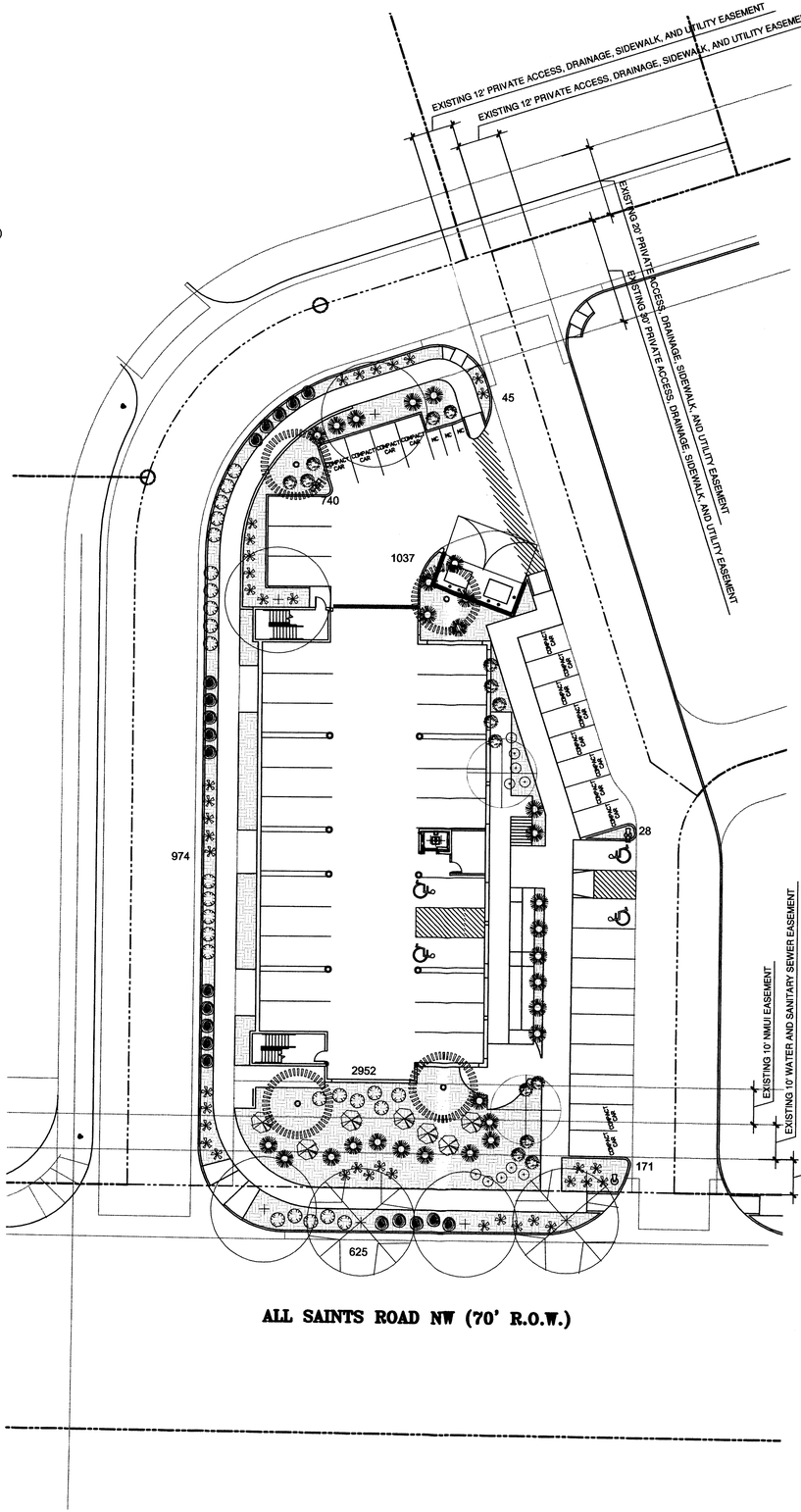


A. GALVANIZED 12" NIPPLE
B. SLIP X THREAD MALE ADAPTOR
C. SCH 40 PVC MAIN
D. GALVANIZED COUPLING
E. GALVANIZED 90°
F. GALVANIZED 24" NIPPLE
G. FINISH GRADE
H. 4" THICK CONCRETE PAD 6" WIDER THAN ASSEMBLY ON ALL SIDES
I. HEATED ENCLOSURE
J. REDUCED PRESSURE BACKFLOW PREVENTER
K. GALVANIZED MALE ADAPTOR (1 OF 2)
L. GALVANIZED UNION (1 OF 2)
M. GALVANIZED STREET 90°(1 OF 4)
N. 4" NIPPLE (TYP.)
O. AUTO DRAIN VALVE WITH GALVANIZED TEE (TYP.)
P. GALVANIZED CLOSE NIPPLE (TYP.)
Q. PVC SLEEVE THROUGH CONCRETE (TYP.)
R. VALVE BOX
S. AUTO VALVE
T. CL 200 PVC MASTERLINE

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

2 RPBA AND MASTER VALVE

N.T.S.



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use	
Trees					
2		Crataegus phaenopyrum Washington Hawthorn	2" B&B	Medium+	
4		Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	Medium+	
4		Pinus leucodermis Bosnian Pine	8'	Medium	
2		Pistachia Chinensis Chineese Pistache	2" B&B	Medium	
Shrubs/Groundcovers					
20		Artemisia 'Powis Castle' Powis Castle Sage	1-Gal	Low +	25sf x 20 = 500sf
15		Caryopteris clandonensis Blue Mist	5-Gal	Medium	32sf x 15 = 480sf
7		Cercocarpus ledifolius Curl-leaf Mtn. Mahogany	5-Gal	Low +	50sf x 7 = 350sf
39		Hesperaloe parviflora Red Yucca	1-Gal	Low+	15sf x 39 = 585sf
26		Rhus trilobata Three-leaf Sumac	5-Gal	Low+	50sf x 26 = 1300sf
10		Salvia greggii Cherry Sage	1-Gal	Medium	18sf x 10 = 180sf
Ornamental Grasses					
29		Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium	25sf x 29 = 725sf

Required Live Ground Coverage 3953 x .75= 2964sf
Total Square Feet Provided = 4120sf

GROSS LOT AREA	34827	SF
LESS BUILDING(S)	8475	SF
NET LOT AREA	26352	SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	3953	SF
PROPOSED LANDSCAPE	6572	SF
PERCENT OF NET LOT AREA	25	%

REQUIRED STREET TREES
PROVIDED AT 30' O.C. SPACING ALONG STREET 4
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (53 SPACES/10) 6

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 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.

Growing Better Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 12/4/2006
Revisions:

Drawn by: RIL
Reviewed by: MS

Americontractors
Albuquerque, New Mexico

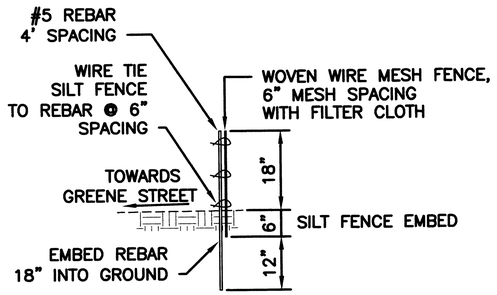
NORTH

Scale: 1" = 20'

10 0 20 40

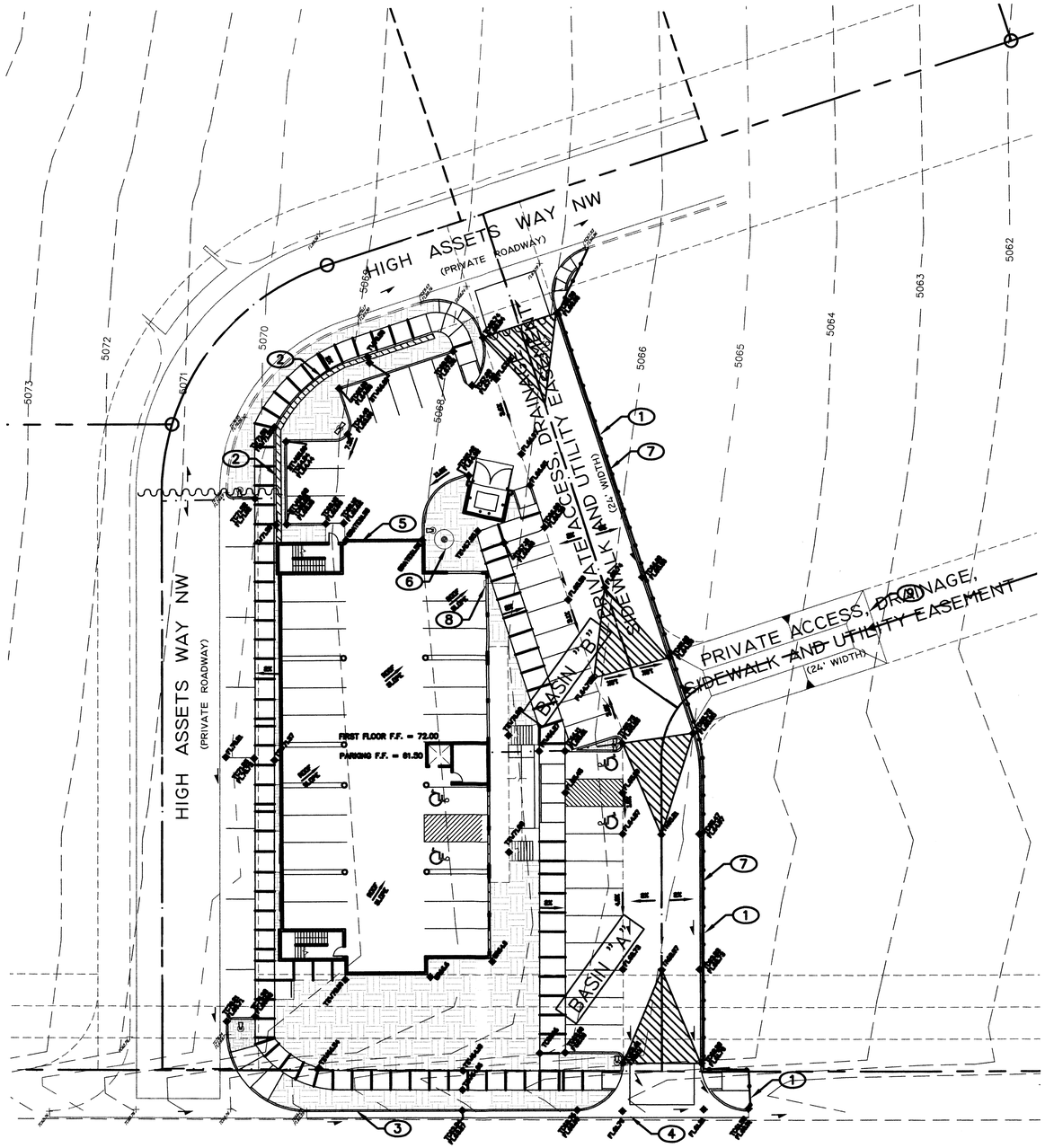
Sheet Title:
Landscape Plan

Sheet Number:
LS-01



SILT FENCE DETAIL

SCALE: 3/8" = 1'-0'



ALL SAINTS ROAD NW

(58' R.O.W.)

0 5 10 20 40

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. PROVIDE SILT FENCE PER DETAIL SHOWN ON THIS SHEET ALONG PERIMETER OF ENTIRE CONSTRUCTION SITE. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION UNTIL SUCH TIME THAT FINAL INSPECTION PERFORMED BY CITY OF ALBUQUERQUE OR PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
2. CONSTRUCT RETAINING WALL PER GRADES SHOWN.
3. CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD DWG. 2415A.
4. CONSTRUCT 6' WIDE VALLEY GUTTER PER CITY STD. DWG.
5. CONSTRUCT TRENCH GRATE
6. CONSTRUCT SUMP PUMP IN 6 FOOT ROUND MANHOLE, FLOWS TO BE PUMPED TO STREET LEVEL.
7. CONSTRUCT TEMPORARY ASPHALT CURB FOR EROSION PROTECTION.
8. ROOF LEADER WITH CANALE CONNECTED INTO SIDEWALK CURB.
9. CONSTRUCT DETENTION POND FOR POND VOLUME OF 3,315CF.

LEGEND

5360	NEW CONTOUR GRADE		NEW GRADE BREAK
5362	EXISTING CONTOUR GRADE	TC 5234.45 FF 5234.66	EXISTING GRADE ELEVATION
	DRAINAGE FLOW DIRECTION	GRS6.0	NEW GRADE ELEVATION
TOS6.50	NEW TOP OF CURB ELEVATION	FLS6.3	FLOWLINE GRADE ELEVATION
FLS6.00	NEW FLOWLINE OF CURB ELEVATION	TWS6.50	NEW TOP OF WALL ELEVATION
TAS6.11	NEW TOP OF ASPHALT ELEVATION	FF=6.30	NEW FINISH FLOOR ELEVATION
TSW61.67	NEW TOP OF SIDEWALK ELEVATION		
	DRAINAGE SWALE		

UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

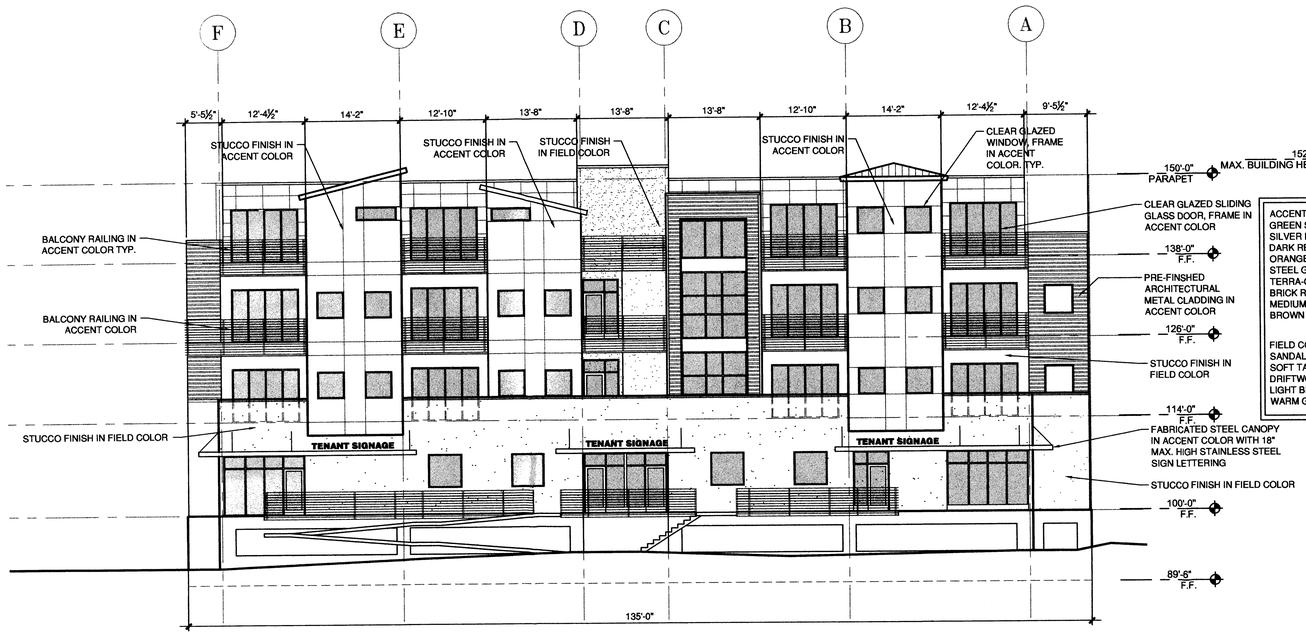
FILE:

DRAINAGE AND GRADING PLAN FOR LOT 2-A-1-B-2-B-2 ALBUQUERQUE WEST, UNIT 2

DATE/REVISIONS:

SHEET NUMBER: 1

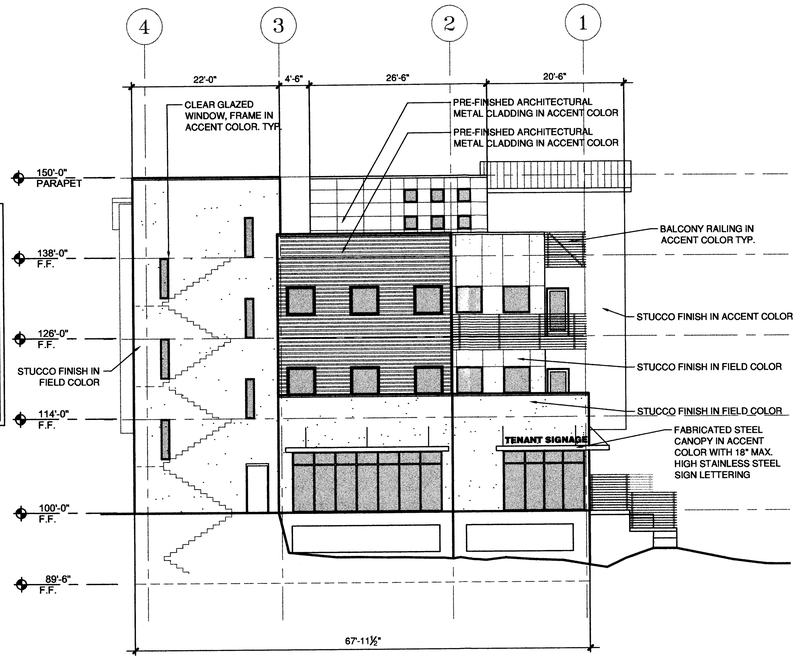
Applied Engineering & Surveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456



C1 — **EAST ELEVATION**

SCALE: 3/32" = 1'-0"

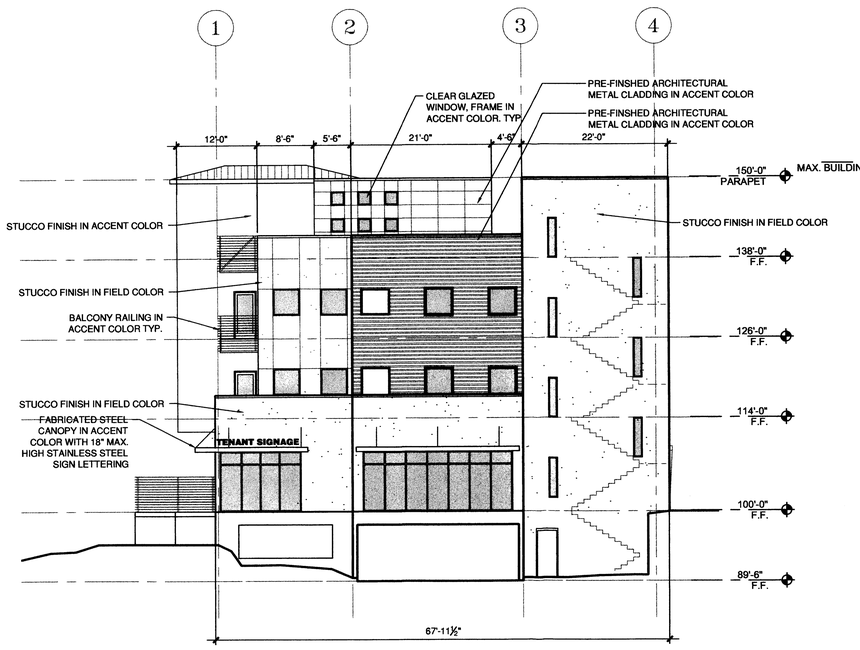
FACADE AREA = 7,552 S.F.
7,552 S.F. X 6% = 453 S.F
ALLOWABLE SIGNAGE



C4 — **SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

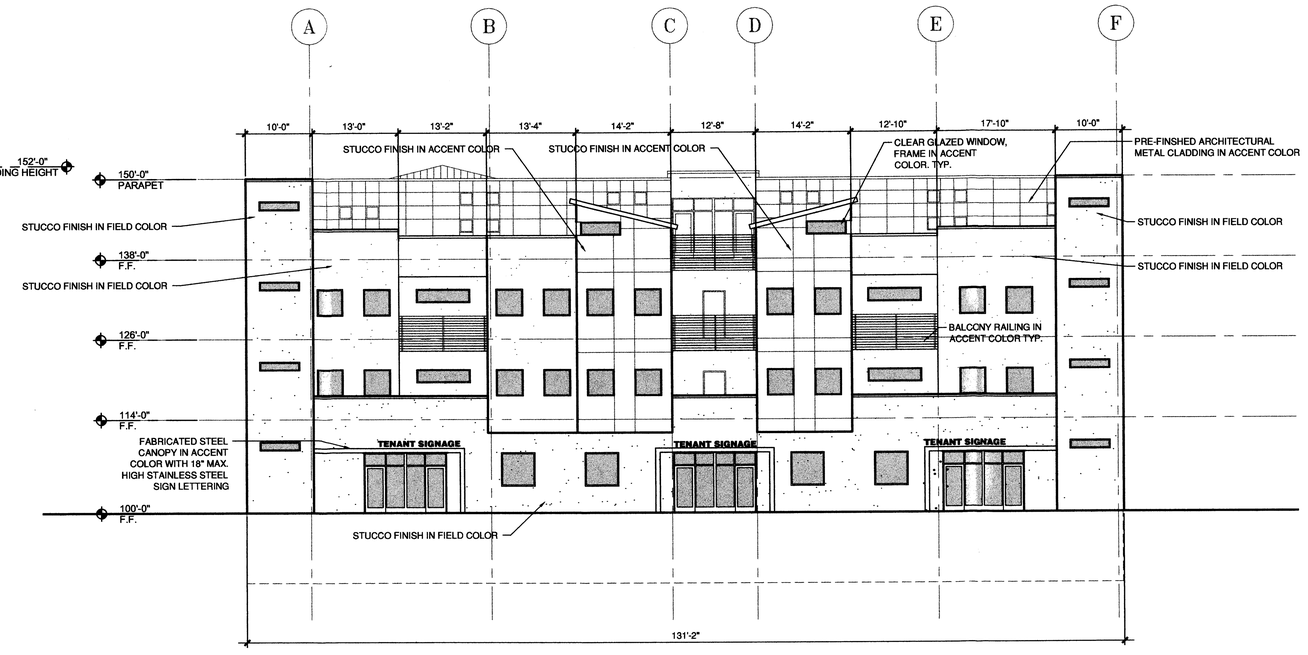
FACADE AREA = 4,150 S.F.
4,150 S.F. X 6% = 250 S.F
ALLOWABLE SIGNAGE



A1 — **NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

FACADE AREA = 4,150 S.F.
4,150 S.F. X 6% = 250 S.F
ALLOWABLE SIGNAGE



A3 — **WEST ELEVATION**

SCALE: 3/32" = 1'-0"

FACADE AREA = 7,552 S.F.
7,552 S.F. X 6% = 453 S.F
ALLOWABLE SIGNAGE

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HIGH ASSETS WAY N.W.
ALBUQUERQUE, NEW MEXICO

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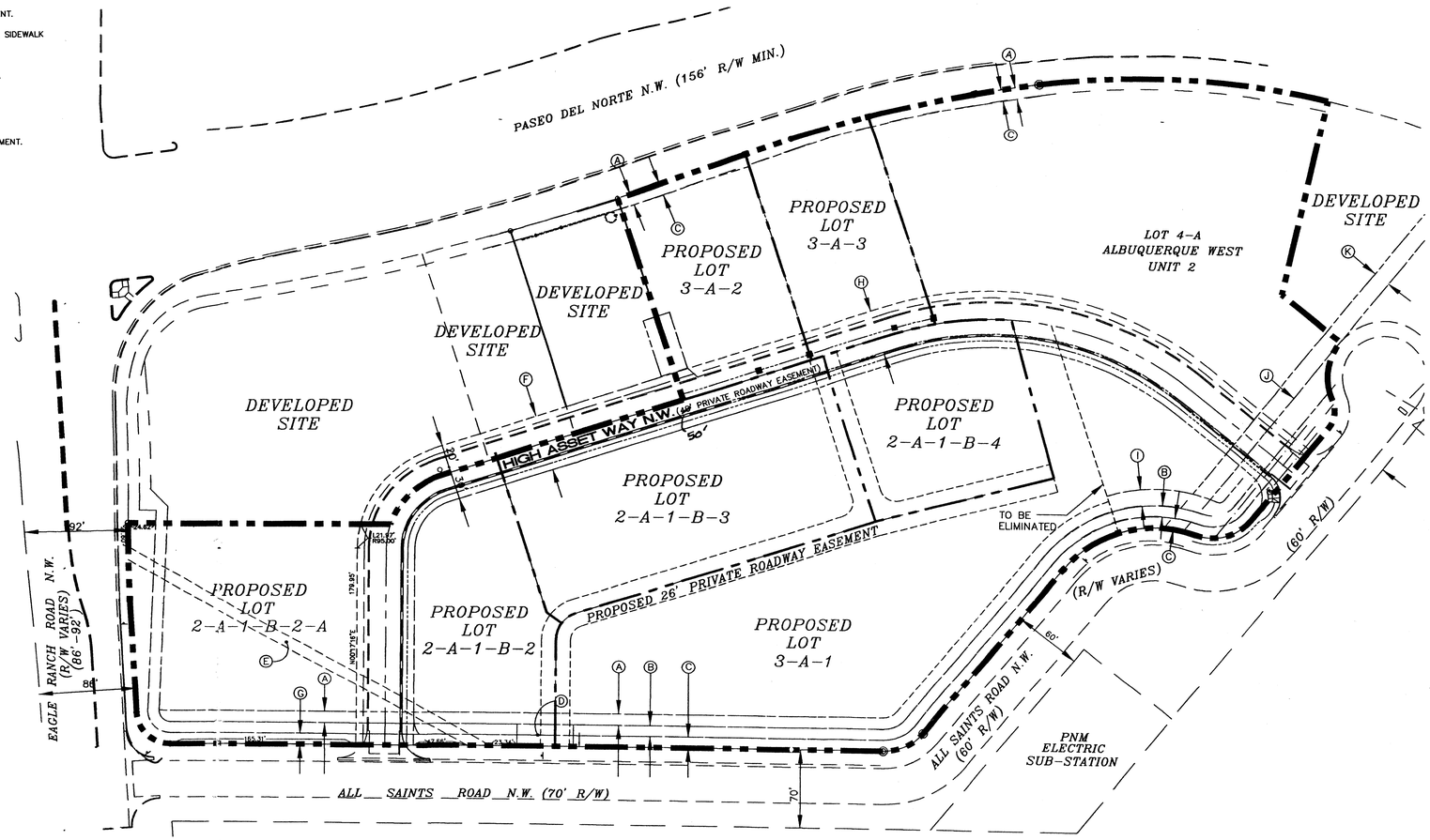
DATE:	12/1/06

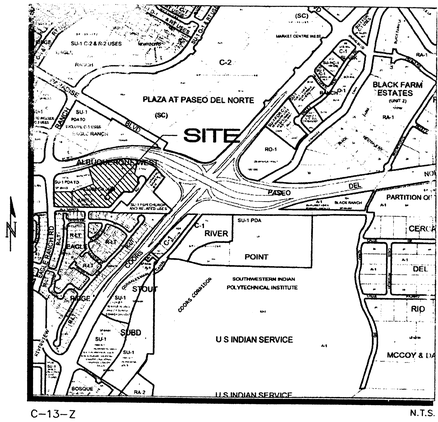
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT.
- (B) EXISTING WATER & SANITARY SEWER EASEMENT.
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT.
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT.
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (I) EXISTING 15' NMUI EASEMENT.
- (J) EXISTING 100' PNM EASEMENT.
- (K) EXISTING 15' UNDERGROUND UTILITY EASEMENT.





C-13-Z N.T.S.

SITE VICINITY

PROJECT NUMBER: 1003272
Application Number: ~~06EPC 00289~~ 06DRB-00941

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated MAY 18, 2006 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 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	7-26-06 Date
Water Utility Department	7/26/06 Date
Parks and Recreation Department	7/26/06 Date
City Engineer	7/26/06 Date
* Environmental Health Department (conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	07/26/06 Date

Site Plan Notes - High Assets

This site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Sheet 2).

Site Information:
The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 9.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2, consisting of approximately 4.4460 acres;
Lot 3-A, consisting of approximately 2.6685 acres;
Lot 4-A-1, consisting of approximately 2.1252 acres;

Newly Created Lots:

Lot 2-A-1-B-2	Lot 2-A-1-B-2-A
Lot 2-A-1-B-3	Lot 3-A-2
Lot 2-A-1-B-4	Lot 3-A-3 (.5 to 1.0 acre)
Lot 3-A-1	

Proposed Use and Zoning:
The zoning for the site is as follows:
Lots 2-A-1-B-2-A, 3-A-2, 3-A-3, and 4-A, the zoning is SU-1 for C-3 permissive and conditional uses, with exclusions as listed on Sheet 2, Design Guidelines.
Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1, the zoning is SU-1 for C-3 permissive and conditional uses with exclusions as listed on Sheet 2, Design Guidelines; and restricted uses as governed by the R-2 zone.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS - High Asset Way NW will provide vehicular access to the site, a fully developed private road. High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREET(S) - Existing - Paseo Del Norte (north): 156' min. R/W
Eagle Ranch Rd. (west): 86'-92' R/W
All Saints Rd. (south): 60'-70' R/W
All adjacent roadways are public and in place.

Proposed - High Assets Way NW (private road)
Road is fully developed and bisects the said tracts.

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS - According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors. Irving Boulevard contains a lane that connects to Coors Boulevard for North-South travel.

TRANSIT ACCESS - There is no direct transit service to the site. The closet stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION - Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access, there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY - Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S O-186, Enactment No. 33-1985, Exhibit A. This Bill allows buildings to be 3.5 stories on all tracts. Each story shall not exceed 13 feet in height for a maximum total of 52 feet. The top ½-story is allowed 13 feet in height, but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
a. Front Yard: 5 Feet
b. Side Yard: 0 Feet
c. Corner Side Yard 5 Feet
d. Rear Yard: 0 Feet
e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
a. Front Yard: 10 Feet, maximum will be 30'.
b. Side Yard: 5 Feet
c. Corner Side Yard: 10 Feet
d. Rear Yard: 15 Feet

***Maximum Floor Area Ratio:** Range of .5-1.0

Parking Areas:
Parking will be provided in compliance with 14-16-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S O-186, Enactment No. 33-185.

SITE DEVELOPMENT PLAN FOR SUBDIVISION
ALBUQUERQUE WEST UNIT II

Prepared for:
Ameri Contractors, LLC
P.O. Box 56883
Albuquerque, NM 87187

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale 1" = 60'

CONSENSUS PLANNING

30 0 60 120

north

July 24, 2006

Design Standards for Albuquerque West Unit 2

A. Site Plan Submittals

Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

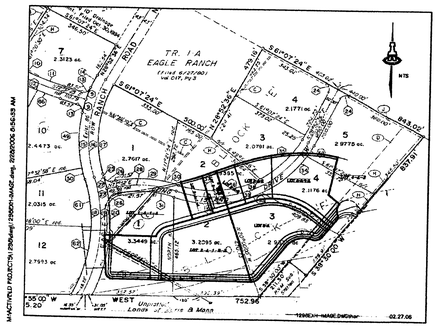
B. Site

The site covered by these Guidelines consists of approximately 9.2 acres of undeveloped land bounded by Paseo del Norte NW to the North, Eagle Ranch Road NW to the West, All Saints Road NW to the south, and Coors Boulevard NW to the East. The subject site is comprised of the following lots, Lot 2-A-1-B-2, Albuquerque West Unit 2; Lot 3-A, Albuquerque West Unit 2; and Lot 4-A-1-A, Albuquerque West Unit 2.

The lots listed above were listed on the original annexation plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	E	1.0	6 stories
1	F	0.8	3.5 stories
2	F	0.8	3.5 stories
3	F	0.8	3.5 stories
4	F	1.0	6 stories
5	F	1.0	6 stories

The graphic below shows the subject site overlayed on the original platting in order to clarify how the subject site corresponds to the original lots and blocks.



C. Land Use Concept

The land use concept seeks to create a truly integrated mixed-use development that contains office/commercial/retail and high density residential that is both pedestrian and transit friendly. The site design seeks to create a development characterized by a pleasing outdoor environment. The internal street network and pedestrian connectivity will create a cohesive community identity. New development will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to color and architectural style are consistent with design guidelines that have been approved for the Fountain Hills project.

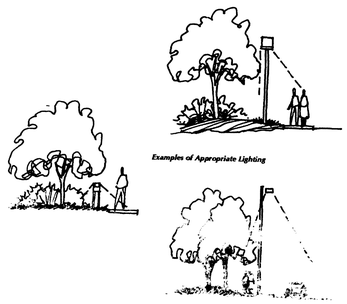
D. Zoning and Proposed Uses

Per Council Bill F/S O-186, Enactment Number 33-1985, the zoning of the site has been established as SU-1 for C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- Tire recapping or retreading
- Contractors yard
- Equipment rental
- Bulk fuel storage or sales/Gasoline service stations
- Automobile dismantling
- Outdoor building material storage unless incidental to retail sales and adequately screened

In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:

- Antenna (without height limitation)
- Building/structure sub assembly
- Drive-in, drive-thru restaurants
- Metal stamps, tool, and die making
- Welding as principal activity
- Plumbing, assembling only (plumbers office permitted)
- Signs, commercial advertising structures
- Adult amusement establishment or adult store
- Automotive engine manufacturing
- Sheet metalworking
- Ice plant wholesale
- Kennel
- Warehousing
- Bottling
- Railroad right-of-way and incidental facilities
- Cold storage plant



Examples of Appropriate Lighting

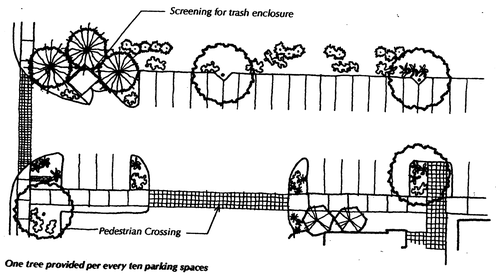
E. General Design Criteria Applicable to All Sites

1. Utilities

All new power and telephone lines shall be underground.

2. Buffering

a. Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees.
b. Project edges along Paseo del Norte, Eagle Ranch Road NW, and All Saints Road NW shall include a minimum of 10-foot landscape setback from the property line.
c. A minimum of a 10-foot landscaped buffer shall be provided between all commercial and residential areas, unless integrated vertically.
d. A landscape buffer shall be provided around the perimeter of each lot where adjacent to a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk and/or pedestrian walkway.



One tree provided per every ten parking spaces

3. Parking Lot Design and Landscaping

a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
b. Motorcycle parking spaces shall be provided as per City Comprehensive Zoning Code Section 14-16-3-1.
c. All parking spaces shall be set back a minimum of 10 feet from any private drive easements or property lines, except where a reciprocal parking and access agreement has been recorded between properties.
d. Adequate stacking distance at street entrances shall be provided to avoid circulation conflicts within the project site.
e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
f. One tree shall be planted per every ten parking spaces.
g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
h. Parking areas adjacent to Paseo del Norte, Eagle Ranch Boulevard NW, and All Saints Road shall be screened by walls and/or landscaping with a minimum height of 72".
i. Barrier curbs shall be provided around all landscape areas in parking lots to protect the landscaping from vehicles. The barriers shall have water run-off openings to allow surface drainage into landscape areas to promote water harvesting.
j. Wall material shall consist of integrally colored concrete, rammed earth, concrete masonry, stacked stone, or stuccoed masonry block, and shall be complimentary to adjacent exterior buildings.

4. Site Landscaping and Irrigation

a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and Pollen Control Ordinance.
b. A minimum of 15% of the site shall be landscaped, excluding building area.
c. Live plant materials shall cover a minimum of 80% of all landscape areas.
d. Landscape headers shall be used to separate turf and bedding areas. Headers may be concrete, brick or similar materials.
e. An automatic, underground irrigation system shall be installed for all landscape areas. The system shall be designed to avoid over spraying. The system shall have centralized computer controls. Backflow prevention devices shall be provided in accordance with applicable City requirements.
f. Turf areas shall be irrigated by an underground drip irrigation system. Pop-up sprinklers shall not be allowed. Trees, shrubs and ground covers shall be irrigated with a combination of hard pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency.
g. The irrigation system shall be selected to allow potential use with treated water systems (non-potable) when available.
h. Minimum plant material sizes shall be as follows:

1)	Canopy Trees	2" caliper, balled and burlapped
2)	Evergreen Trees	8' minimum height
3)	Accent Trees	15 gallon, balled and burlapped
4)	Shrubs	1-gallon minimum
5)	Ground Covers	1-gallon minimum

i. A maximum of 20% of all landscape areas may be low water use turf.

5. Site Lighting

a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-3-9. Lights shall not shine on adjacent residential property.
b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 20 feet. When within 100 feet of a residential zone, the mounting height of lights shall not exceed 16 feet.
c. Exterior lighting should be designed as an integral part of the architecture and landscaping of the project.
d. Lighting fixtures shall have to shielding to minimize light spillage on to adjacent properties and public rights-of-way.
f. Sodium and cobalt lighting fixtures shall not be permitted.

6. Architectural Theme and Design

These design standards shall apply to commercial/office and residential development. The theme of development for Albuquerque West Unit 2 is to be Contemporary Southwest. All buildings constructed in Albuquerque West Unit 2 will be developed under this style. This theme is characterized by innovative and progressive uses of southwestern materials and forms that are encouraged to create a context appropriate site with distinctive appeal. Expressive massing is encouraged to create an activity center with a unique identity. Building articulation shall be detailed in accordance with Modern and current methods rather than referencing traditional techniques. Mimicking distinct historical styles such as Pueblo Revival, Territorial, Northern New Mexico, or Tuscan should be avoided although contemporary interpretations of traditional elements are acceptable. Buildings throughout the site shall be designed to create an integrated whole that is contextually related, although not continuous with, buildings in the vicinity.

a. All buildings shall achieve a sense of human scale by use of such devices as wall insets, portals, balconies, and window projections. Columns, arcades, corner articulation, overhangs, awnings, gutters and scuppers, breezeways, and shall should be designed and detailed to provide human scale and visual interest and all building elements and facades shall be comparably detailed.
b. Building footprints should be staggered to create visual character and interest. Long, unarticulated façades shall be avoided.
c. Plazas and patios shall be created by offsetting building masses.
d. The use of trellis, awnings, and similar coverings should be used to pedestrian travel paths.
e. Roofs that overhang entry points and patio/plaza areas are encouraged to provide shelter for users.
f. All buildings shall incorporate energy conservation measures in the design. If solar heat collector panels and similar equipment is used, it shall be designed to be a visually integral part of the building.
g. Parapet walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
h. All mechanical equipment and flat roofs shall be screened from public view. The screening shall be integral to the architecture of the building. Where parapets are used, the parapet shall be taller than all equipment it is meant to screen. Ground-mounted equipment is preferable to roof-mounted equipment.
i. Building entries should be protected from the elements and provide a "sense of entry". Feature lighting of the entrance is encouraged.
j. Building colors shall consist of the following (or variations thereof):

Field Stucco Colors:
Sandalwood, Light Brown, Soft Tan, Warm Gray, Driftwood (tan)
Accent Stucco Colors:
Green Slate, Orange/Brown, Brick Red, Silver Blue, Steel Gray, Medium Blue, Dark Red, Terra-cotta, Brown Slate

k. Materials that cause excessive glare or reflection shall not be used.
l. Projects containing more than one building should provide a variety in building height and massing. Lower buildings shall be located adjacent to roadways with larger buildings toward the interior.
m. Trademark and franchise style buildings are prohibited.
n. The finish on each building facade shall be consistent on each side.
o. Building massing and rooflines will be designed in a way that avoids long, blank facades and uniform rooflines.

7. Signage

Signage shall be consistent with the Coors Corridor Plan and applicable City Comprehensive Zoning Code regulations as follows:

a. *Freestanding Signs*
1. Monument signs height and sign face regulations shall comply with the City of Albuquerque Zoning Code.
2. One free-standing monument sign is allowed on Eagle Ranch Road and Paseo del Norte to identify the project. Individual lots shall not have free-standing or monument signs. Only building-mounted signage is allowed on individual lots.
3. Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires, or similar devices.
4. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
6. Off-premise signs and portable signs are prohibited.
7. Lettering on a freestanding sign shall not exceed nine (9) inches in height.
8. Monument signs shall not be internally lit. Low level uplighting is permitted provided it is in compliance with the Night Skies Ordinance.

Signs shall be monument style

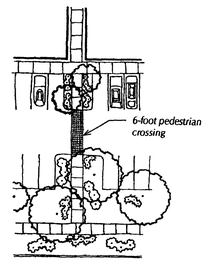
b. *Building Mounted Signs*
1. Building-mounted signage shall identify the name and business of the occupant or those who are offering the premises for sale or lease.
2. No building-mounted sign shall intrude upon any structural features, including windows, columns, moldings, or decorative features.
3. Building mounted signage shall not exceed 6% of the area of the façade to which it is applied if there is no free-standing or monument sign on the premises, or 5% of the area of the façade if there is such a free-standing monument sign on the premises.
4. Lettering on building mounted signs shall not exceed 24 inches in height.
5. No internally lit building mounted signs shall be permitted.
6. Building mounted signs may be back lit or illuminated with building mounted down lighting.
7. Lighting of building mounted signage facing the south, towards the Eagle Ridge subdivision, shall not be permitted.

8. Walls and Screening

a. The use of screening, buffering, and/or walls shall be utilized for parking lots, loading areas, refuse collection, and delivery/storage areas in order to limit their adverse impact on the property.
b. All mechanical equipment shall meet the screening requirements of the City Comprehensive Zoning Code, Section 14-16-3-1 (E) (4).
c. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.
d. Multiple lots shall share solid waste refuse enclosures where possible to avoid an excess of refuse enclosures and associated screen walls.

9. Walls and Fencing

a. Visually permeable fences and walls up to six (6) feet high are permitted. The first 42 inches of the wall may be solid.
b. Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
c. Perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient access to transit, bike trails, and other properties.
d. The maximum height of retaining walls shall be 6 feet. Areas requiring more retainage shall be terraced.



Pedestrian Link to Sidewalk

10. Site Design

a. Cross access easements shall be provided between adjoining properties.
b. Outdoor patio spaces with shade trees and/or shade structures are required.
c. Sidewalks along public rights-of-way shall be 6-feet wide.
d. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways, including the route from Eagle Ranch Road to the development, in addition to the proposed public sidewalk.
e. The use of asphalt for pedestrian trails and connections is prohibited.
f. All primary pedestrian paths shall be designed to be ADA accessible.
g. Private walkways may be soft surface, with a minimum width of 4 feet.
h. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross-vehicular entrances and drive aisles and where City trails cross streets. Such materials shall consist of integrally colored and/or stamped concrete, brick forms, or pavers of various sizes.

11. Additional Residential Standards

In addition, the following standards apply to any residential development that occurs on the site:

a. Individual dwelling units should be apparent in form to reduce the scale of the building and increase the sense of individuality.
b. Open courtyard designs are encouraged.
c. Balconies, patios and entrances should relate to pedestrian pathways and streets.
d. Entrances should be articulated with the use of low walls, gateways, garden courtyards and similar features.
e. Dwelling units are allowed to be located above retail and office uses.
f. Useable outdoor space shall be provided for any residential use.
g. Street Edge for Residential Development
In addition to the setbacks required under the general site design criteria, a combination of decorative fences, walls and/or landscaping shall be provide adjacent to streets to provide a secure residential environment. The perimeter treatment shall be designed such that street views to and from the property are not overly impeded. The perimeter treatment shall be compatible with adjacent development.

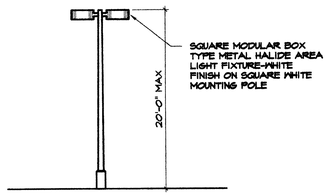
Design Standards
Albuquerque West Unit 2

Prepared by:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

June 29, 2006

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632



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.

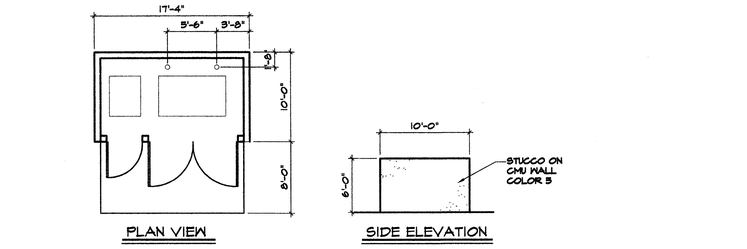
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

LIGHTING DETAIL

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

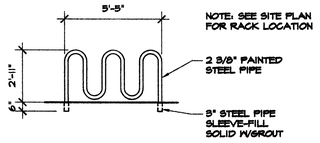
0 1 2 4 8



REFUSE ENCLOSURE/DUMPSTER

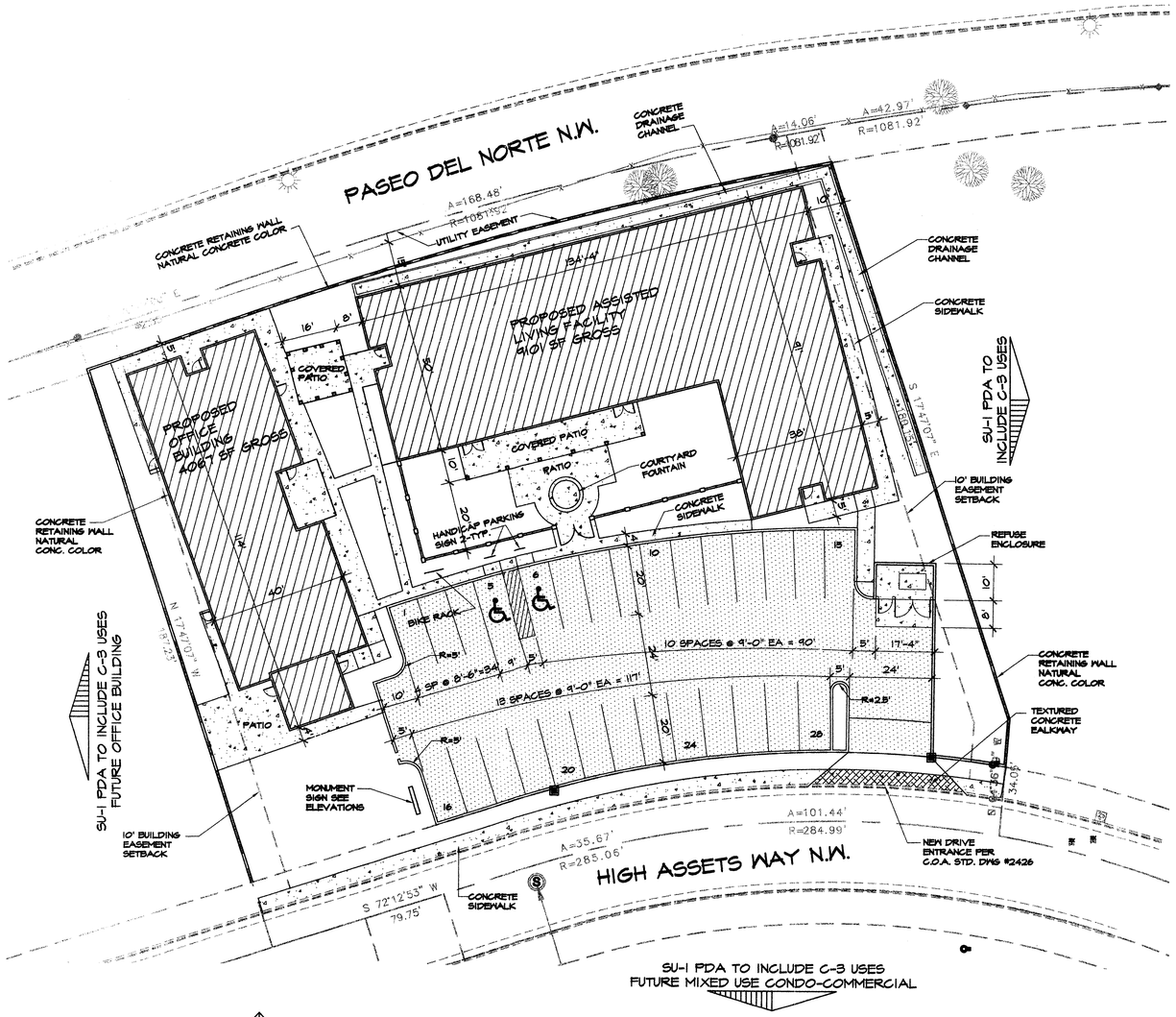
SCALE: 1/8"=1'-0"

0 1 2 4 8



BIKE RACK DETAIL

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



SITE PLAN

SCALE: 1"=20'

BUILDING CRITERIA

PROJECT: LIFESPIRE 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: 43,560 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: 23 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: 43,560 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: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? ( )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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

PARKS & RECREATION DEPARTMENT — DATE

UTILITIES DEVELOPMENT — DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE

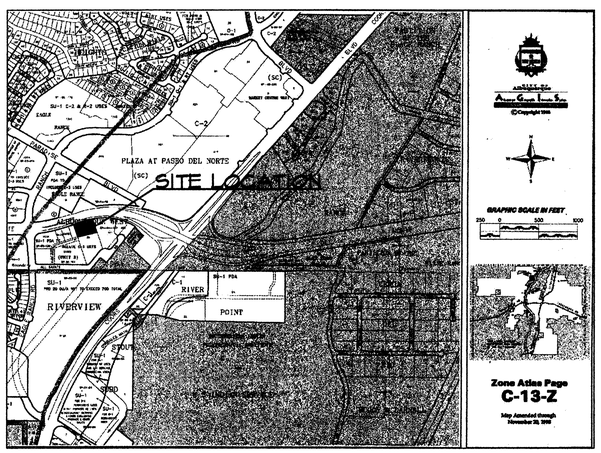
ENVIRONMENTAL HEALTH DEPARTMENT (conditional) — DATE

SOLID WASTE MANAGEMENT — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

SITE PLAN LEGEND:

- BUILDING AREA
- ASPHALTC CONRETE PAVING
- CONCRETE PAVING AND SIDEWALKS
- LANDSCAPE AREA
- PROPERTY LINE
- EASEMENT BOUDARIES



VICINITY MAP

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

EXPRESSIONS OF LIFE
LIFESPIRE LIVING

Expressions of Life Inc.

ENGINEER

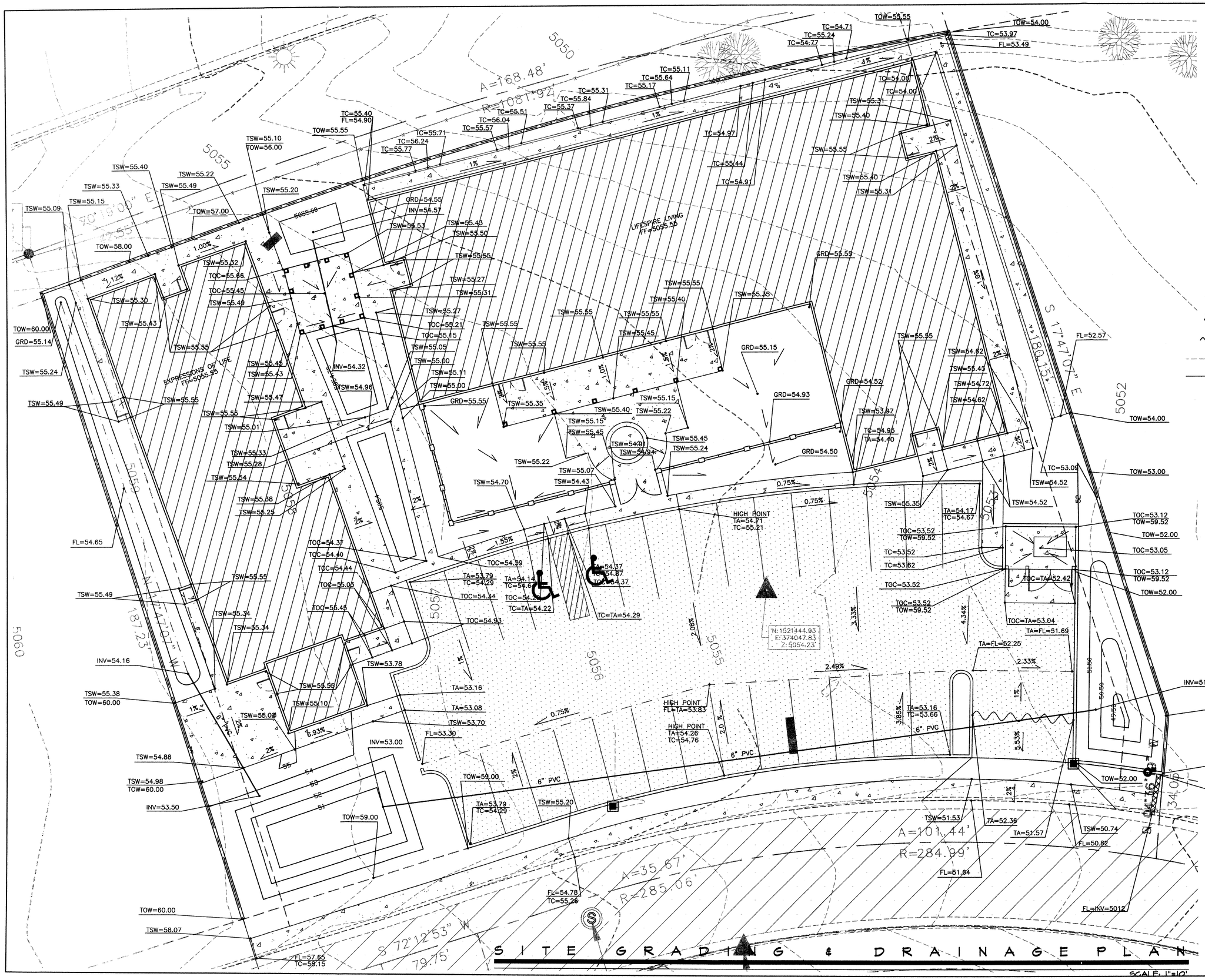
ARCHITECT

DEC 12-06
DATE

0607
PROJECT NO.

FOR BUILDING PERMIT

C-1
SHEET NO.



LEGEND

- FL=52.57 — PROPOSED SPOT ELEVATION
- FLOW ARROW
- BREAKLINE
- 5050 — EXISTING TOPO
- 5050 — PROPOSED TOPO

N

10' 5' 0 10' 20'

SCALE: 1" = 10'

SITE GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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EXPRESSIONS OF LIFE @ LIFESPIRE LIVING

ENGINEER

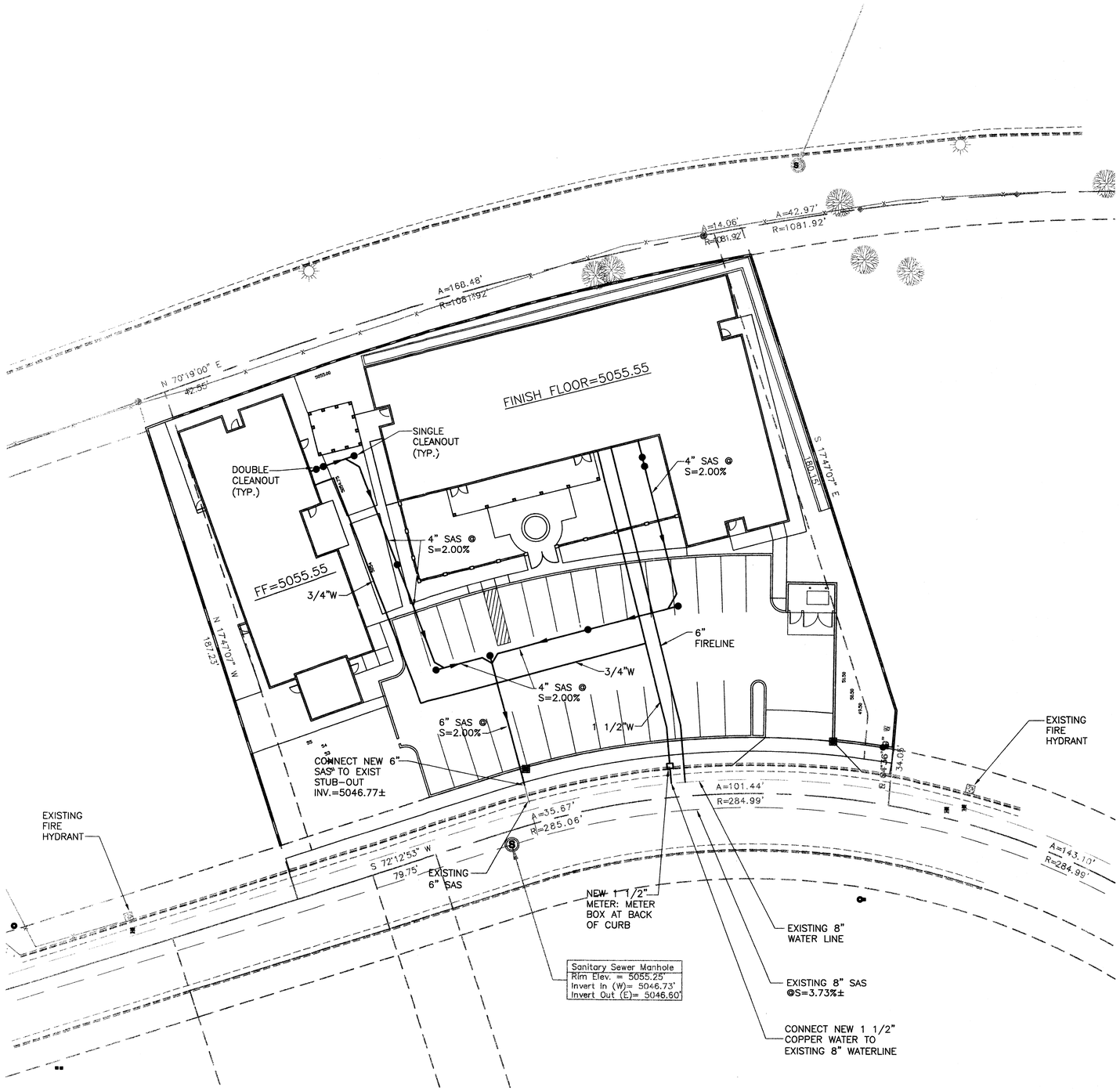
ARCHITECT

DEC 12-06
DATE

0607
PROJECT NO.

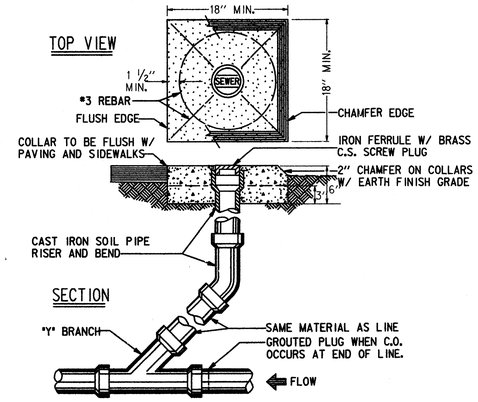
FOR BUILDING PERMIT

C-2
SHEET NO.

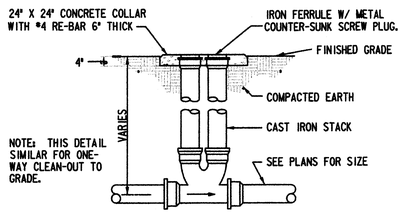


CONCEPTUAL UTILITY PLAN

SCALE: 1"=20'



SINGLE CLEAN-OUT DETAIL



DOUBLE CLEAN-OUT DETAIL

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EXPRESSIONS OF LIFE & LIFESPIRE LIVING

Expressions of Life Inc.

ENGINEER

ARCHITECT

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DATE

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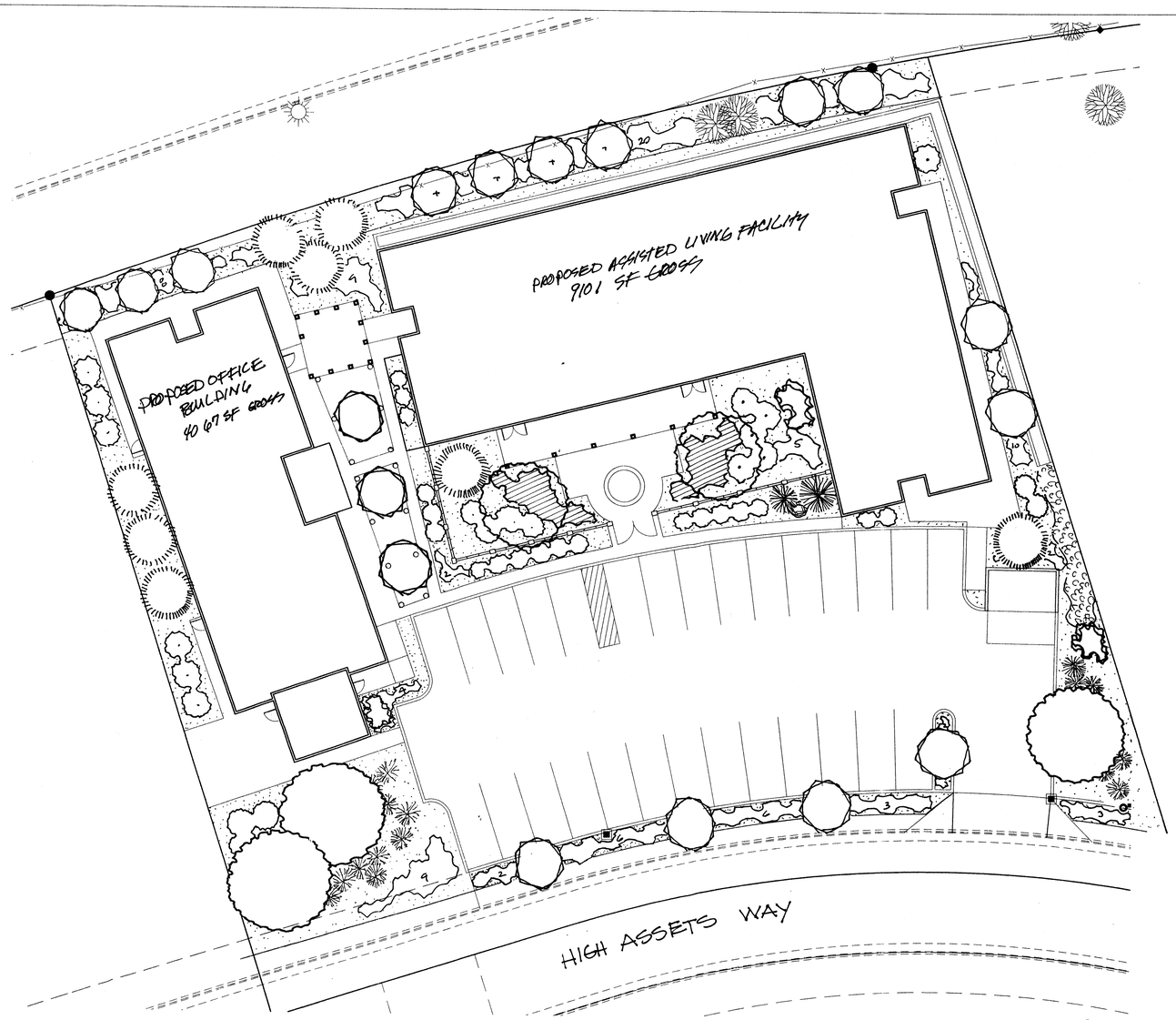
PROJECT NO.

FOR BUILDING PERMIT

C-3
SHEET NO.



COTTONWOOD (M+) 3
Populus fremontii
2" Cal.

FLOWERING PEAR (M+) 14
Pyrus calleryana
2" Cal.

AUSTRIAN PINE (M) 8
Pinus nigra
20 Gal.

NEW MEXICO OLIVE (L) 3
Forestiera neomexicana
15 Gal. 225sf

PALM YUCCA (L) 2
Yucca faxonia

INDIAN HAWTHORN (M) 24
Raphiolepis indica
5 Gal. 36sf

PHOTINIA (M+) 16
Photinia fraseri
5 Gal. 64sf

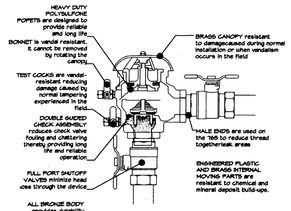
SMOKE TREE (M) 4
Cotinus coggygria
5 Gal. 225sf

MAIDENGRASS (M) 16
Miscanthus sinensis
5 Gal. 16sf

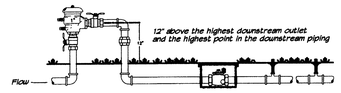
CORAL BEAUTY COTONEASTER (M) 89
Cotoneaster spp.
1 Gal. 81sf

SANTA FE BROWN GRAVEL WITH FILTER FABRIC

SOD LAWN WITH POP-UP HEADS



FEBCO MODEL 765
Pressure Vacuum Breaker
Features



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

for a system with grass

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STREET TREE REQUIREMENTS

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

Name of Street HIGH ASSETS Rd.
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.

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 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	43766	square feet
TOTAL BUILDINGS AREA	11217	square feet
OFFSITE AREA	2400	square feet
NET LOT AREA	30149	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4522	square feet
TOTAL BED PROVIDED	11246	square feet
GROUNDCOVER REQ.	75%	
TOTAL GROUNDCOVER REQUIREMENT	8435	square feet
TOTAL GROUNDCOVER PROVIDED	8722 (78%)	square feet
TOTAL SOD AREA (max 20% of landscape required)	548	square feet
TOTAL LANDSCAPE PROVIDED	11794	square feet

Can't count ground cover

TheHilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
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Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

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ENGINEER

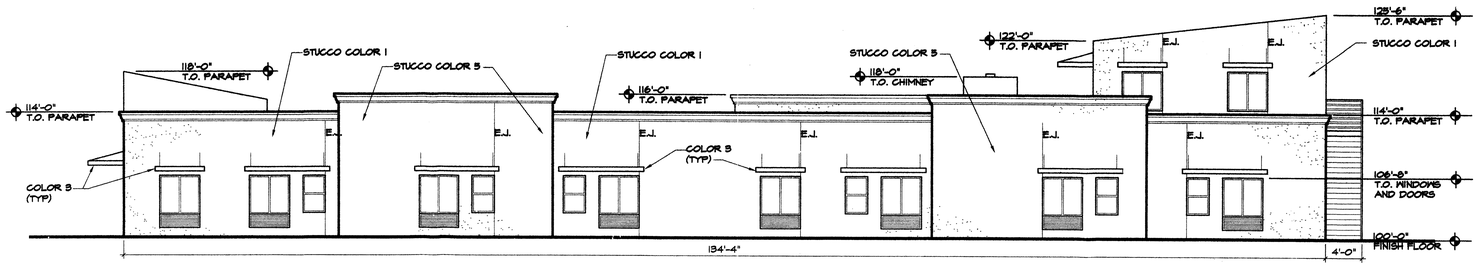
ARCHITECT

DECEMBER 06
DATE

0607
PROJECT NO.

FOR BUILDING PERMIT
LANDSCAPE PLAN
L-1
SHEET NO.

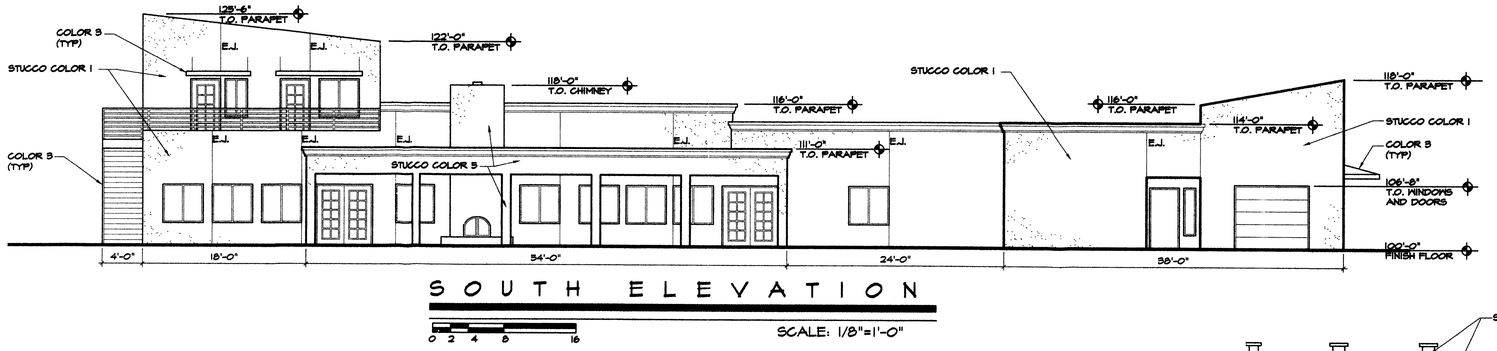
GRAPHIC SCALE
16 8 0 8 16
SCALE: 1/16"=1'



NORTH ELEVATION

0 2 4 8 16

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



SOUTH ELEVATION

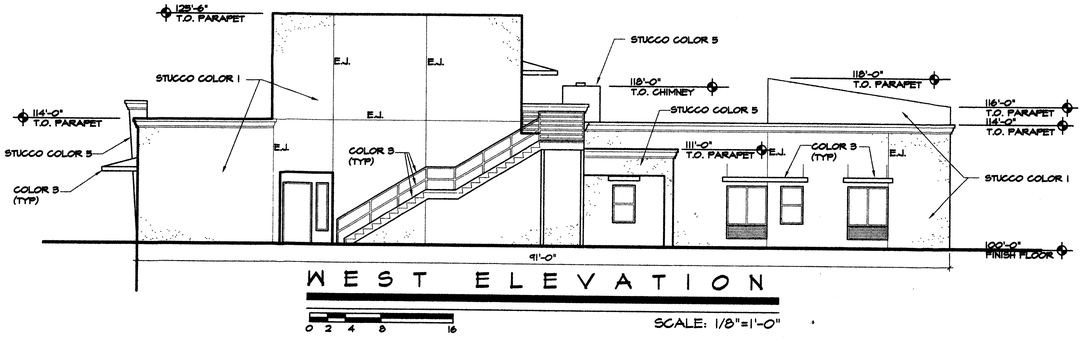
0 2 4 8 16

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

EAST ELEVATION

0 2 4 8 16

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



WEST ELEVATION

0 2 4 8 16

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

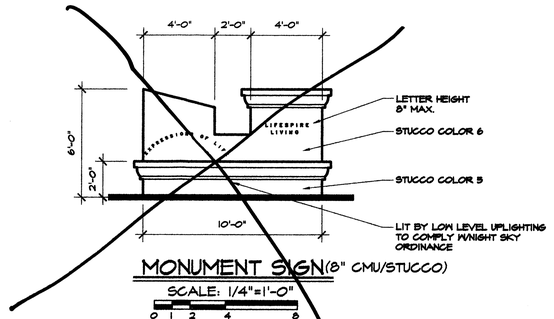
EXTERIOR ELEVATIONS LIFESPIRE LIVING

0 2 4 8 16

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

COLOR LEGEND:

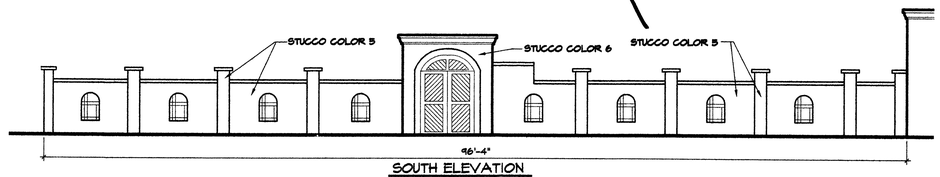
MATERIAL	COLOR
STUCCO SYSTEM	2 COAT SYNTHETIC STUCCO SYSTEM OVER 20GA. STUCCO MESH OVER 2 LAYERS OF JUMBO TEX COLOR 1 - SAND COLOR 2 - ADOBE COLOR 3 - CLAY RED COLOR 4 - FOREST GREEN COLOR 5 - OLIVE GREEN COLOR 6 - DARK MUSTARD
ALUMINUM WINDOWS	PREFINISHED TAN
METAL DOORS AND FRAMES	PAINTED TAN/MATCH WINDOW FRAME
GLAZING	PAINTED TAN/MATCH WINDOW FRAME
WOOD FRENCH DOORS	PAINTED TAN/MATCH ALUMINUM WINDOWS
METAL STAIRS AND RAILING	PAINTED CLAY-ALKYD ENAMEL
GALV. OVERFLOW SCUPPERS	PAINT TO MATCH STUCCO



MONUMENT SIGN(8" CMU/STUCCO)

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

0 1 2 4 8

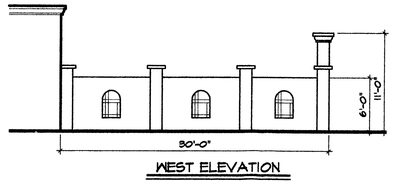


SOUTH ELEVATION

COURTYARD FENCE ELEVATION

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

0 2 4 8 16

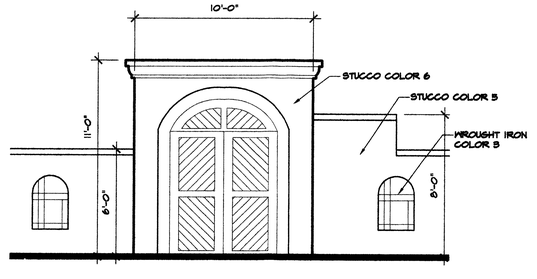


WEST ELEVATION

COURTYARD FENCE ELEVATION

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

0 2 4 8 16



COURTYARD DOOR

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

0 1 2 4 8

CHARLIE M. OTERO ARCHITECT
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Architecture/Construction Management Services

EXPRESSIONS OF LIFE & LIFESPIRE LIVING

Expressions of Life Inc.

ENGINEER

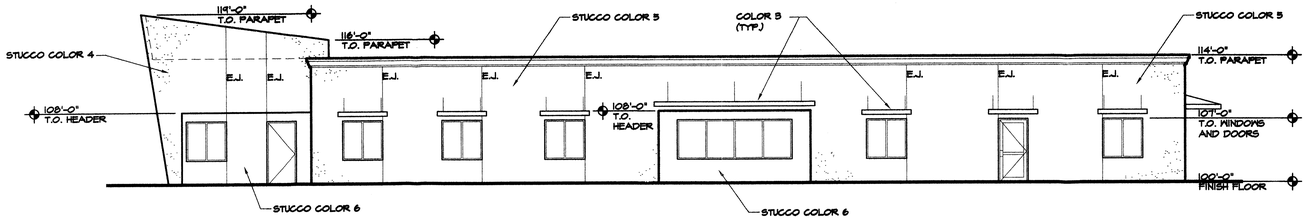
ARCHITECT

DEC 12-06
DATE

0607
PROJECT NO.

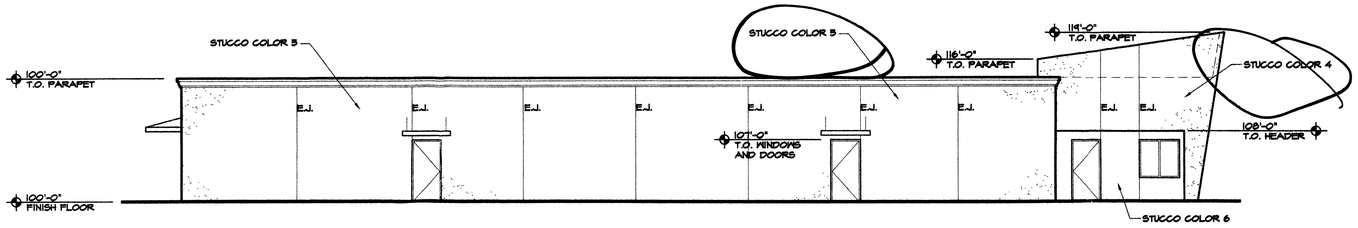
FOR BUILDING PERMIT

A-1
SHEET NO.



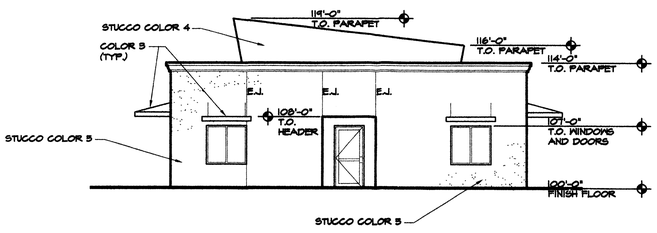
EAST ELEVATION

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



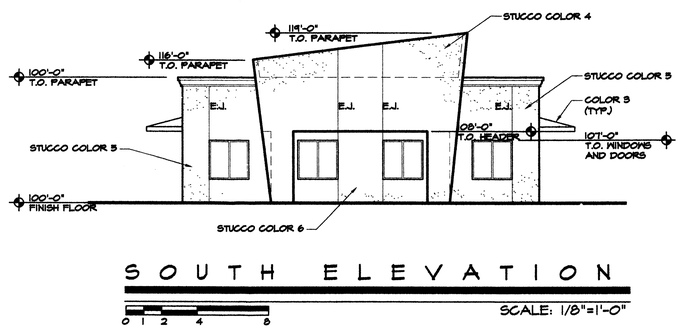
WEST ELEVATION

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



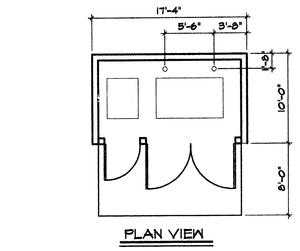
NORTH ELEVATION

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

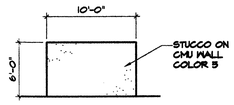


SOUTH ELEVATION

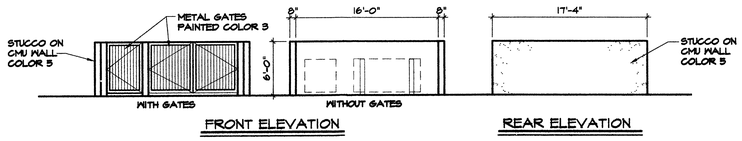
SCALE: 1/8"=1'-0"



PLAN VIEW



SIDE ELEVATION

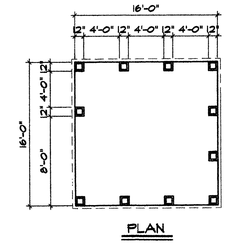


FRONT ELEVATION

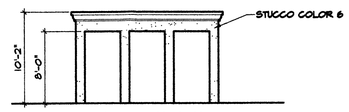
REAR ELEVATION

REFUSE ENCLOSURE/DUMPSTER

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



PLAN



TYP ELEVATION

SHADE STRUCTURE

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 - SAND COLOR 2 - ADOBE COLOR 3 - CLAY RED COLOR 4 - FOREST GREEN COLOR 5 - OLIVE GREEN COLOR 6 - DARK MUSTARD
ALUMINUM WINDOWS	PREFINISHED TAN
METAL DOORS AND FRAMES	PAINTED TAN/MATCH WINDOW FRAME
GLAZING	PAINTED TAN/MATCH WINDOW FRAME
WOOD FRENCH DOORS	PAINTED TAN/MATCH ALUMINUM WINDOWS
METAL STAIRS AND RAILING	PAINTED CLAY-ALKYD ENAMEL
GALV. OVERFLOW SCUPPERS	PAINT TO MATCH STUCCO

EXTERIOR ELEVATIONS EXPRESSIONS OF LIFE

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

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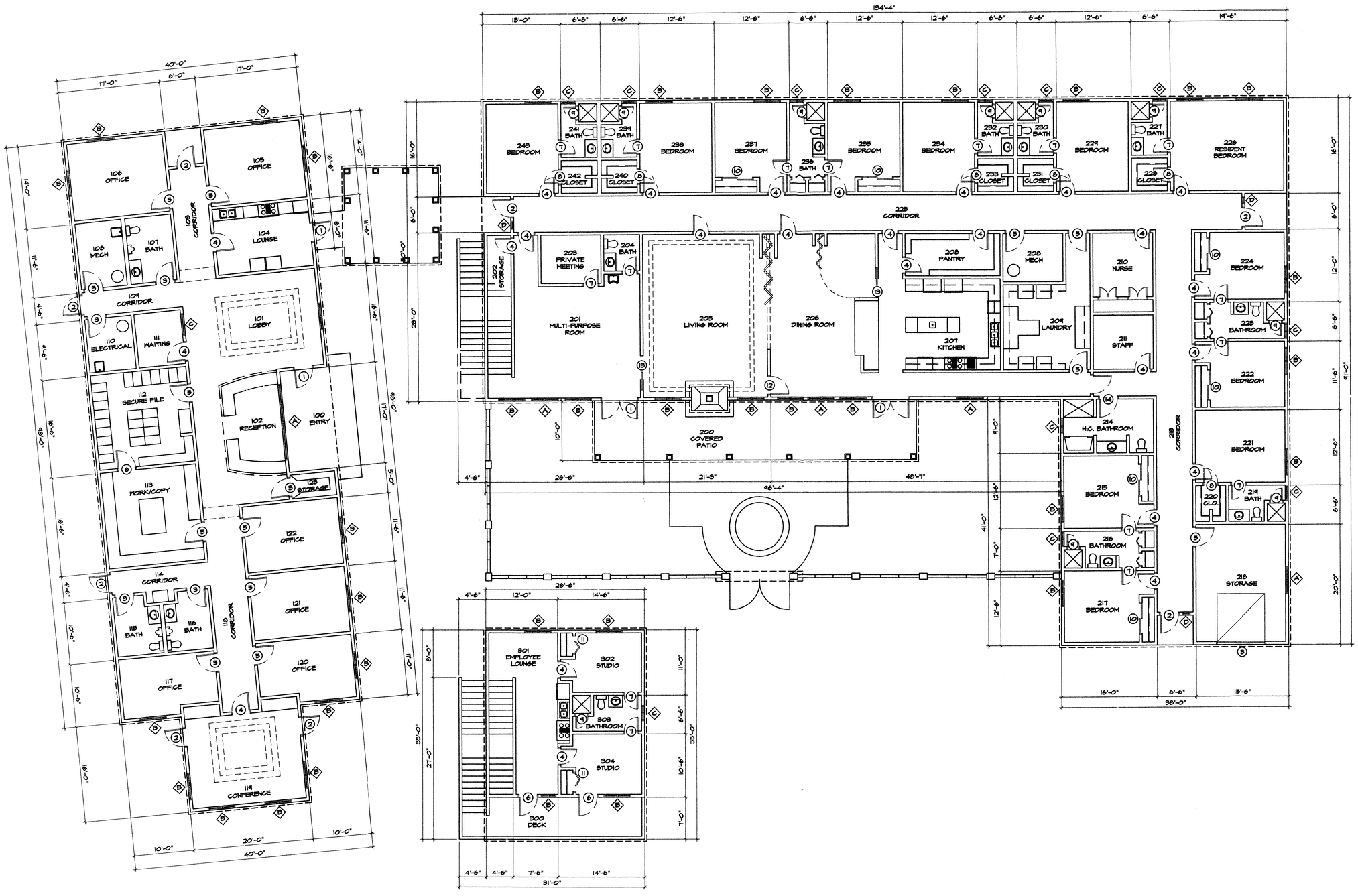
A-2
SHEET NO.

LEGEND:

① DENOTES DOOR TYPE, SEE DETAILS AND SCHEDULES ON SHEET xxxxx

Ⓐ DENOTES WINDOW TYPE, SEE DETAILS AND SCHEDULES ON SHEET xxxxx



EXPRESSIONS OF LIFE

SQUARE FOOTAGE = 4067

2ND LEVEL

LIFESPIRE LIVING

SQUARE FOOTAGE = 7661
STORAGE = 656
KITCHEN LOUNGE = 784

N

FLOOR PLAN

0 2 4 8 16

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

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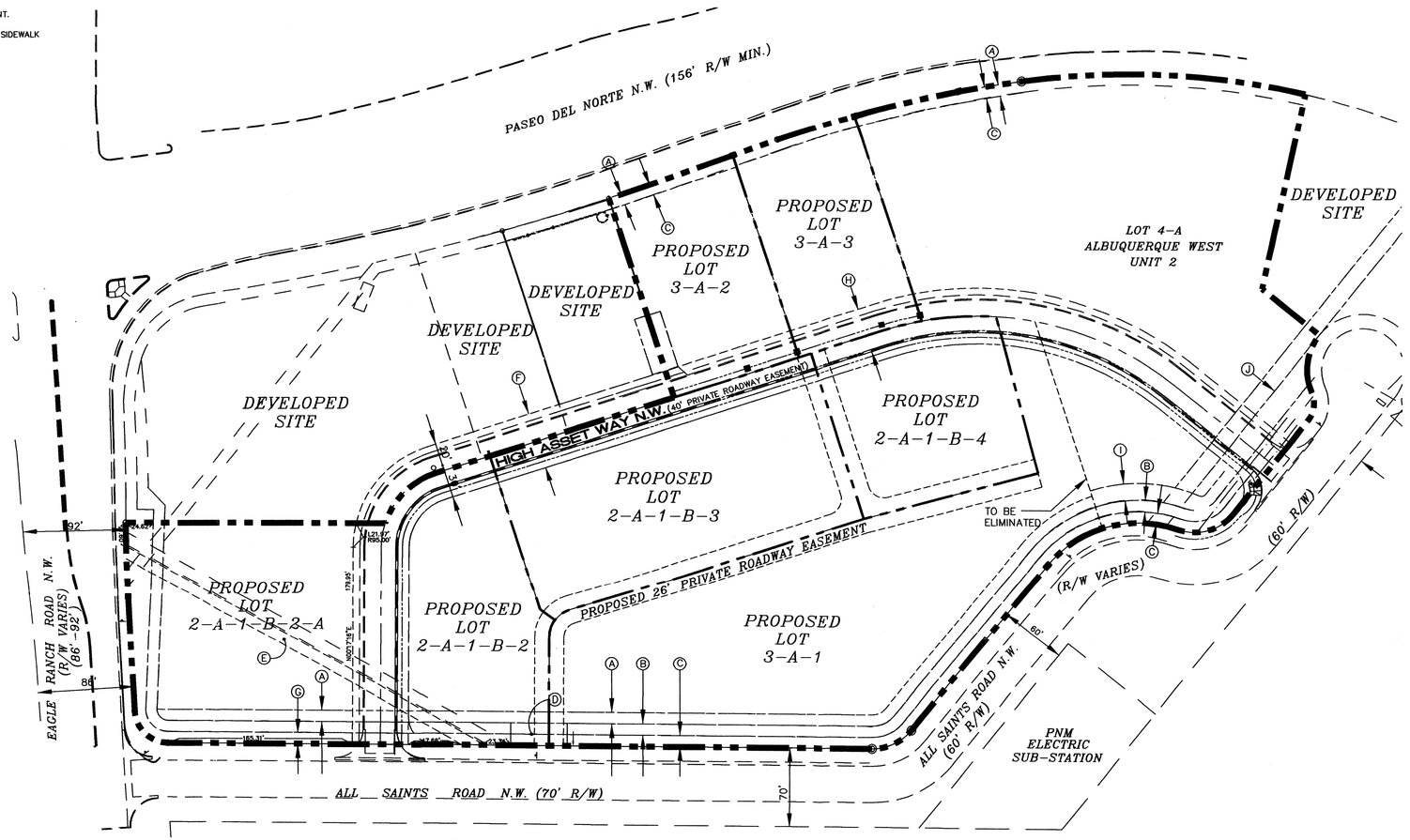
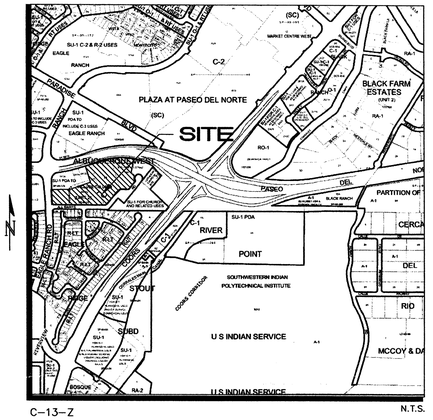
A-3
SHEET NO.

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT.
- (B) EXISTING WATER & SANITARY SEWER EASEMENT.
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT.
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT.
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (I) EXISTING 15' NMUI EASEMENT.
- (J) EXISTING 100' PNM EASEMENT.





C-13-Z N.T.S.

SITE VICINITY

SPS

~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON 7/26/06

PROJECT NUMBER: _____
Application Number: _____

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 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Site Plan Notes - High Assets

This site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Sheet 2).

Site Information:
The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 9.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2, consisting of approximately 4.4460 acres;
Lot 3-A, consisting of approximately 2.6685 acres;
Lot 4-A-1, consisting of approximately 2.1252 acres;

Newly Created Lots:

Lot 2-A-1-B-2	Lot 2-A-1-B-2-A
Lot 2-A-1-B-3	Lot 3-A-2
Lot 2-A-1-B-4	Lot 3-A-3
Lot 3-A-1	

Proposed Use and Zoning:
The zoning for the site is SU-1 for C-3 permissive and conditional uses, with exclusions as listed on Sheet 2, Design Guidelines. It is anticipated that a mix of high density residential, retail, and office uses could develop on the site.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS - High Asset Way NW will provide vehicular access to the site, a fully developed private road. High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREET(S) - Existing - Paseo Del Norte (north): 156' min. R/W
Eagle Ranch Rd. (west): 86'-92' R/W
All Saints Rd. (south): 60'-70' R/W
All adjacent roadways are public and in place.

Proposed - High Assets Way NW (private road)
Road is fully developed and bisects the said tracts

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS - According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors. Irving Boulevard contains a lane that connects to Coors Boulevard for North-South travel.

TRANSIT ACCESS - There is no direct transit service to tne site. The closet stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION - Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access, there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY - Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S O-186, Enactment No. 33-1985, Exhibit A. This Bill allows buildings to be 3.5 stories on all tracts. Each story shall not exceed 13 feet in height for a maximum total of 52 feet. The top ½-story is allowed 13 feet in height, but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
a. Front Yard: 5 Feet
b. Side Yard: 0 Feet
c. Corner Side Yard 5 Feet
d. Rear Yard: 0 Feet
e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
a. Front Yard: 10 Feet, maximum will be 30'.
b. Side Yard: 5 Feet
c. Corner Side Yard: 10 Feet
d. Rear Yard: 15 Feet

***Maximum Floor Area Ratio: Range of .5-1.0**
***Maximum Building Height: 3.5-6 Stories**
Parking Areas:
Parking will be provided in compliance with 14-16-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S 0-186, Enactment No. 33-185.

SITE DEVELOPMENT PLAN FOR SUBDIVISION
ALBUQUERQUE WEST UNIT II

Prepared for:
High Assets Land Company
c/o Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

CONSENSUS PLANNING

Scale 1" = 60'
30 0 60 120

north

June 23, 2006

Design Standards for Albuquerque West Unit 2

A. Site Plan Submittals

Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

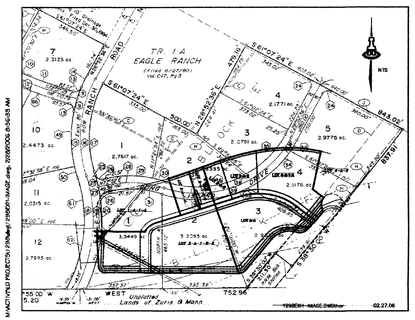
B. Site

The site covered by these Guidelines consists of approximately 9.2 acres of undeveloped land bounded by Paseo del Norte NW to the North, Eagle Ranch Road NW to the West, All Saints Road NW to the south, and Coors Boulevard NW to the East. The subject site is comprised of the following lots, Lot 2-A-1-B-2, Albuquerque West Unit 2; Lot 3-A, Albuquerque West Unit 2; and Lot 4-A-1-A, Albuquerque West Unit 2.

The lots listed above were listed on the original annexation plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	E	1.0	6 stories
1	F	0.8	3.5 stories
2	F	0.8	3.5 stories
3	F	0.8	3.5 stories
4	F	1.0	6 stories
5	F	1.0	6 stories

The graphic below shows the subject site overlayed on the original platting in order to clarify how the subject site corresponds to the original lots and blocks.



C. Land Use Concept

The land use concept seeks to create a truly integrated mixed-use development that contains office/commercial/retail and high density residential that is both pedestrian and transit friendly. The site design seeks to create a development characterized by a pleasing outdoor environment. The internal street network and pedestrian connectivity will create a cohesive community identity. New development will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to color and architectural style are consistent with design guidelines that have been approved for the Fountain Hills project.

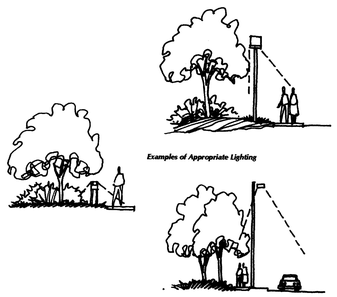
D. Zoning and Proposed Uses

Per Council Bill F/S O-186, Enactment Number 33-1985, the zoning of the site has been established as SU-1 for C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- Tire recapping or retreading
- Contractors yard
- Equipment rental
- Bulk fuel storage or sales/Gasoline service stations
- Automobile dismantling
- Outdoor building material storage unless incidental to retail sales and adequately screened

In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:

- Antenna (without height limitation)
- Building/structure sub assembly
- Drive-in, drive-thru restaurants
- Metal stamps, tool, and die making
- Welding as principal activity
- Plumbing, assembling only (plumbers office permitted)
- Signs, commercial advertising structures
- Adult amusement establishment or adult store
- Automotive engine manufacturing
- Sheet metalworking
- Ice plant wholesale
- Kennel
- Warehousing
- Bottling
- Railroad right-of-way and incidental facilities
- Cold storage plant



Examples of Appropriate Lighting

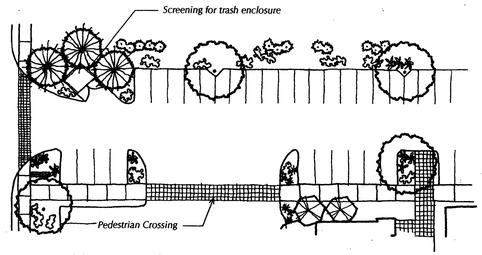
E. General Design Criteria Applicable to All Sites

1. Utilities

All new power and telephone lines shall be underground.

2. Buffering

a. Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees.
b. Project edges along Paseo del Norte, Eagle Ranch Road NW, and All Saints Road NW shall include a minimum of 10-foot landscape setback from the property line.
c. A minimum of a 10-foot landscaped buffer shall be provided between all commercial and residential areas, unless integrated vertically.
d. A landscape buffer shall be provided around the perimeter of each lot where adjacent to a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk and/or pedestrian walkway.



One tree provided per every ten parking spaces

3. Parking Lot Design and Landscaping

a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
b. Motorcycle parking spaces shall be provided as per City Comprehensive Zoning Code Section 14-16-3-1.
c. All parking spaces shall be set back a minimum of 10 feet from any private drive easements or property lines, except where a reciprocal parking and access agreement has been recorded between properties.
d. Adequate stacking distance at street entrances shall be provided to avoid circulation conflicts within the project site.
e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
f. One tree shall be planted per every ten parking spaces.
g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
h. Parking areas adjacent to Paseo del Norte, Eagle Ranch Boulevard NW, and All Saints Road shall be screened by walls and/or landscaping with a minimum height of 72".
i. Barrier curbs shall be provided around all landscape areas in parking lots to protect the landscaping from vehicles. The barriers shall have water run-off openings to allow surface drainage into landscape areas to promote water harvesting.
j. Wall material shall consist of integrally colored concrete, rammed earth, concrete masonry, stacked stone, or stuccoed masonry block, and shall be complimentary to adjacent exterior buildings.

4. Site Landscaping and Irrigation

a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and Pollen Control Ordinance.
b. A minimum of 15% of the site shall be landscaped, excluding building area.
c. Live plant materials shall cover a minimum of 80% of all landscape areas.
d. Landscape headers shall be used to separate turf and bedding areas. Headers may be concrete, brick or similar materials.
e. An automatic, underground irrigation system shall be installed for all landscape areas. The system shall be designed to avoid over spraying. The system shall have centralized computer controls. Backflow prevention devices shall be provided in accordance with applicable City requirements.
f. Turf areas shall be irrigated by an underground drip irrigation system. Pop-up sprinklers shall not be allowed. Trees, shrubs and ground covers shall be irrigated with a combination of hard pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency.
g. The irrigation system shall be selected to allow potential use with treated water systems (non-potable) when available.
h. Minimum plant material sizes shall be as follows:

1)	Canopy Trees	2" caliper, balled and burlapped
2)	Evergreen Trees	8' minimum height
3)	Accent Trees	15 gallon, balled and burlapped
4)	Shrubs	1-gallon minimum
5)	Ground Covers	1-gallon minimum

i. A maximum of 20% of all landscape areas may be low water use turf.

5. Site Lighting

a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-3-9. Lights shall not shine on adjacent residential property.
b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 20 feet. When within 100 feet of a residential zone, the mounting height of lights shall not exceed 16 feet.
c. Exterior lighting should be designed as an integral part of the architecture and landscaping of the project.
d. Lighting fixtures shall have to shielding to minimize light spillage on to adjacent properties and public rights-of-way.
f. Sodium and cobalt lighting fixtures shall not be permitted.

6. Architectural Theme and Design

These design standards shall apply to commercial/office and residential development. The theme of development for Albuquerque West Unit 2 is to be Contemporary Southwest. All buildings constructed in Albuquerque West Unit 2 will be developed under this style. This theme is characterized by innovative and progressive uses of southwestern materials and forms that are encouraged to create a context appropriate site with distinctive appeal. Expressive massing is encouraged to create an activity center with a unique identity. Building articulation shall be detailed in accordance with Modern and current methods rather than referencing traditional techniques. Mimicking distinct historical styles such as Pueblo Revival, Territorial, Northern New Mexico, or Tuscan should be avoided although contemporary interpretations of traditional elements are acceptable. Buildings throughout the site shall be designed to create an integrated whole that is contextually related, although not continuous with, buildings in the vicinity.

a. All buildings shall achieve a sense of human scale by use of such devices as wall insets, portals, balconies, and window projections. Columns, arcades, corner articulation, overhangs, awnings, gutters and scuppers, breezeways, and shall should be designed and detailed to provide human scale and visual interest and all building elements and facades shall be comparably detailed.
b. Building footprints should be staggered to create visual character and interest. Long, unarticulated façades shall be avoided.
c. Plazas and patios shall be created by offsetting building masses.
d. The use of trellis, awnings, and similar coverings should be used to pedestrian travel paths.
e. Roofs that overhang entry points and patio/plaza areas are encouraged to provide shelter for users.
f. All buildings shall incorporate energy conservation measures in the design. If solar heat collector panels and similar equipment is used, it shall be designed to be a visually integral part of the building.
g. Parapet walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
h. All mechanical equipment and flat roofs shall be screened from public view. The screening shall be integral to the architecture of the building. Where parapets are used, the parapet shall be taller than all equipment it is meant to screen. Ground-mounted equipment is preferable to roof-mounted equipment.
i. Building entries should be protected from the elements and provide a "sense of entry". Feature lighting of the entrance is encouraged.
j. Building colors shall consist of the following (or variations thereof):

Field Stucco Colors:

Sandalwood	Soft Tan	Driftwood (tan)
Light Brown	Warm Gray	

Accent Stucco Colors:

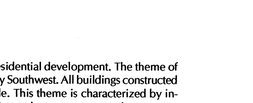
Green Slate	Silver Blue	Dark Red
Orange/Brown	Steel Gray	Terra-cotta
Brick Red	Medium Blue	Brown Slate

k. Materials that cause excessive glare or reflection shall not be used.
l. Projects containing more than one building should provide a variety in building height and massing. Lower buildings shall be located adjacent to roadways with larger buildings toward the interior.
m. Trademark and franchise style buildings are prohibited.
n. The finish on each building facade shall be consistent on each side.
o. Building massing and rooflines will be designed in a way that avoids long, blank facades and uniform rooflines.

7. Signage

Signage shall be consistent with the Coors Corridor Plan and applicable City Comprehensive Zoning Code regulations as follows:

a. *Freestanding Signs*
1. Monument signs height and sign face regulations shall comply with the City of Albuquerque Zoning Code.
2. One free-standing monument sign is allowed on Eagle Ranch Road and Paseo del Norte to identify the project. Individual lots shall not have free-standing or monument signs. Only building-mounted signage is allowed on individual lots.
3. Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires, or similar devices.
4. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
6. Off-premise signs and portable signs are prohibited.
7. Lettering on a freestanding sign shall not exceed nine (9) inches in height.
8. Monument signs shall not be internally lit. Low level uplighting is permitted provided it is in compliance with the Night Skies Ordinance.



Signs shall be monument style

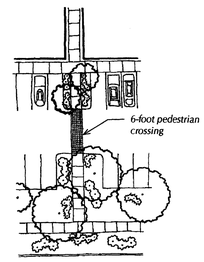
b. *Building Mounted Signs*
1. Building-mounted signage shall identify the name and business of the occupant or those who are offering the premises for sale or lease.
2. No building-mounted sign shall intrude upon any structural features, including windows, columns, moldings, or decorative features.
3. Building mounted signage shall not exceed 6% of the area of the façade to which it is applied if there is no free-standing or monument sign on the premises, or 5% of the area of the façade if there is such a free-standing monument sign on the premises.
4. Lettering on building mounted signs shall not exceed 24 inches in height.
5. No internally lit building mounted signs shall be permitted.
6. Building mounted signs may be back lit or illuminated with building mounted down lighting.
7. Lighting of building mounted signage facing the south, towards the Eagle Ridge subdivision, shall not be permitted.

8. Walls and Screening

a. The use of screening, buffering, and/or walls shall be utilized for parking lots, loading areas, refuse collection, and delivery/storage areas in order to limit their adverse impact on the property.
b. All mechanical equipment shall meet the screening requirements of the City Comprehensive Zoning Code, Section 14-16-3-1 (E) (4).
c. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.
d. Multiple lots shall share solid waste refuse enclosures where possible to avoid an excess of refuse enclosures and associated screen walls.

9. Walls and Fencing

a. Visually permeable fences and walls up to six (6) feet high are permitted. The first 42 inches of the wall may be solid.
b. Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
c. Perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient access to transit, bike trails, and other properties.
d. The maximum height of retaining walls shall be 6 feet. Areas requiring more retainage shall be terraced.



Pedestrian Link to Sidewalk

10. Site Design

a. Cross access easements shall be provided between adjoining properties.
b. Outdoor patio spaces with shade trees and/or shade structures are required.
c. Sidewalks along public rights-of-way shall be 6-feet wide.
d. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways, including the route from Eagle Ranch Road to the development, in addition to the proposed public sidewalk.
e. The use of asphalt for pedestrian trails and connections is prohibited.
f. All primary pedestrian paths shall be designed to be ADA accessible.
g. Private walkways may be soft surface, with a minimum width of 4 feet.
h. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross-vehicular entrances and drive aisles and where City trails cross streets. Such materials shall consist of integrally colored and/or stamped concrete, brick forms, or pavers of various sizes.

11. Additional Residential Standards

In addition, the following standards apply to any residential development that occurs on the site:

a. Individual dwelling units should be apparent in form to reduce the scale of the building and increase the sense of individuality.
b. Open courtyard designs are encouraged.
c. Balconies, patios and entrances should relate to pedestrian pathways and streets.
d. Entrances should be articulated with the use of low walls, gateways, garden courtyards and similar features.
e. Dwelling units are allowed to be located above retail and office uses.
f. Useable outdoor space shall be provided for any residential use.
g. Street Edge for Residential Development
In addition to the setbacks required under the general site design criteria, a combination of decorative fences, walls and/or landscaping shall be provide adjacent to streets to provide a secure residential environment. The perimeter treatment shall be designed such that street views to and from the property are not overly impeded. The perimeter treatment shall be compatible with adjacent development.

Design Standards
Albuquerque West Unit 2

Prepared by:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

June 29, 2006

CONSENSUS PLANNING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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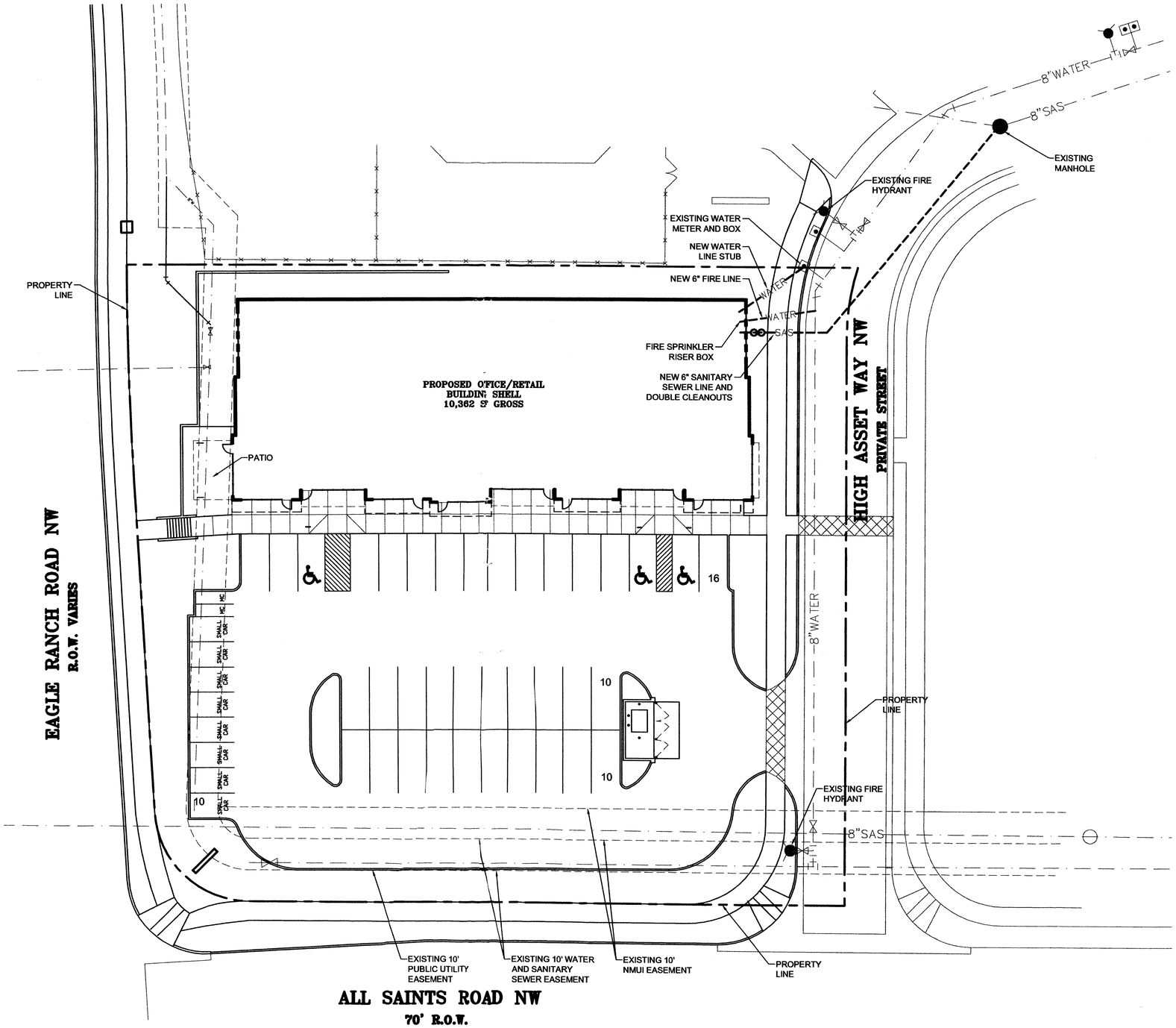

A2

SCALE: 1" = 20'

CONCEPTUAL UTILITY PLAN

0 5' 10' 20' 40'

PLAN NORTH

TRUE NORTH

CLAUDIO VIGIL ARCHITECTS

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
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

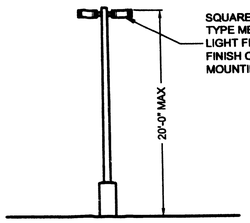
PROJECT NUMBER:	06260
DRAWING FILE:	06260\3DESDEV\HA C-101 SP
DRAWN BY:	LH
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2005
DATE:	OCTOBER 16, 2006

SHEET TITLE

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

U-101



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

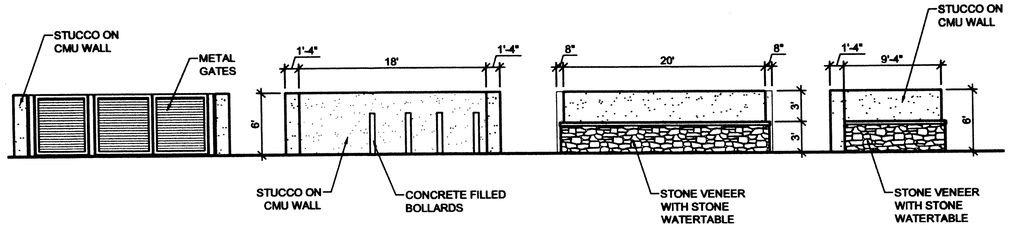
LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE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

D2 LIGHTING DETAIL

SCALE: N.T.S.



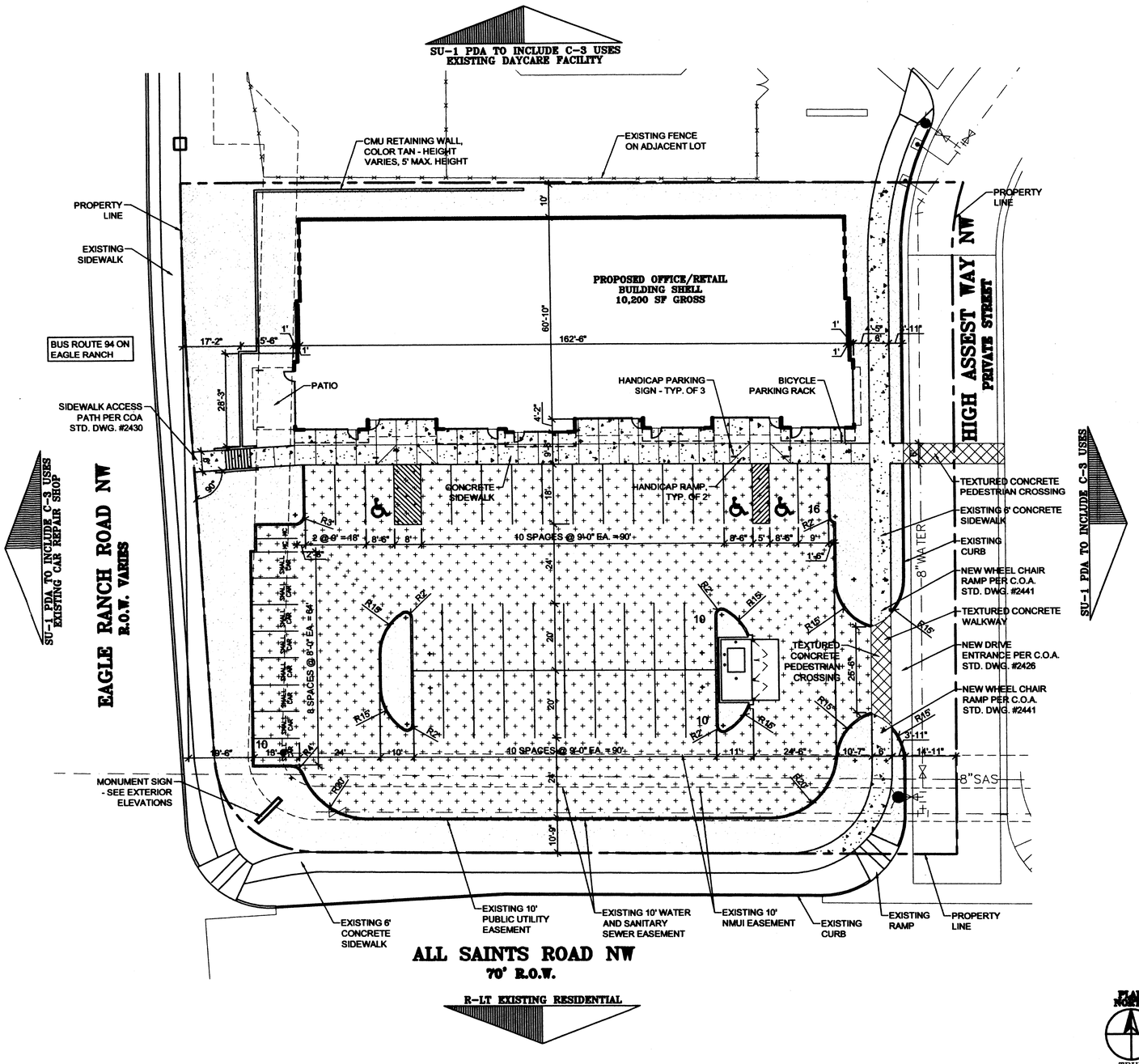
WITH GATES WITHOUT GATES

FRONT ELEVATION REAR ELEVATION SIDE ELEVATION

D3 TRASH ENCLOSURE ELEVATIONS

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

0 2' 4' 8' 16'



A2 SITE PLAN

SCALE: 1" = 20'

0 5' 10' 20' 40'

SIGNATURE BLOCK

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) 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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

PARKS & RECREATION DEPARTMENT — DATE

UTILITIES DEVELOPMENT — DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE

ENVIRONMENTAL HEALTH DEPARTMENT (conditional) — DATE

Approved ~~conditional~~ — 10-16-06

SOLID WASTE MANAGEMENT — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

PLNZ(10706) 12/16/03

SITE PLAN LEGEND

- INDICATES EXTENT OF LANDSCAPE 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

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:

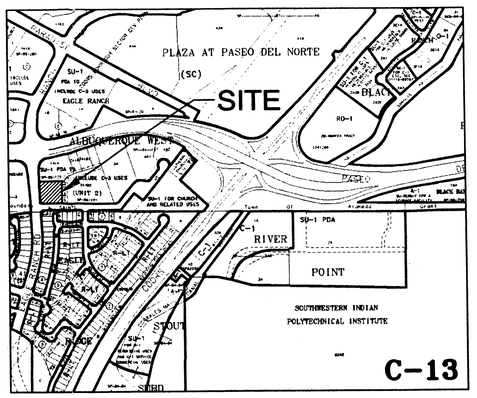
REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
COMPACT: 8'-0" x 13'-6" WITH 1'-6" OVERHANG

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/DISAPPROVED
R.C. [illegible] 10-16-06
SIGNATURE & DATE



A5 VICINITY MAP

SCALE: 1" = 750'+/-

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
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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
-	-	-
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PROJECT NUMBER:	06260
DRAWING FILE:	06260\3DESDEV\HA C-101 SP
DRAWN BY:	LH
CHECK BY:	
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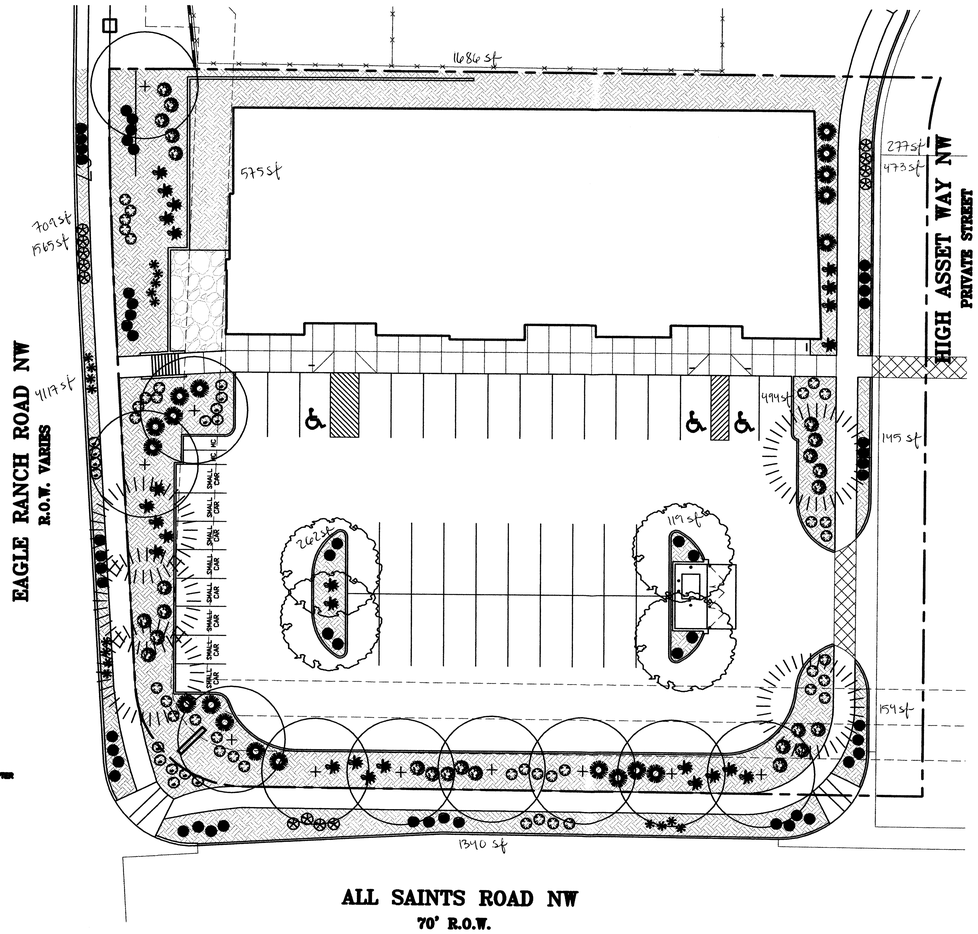
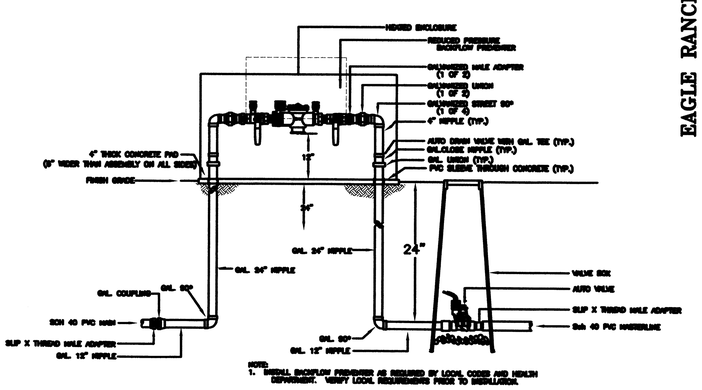
SHEET TITLE
SITE PLAN

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 +





Mastervalve w/RPBA

SITE DATA

GROSS LOT AREA	42064	SF
LESS BUILDING(S)	10352	SF
NET LOT AREA	31712	SF
REQUIRED LANDSCAPE		
15% OF NET LOT AREA	4757	SF
PROPOSED LANDSCAPE	11916	SF
PERCENT OF NET LOT AREA	38%	%
HIGH WATER USE TURF		
MAX. 20% OF LANDSCAPE AREA	0	SF
PROPOSED HIGH WATER USE TURF	0	SF
PERCENT OF LANDSCAPE AREA	0	%

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.

PLAN NORTH
TRUE NORTH

A2
SCALE: 1" = 20'

LANDSCAPE PLAN

0 5' 10' 20' 40'

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CONSULTANTS

PROFESSIONAL SEAL

STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

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\3DESDEV\HA L-101
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DATE:	OCTOBER 16, 2006

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-101

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.

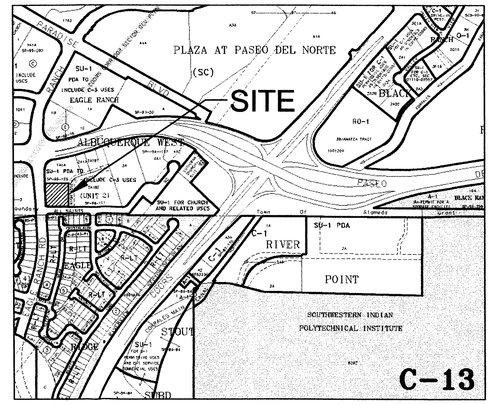
CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR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

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY 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.
5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
6. 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.
7. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
9. ALL POND BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.

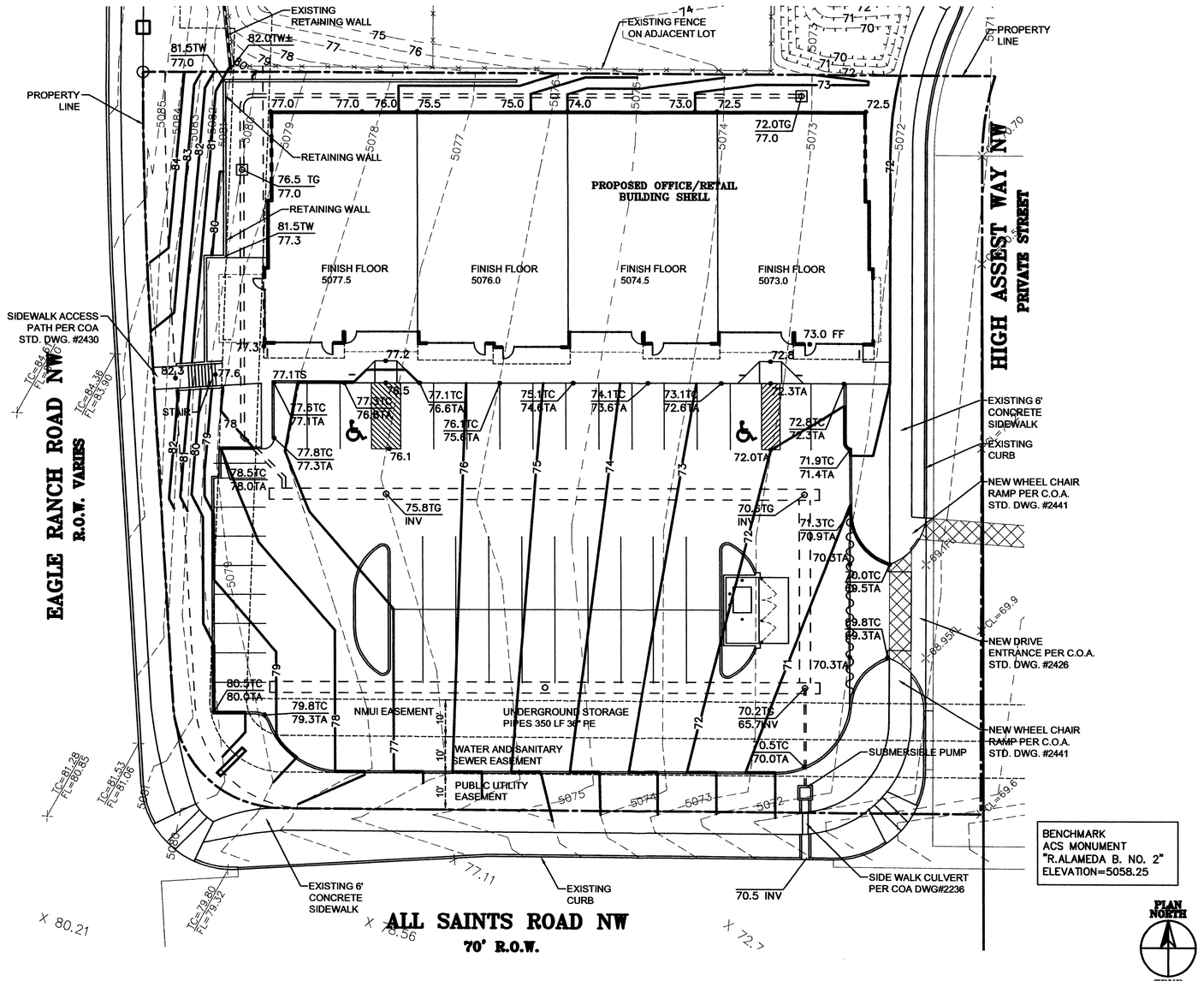


Z–C–13 **VICINITY MAP**

SCALE: 1" = 750'+/–

LEGEND:

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



A2 **SITE GRADING PLAN**

SCALE: 1" = 20'

0 5' 10' 20' 40'

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 08, 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 FORM 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 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 = 0.038 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
T_c= 0.2 HR 0.25 Ad/At = 0.25(78) = 0.195 HR
T_b= 2.107 E At/Qp – 0.25 Ad/At = 0.725 HR
T_p= (0.7 Tc)+((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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PROFESSIONAL SEAL

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:	HA-C102-GRADING.DWG
DRAWN BY:	jab
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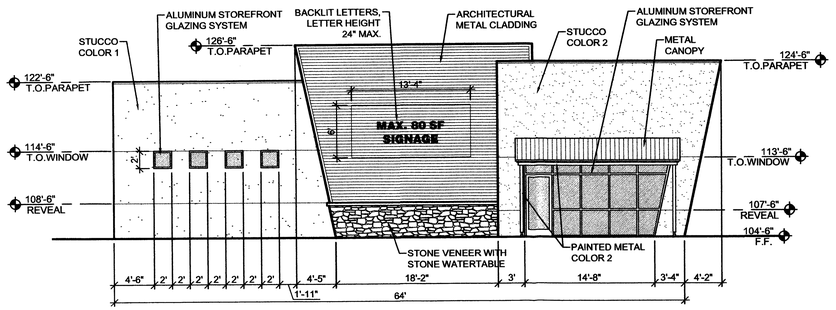
DATE:	OCTOBER 9, 2006

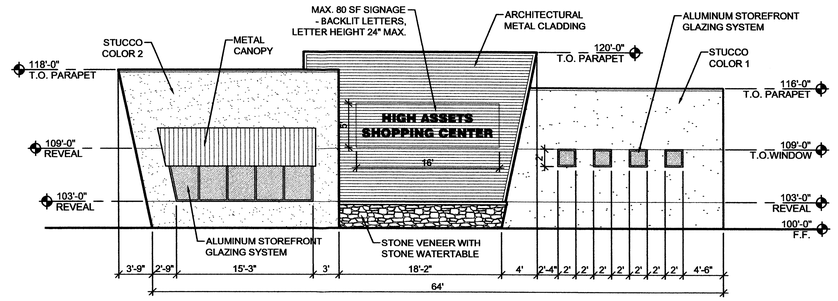
SHEET TITLE
PRELIMINARY SITE GRADING PLAN
FOR DRB APPROVAL

SHEET NUMBER
C–102



D1 **WEST ELEVATION**

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

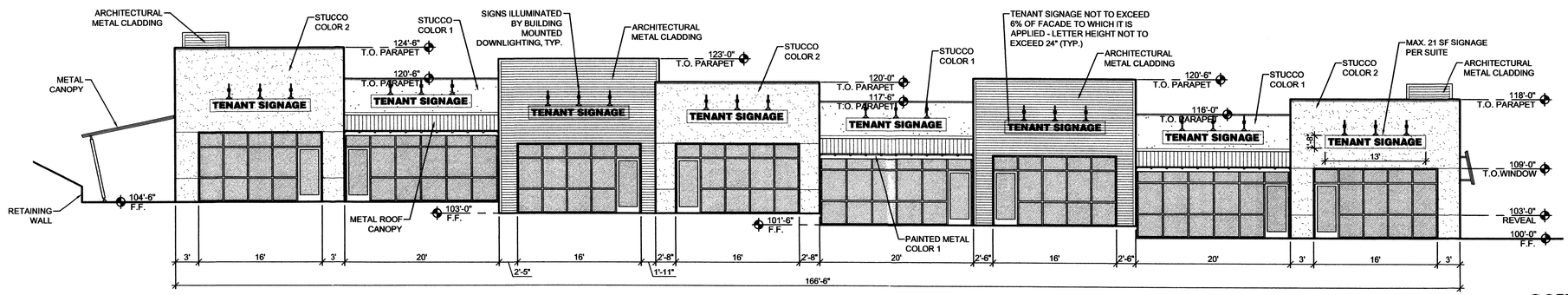


D3 **EAST ELEVATION**

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

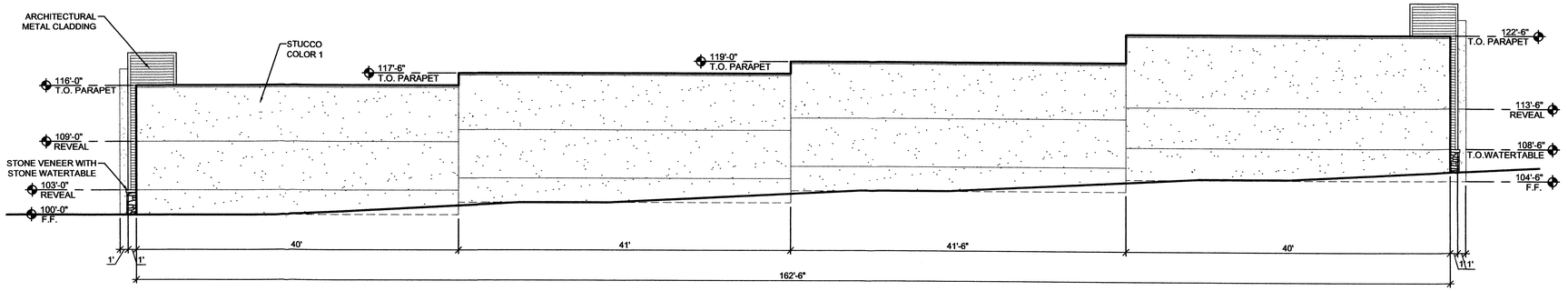
D5 **COLORS LEGEND**

MATERIAL	COLOR
STUCCO SYSTEM:	2-COAT SYNTHETIC STUCCO SYSTEM OVER 20 GA. STUCCO MESH OVER 2 LAYERS OF JUMBO TEX COLOR 1: SAND COLOR 2: KHAKI
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



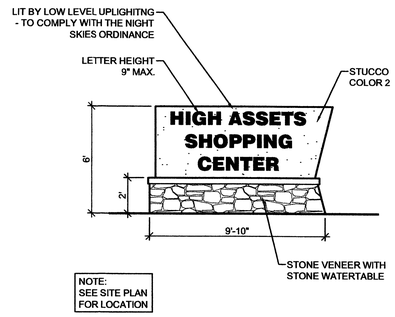
C1 **SOUTH ELEVATION**

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



B1 **NORTH ELEVATION**

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



A5 **MONUMENT SIGN**

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

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PRELIMINARY NOT FOR CONSTRUCTION

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201