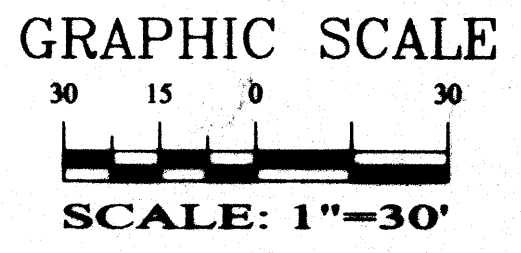
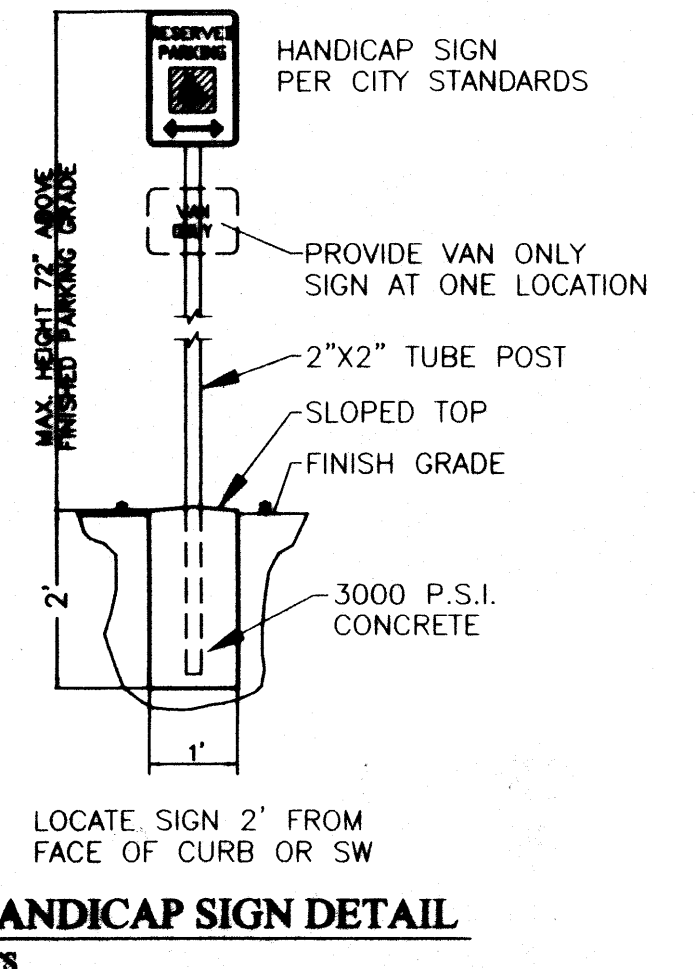
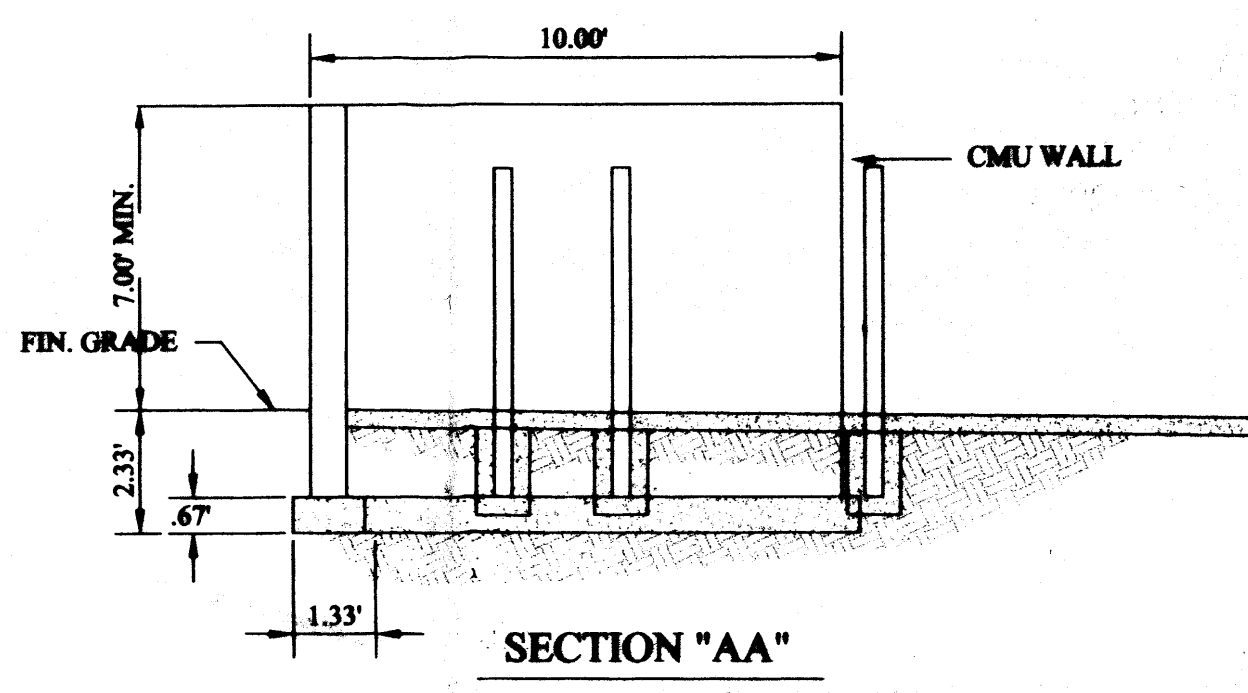
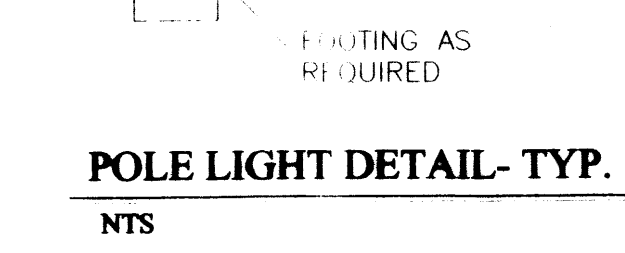
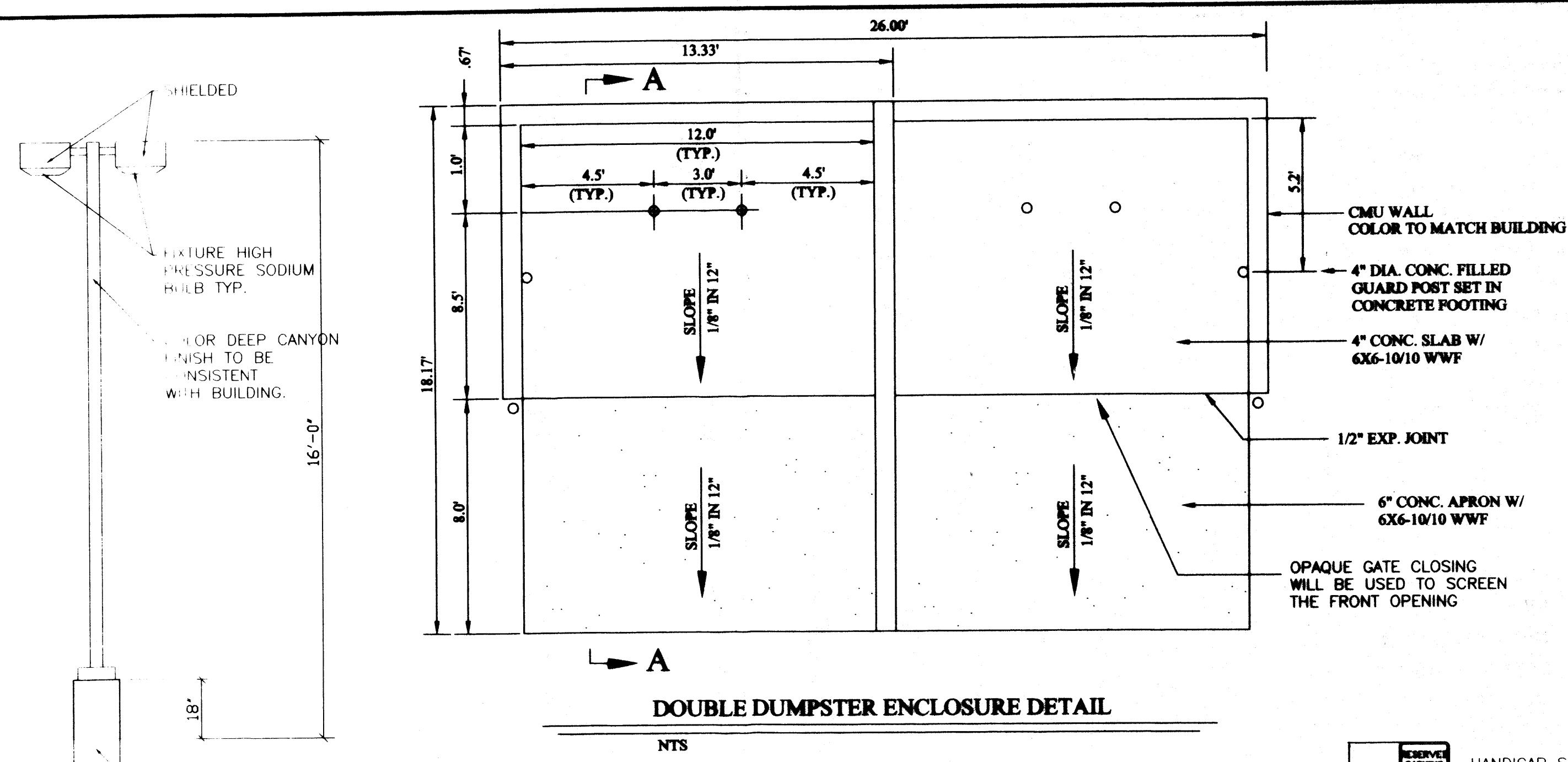


PROJECT 1003293



LEGEND

- BOUNDARY LINE
- - - EASEMENT
- ▨ PROPOSED SIDEWALK
- ▤ EXISTING SIDEWALK
- ▭ BUILDING
- PROPOSED POND
- ▬ PROPOSED MOUNTABLE CURB
- ▬ PROPOSED TURNDOWN SIDEWALK
- ▬ PROPOSED RETAINING WALL
- ▬ EXISTING CURB & GUTTER
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING POWER POLE
- ▭ PROPOSED BIKE RACK
- ▭ PROPOSED MONUMENT SIGN
- CLEAN OUT
- NEW WATER SERVICE
- NEW SAS SERVICE
- SINGLE SERVICE METER
- ⊙ EXISTING SAS MANHOLE
- ⊙ NEW FIRE HYDRANT
- ⊙ INSTALL TEE
- ⊙ COMPACT PARKING
- LIGHT

SITE DATA

PROPOSED USAGE: RETAIL
 EXISTING LOT AREA: 92,642.11 SQ. FT. (2.1267 AC.)
 GROSS BUILDING AREA: 22,616.50 SQ. FT.
 ZONING: SU-1 FOR O-1 AND C-2
 CONSTRUCTION TYPE: II N

LANDSCAPE CALCULATIONS:

NET LOT AREA: 70,025.61 SQ. FT. ±
 LANDSCAPING REQUIRED: 14,005.00 SQ. FT. ±
 20% OF 70,025.00 SQ. FT.
 LANDSCAPE PROVIDED: 17,334.00 SQ. FT. ±

PARKING CALCULATIONS:

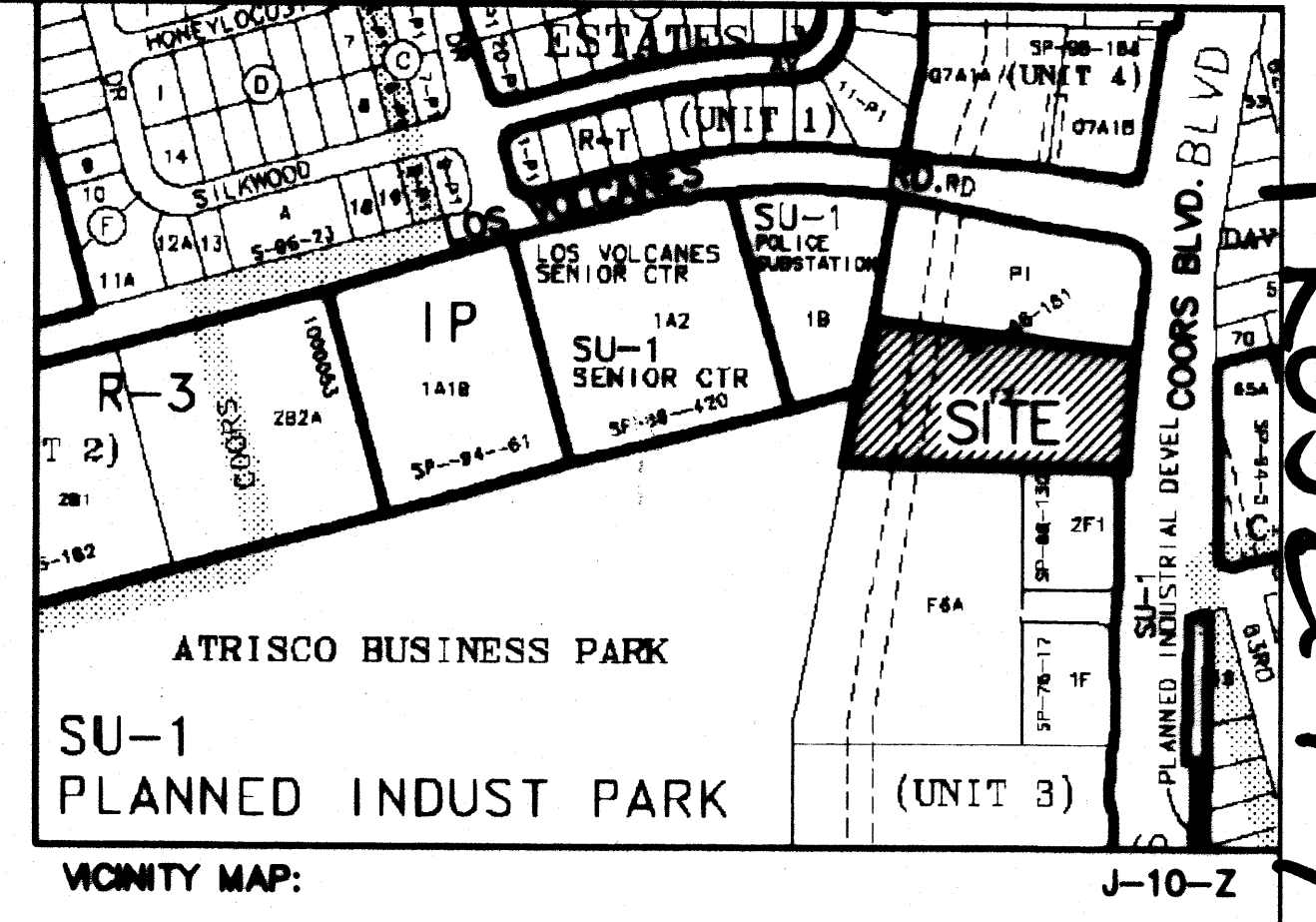
PARKING REQUIRED:
 COMMERCIAL AREA: 22,616.50 GSF / 200 GSF 113 SPACES

PARKING CREDIT:
 10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE COORS 90) BUS STOP ±100' FROM PROPERTY 11 SPACES

TOTAL PARKING REQUIRED: 102 SPACES
 TOTAL PARKING PROVIDED: 102 SPACES

HC PARKING REQUIRED: 8 SPACES
 HC PARKING PROVIDED: 8 SPACES

BICYCLE SPACES REQUIRED: 4 SPACES
 BICYCLE SPACES PROVIDED: 4 SPACES



LEGAL DESCRIPTION:
 TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
 CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
 MORE OR LESS.

- SHEET INDEX**
1. SITE PLAN
 2. LANDSCAPING PLAN
 3. GRADING AND DRAINAGE PLAN
 4. ELEVATION PLAN

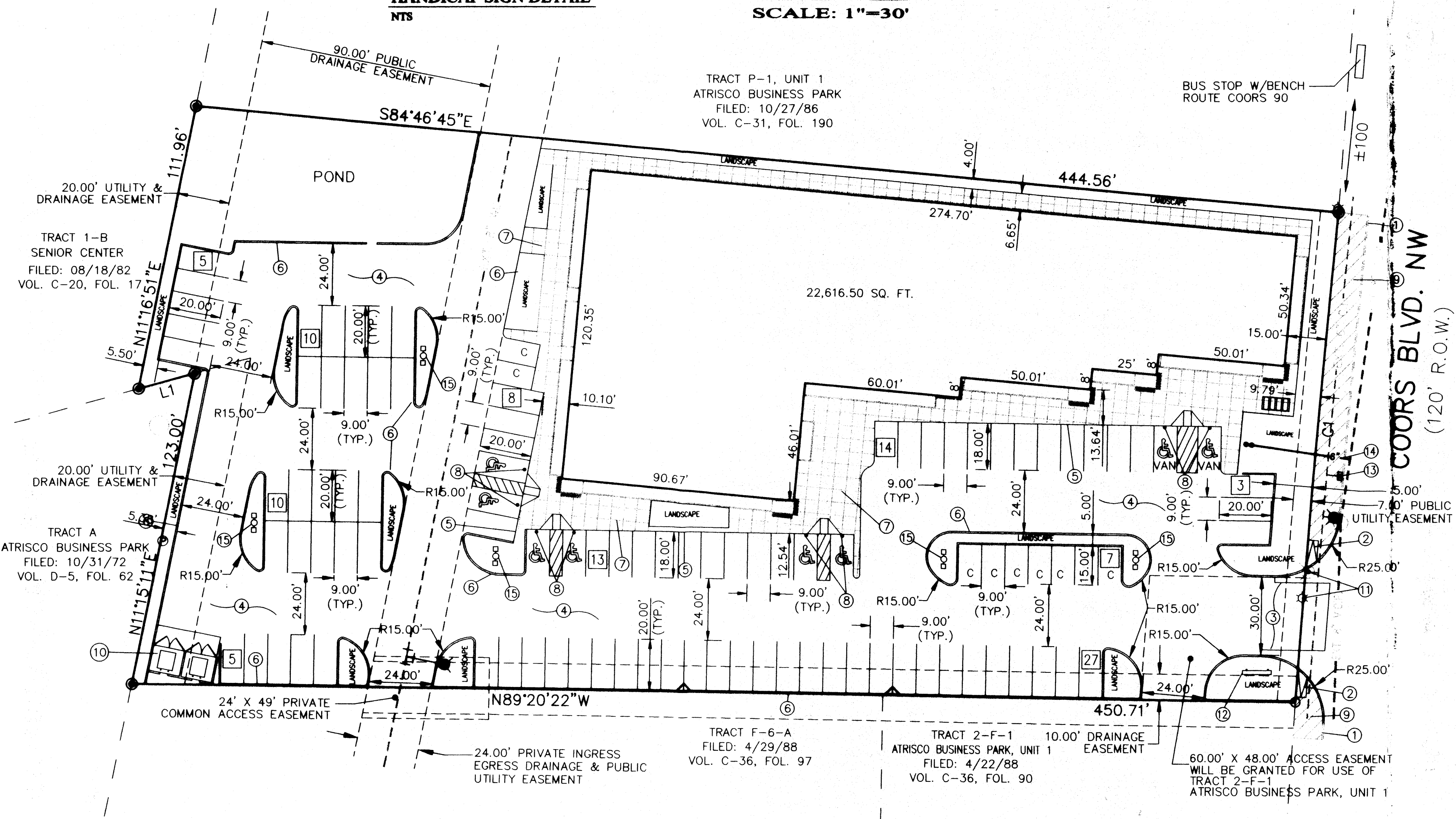
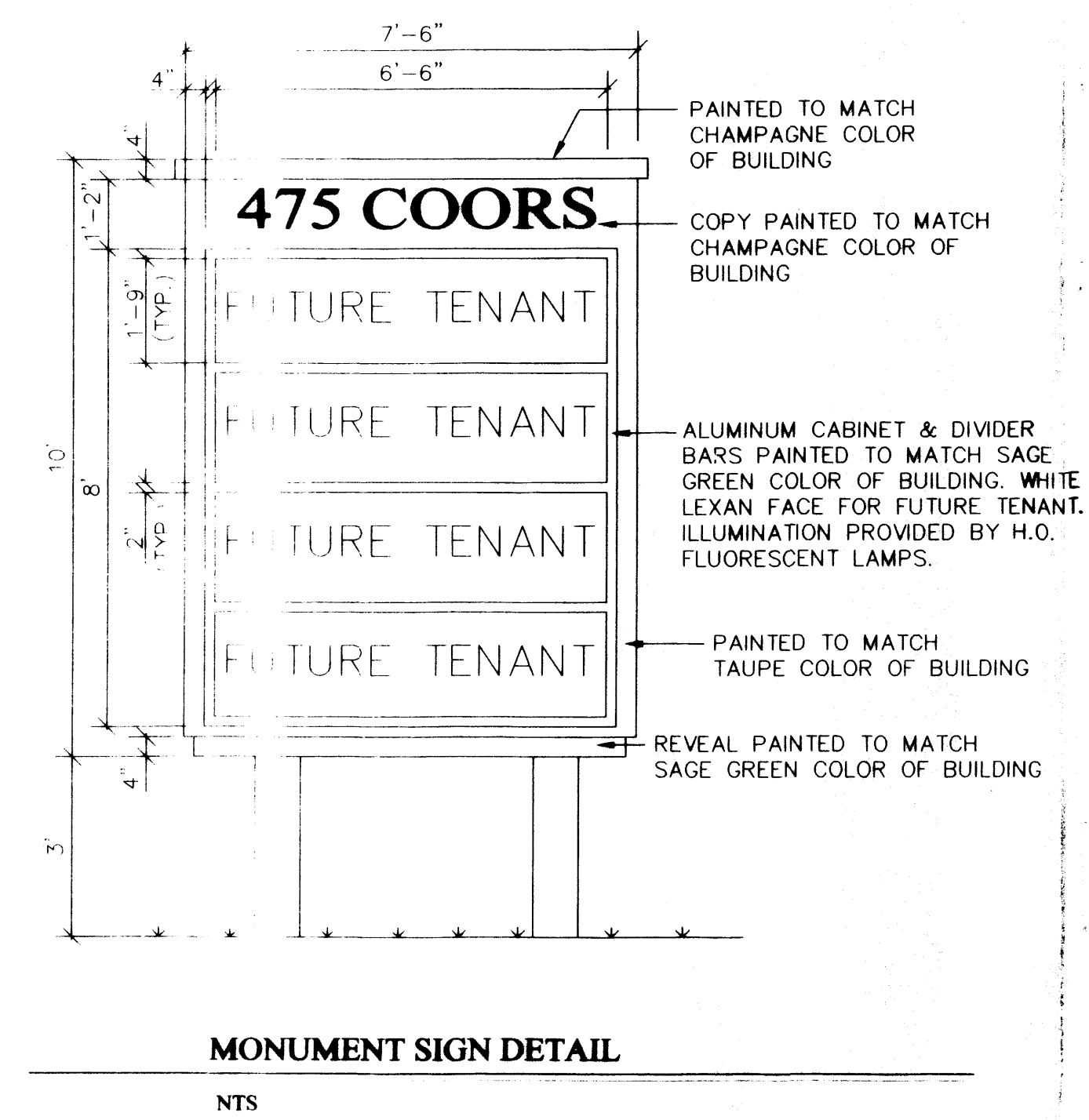
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	189.85	5789.58	01°52'44"	94.93	189.84	S04°54'36"W

LINE TABLE

LINE	LENGTH	BEARING
L1	22.51	N74°29'58"E

- NOTES:**
1. EXISTING CURB AND GUTTER.
 2. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2425.
 3. NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 4. NEW ASPHALT PAVING AREA.
 5. NEW TURNDOWN SIDEWALK.
 6. NEW MOUNTABLE CURB PER COA STANDARD DRAWING #2415.
 7. NEW SIDEWALKS PER COA STANDARD DRAWING #2430.
 8. INSTALL HANDICAP SIGN, SEE DETAIL THIS SHEET.
 9. EXISTING SIDEWALK.
 10. INSTALL DOUBLE TRASH ENCLOSURE.
 11. EXISTING FH AND STREET LIGHT TO BE RELOCATED.
 12. MONUMENT SIGN, SEE THIS SHEET FOR DETAIL.
 13. INSTALL SINGLE 1" WATER LINE SERVICE.
 14. INSTALL 6" SAS SERVICE.
 15. NEW 400W METAL HALIDE SITE LIGHTING, SEE DETAIL THIS SHEET.



THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 9/29/04 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING / TRANSPORTATION DIVISION: *[Signature]* 9/29/04 DATE

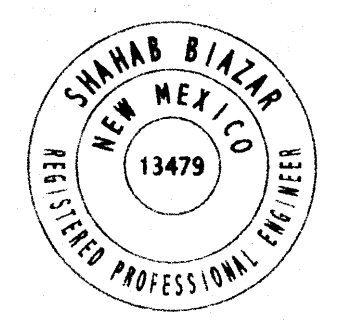
UTILITIES DEVELOPMENT: *[Signature]* 9/29/04 DATE

PARKS AND RECREATION DEPARTMENT: *[Signature]* 9/29/04 DATE

CITY ENGINEER: *[Signature]* 9/29/04 DATE

SOLID WASTE MANAGEMENT: *[Signature]* 9/29/04 DATE

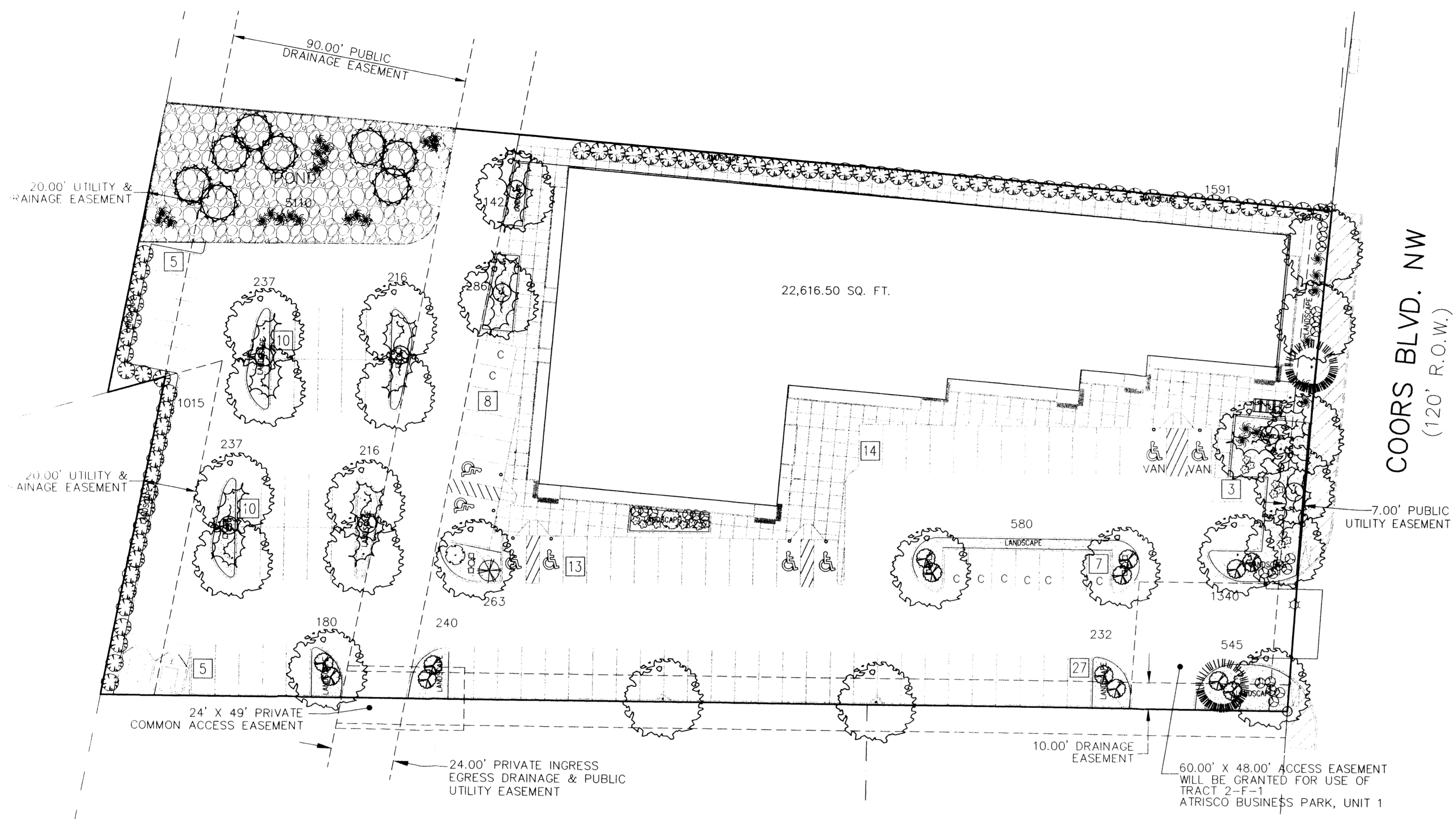
DRB CHAIRPERSON, PLANNING DEPARTMENT: *[Signature]* 9/29/04 DATE



TRACT F-7-A, ATRISCO BUSINESS PARK
SITE PLAN FOR BUILDING PERMIT

DRAWING: 200406-SITE.DWG	DRAWN BY: SHH	DATE: 07-22-2004	SHEET #: 1 OF 4
--------------------------	---------------	------------------	-----------------

LAST REVISION: 09-28-04



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	92,642.11	square feet
TOTAL BUILDINGS AREA	22,616.50	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	70,025.61	square feet
TOTAL PARKING/PAVING	44,476	square feet
LANDSCAPE REQUIREMENT	20% OF PARKING AREA	
TOTAL LANDSCAPE REQUIREMENT	8,895	square feet
TOTAL BED PROVIDED	7603	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	5702	square feet
TOTAL GROUNDCOVER PROVIDED	5750	square feet
TOTAL PONDING AREA	5110	square feet
TOTAL NON-PUBLIC SIDEWALK	33127	square feet
TOTAL NON-PUBLIC SIDEWALK, TO COUNT AS LANDSCAPING (max. 33% of landscape required)	4621	square feet
TOTAL SOD AREA	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	17334	square feet

STREET TREE REQUIREMENTS

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

COORS BLVD.	Required 6	Provided 6
-------------	------------	------------

PLANT LEGEND

	CHINESE PISTACHE OR LOCUST 24 Pistachia Chinesis Robinia 2" Gal.		AUSTRIAN PINE (H) 2 Pinus nigra 6'-8'
	DESERT WILLOW (L) 8 Cholopsis linearis 15 Gal.		CREeping ROSEMARY 17 Rosmarinus officinalis 2 Gal. 9sf
	SILVERBERRY (M) 1 Elaeagnus pungens 5 Gal. 100sf		HONEYBUCKLE (M) 14 Lonicera sempervirens 1 Gal. 120sf Unstaked-Groundcover
	DWARF BUTTERFLY BUSH 2 Buddleia davidii 5 Gal. 25sf		CHAMISA (L) 70 Chrysothamnus nauseosus 1 Gal. 25sf
	MAIDENGRASS (M) 29 Miscanthus sinensis 5 Gal. 16sf		WILDFLOWER 22 1 Gal. 4sf
	3/4" GRAY GRAVEL WITH FILTER FABRIC		GRAYLEAF COTONEASTER 24 Cotoneaster buffolius 5 Gal. 81sf Symbol indicates 3 plants
	RIP RAP		

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

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

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

3/4" Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

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

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

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

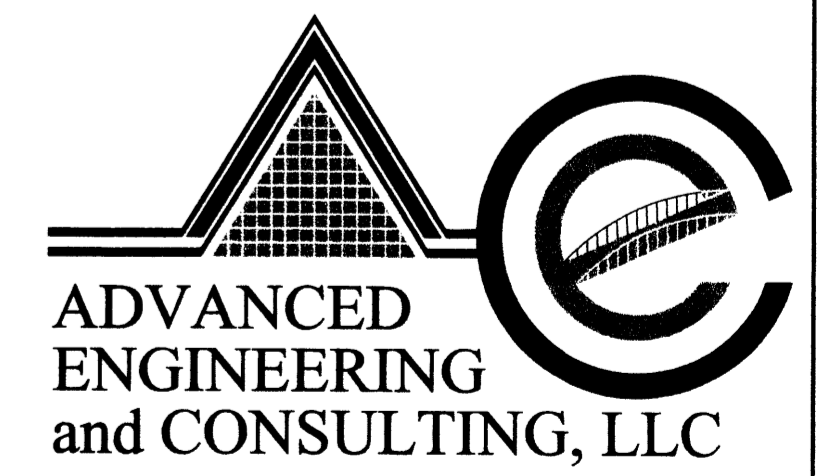
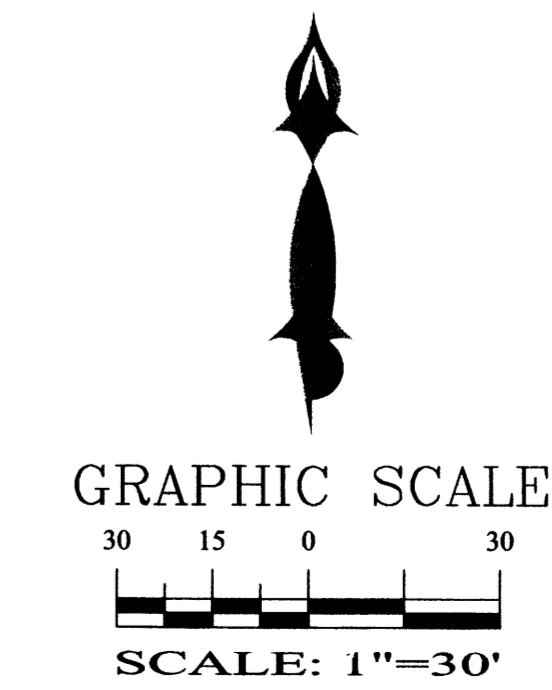
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

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

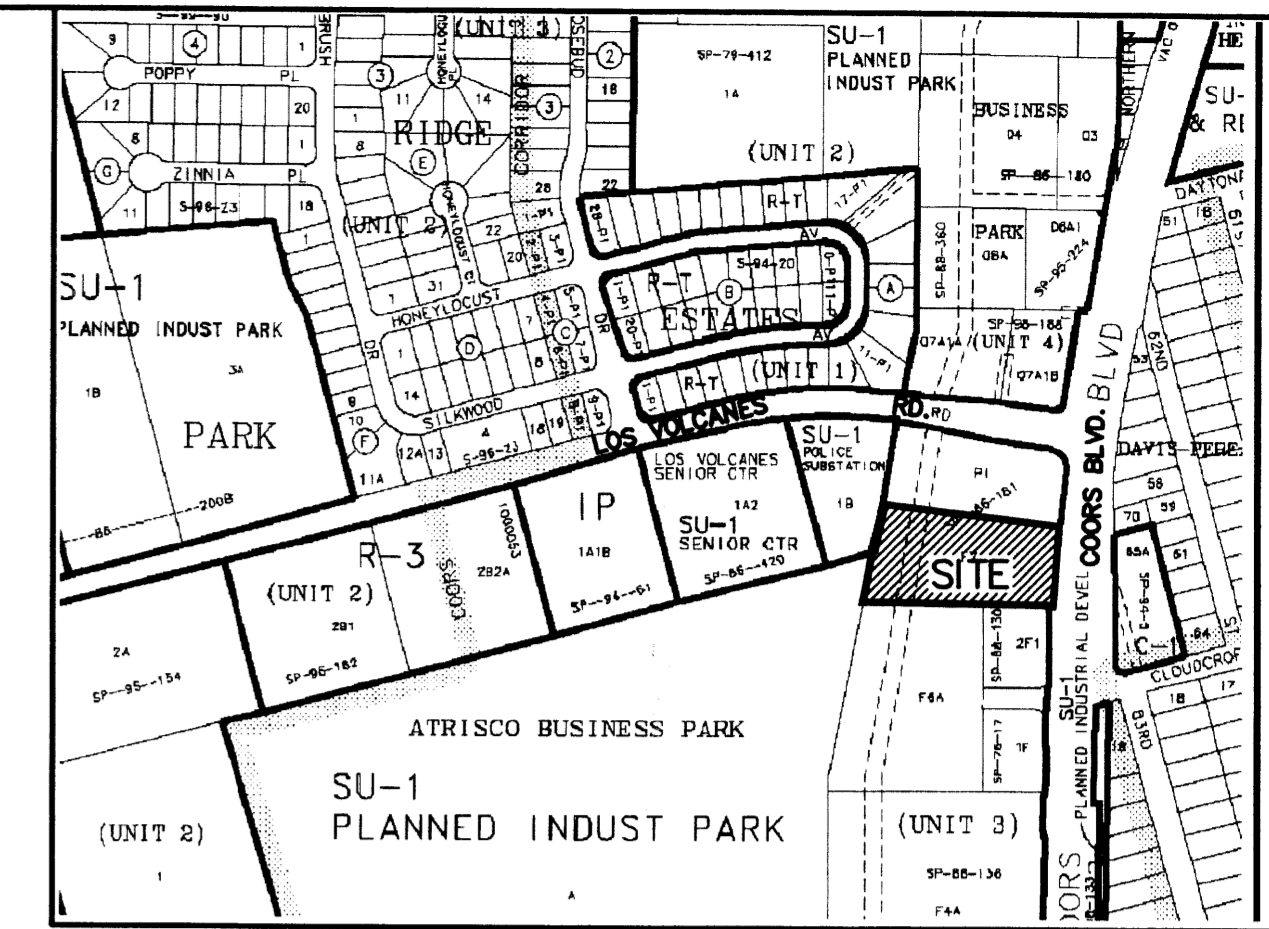
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.



4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**TRACT F-7-A, ATRISCO BUSINESS PARK
LANDSCAPING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200406-LS.DWG	SHH	07-22-2004	2 OF 4



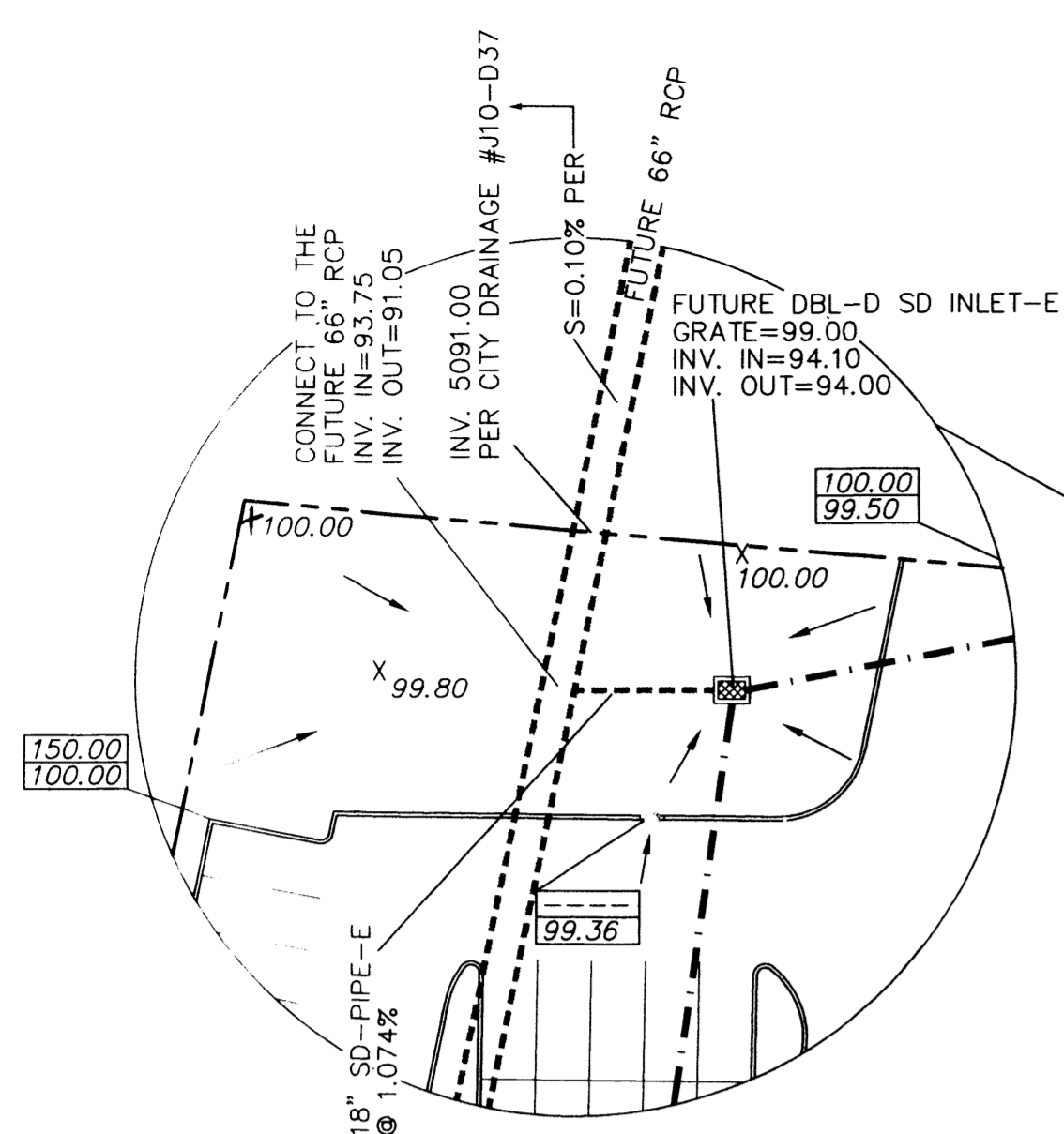
VICINITY MAP: J-10-Z

LEGAL DESCRIPTION:

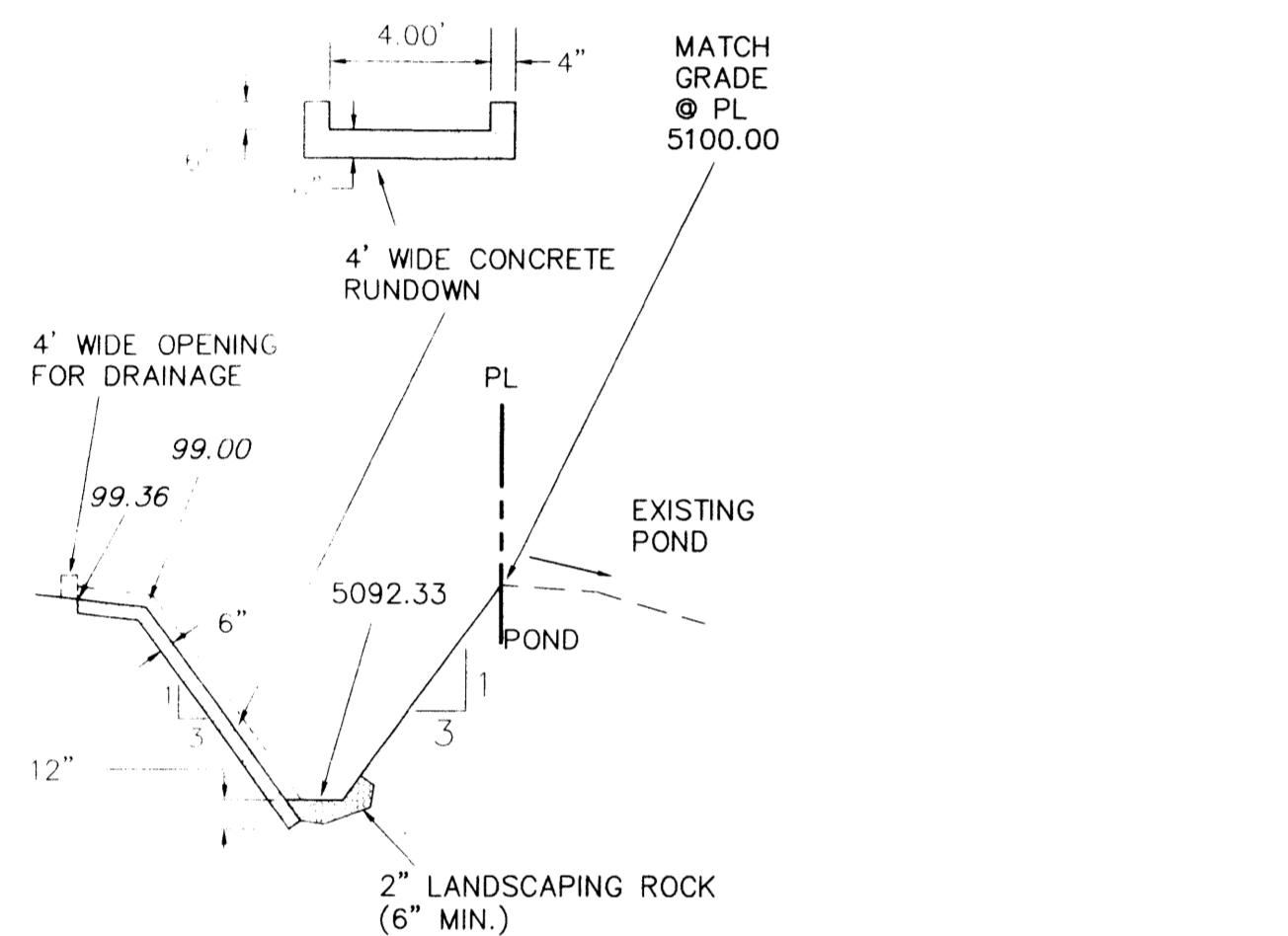
TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
MORE OR LESS.

LEGEND

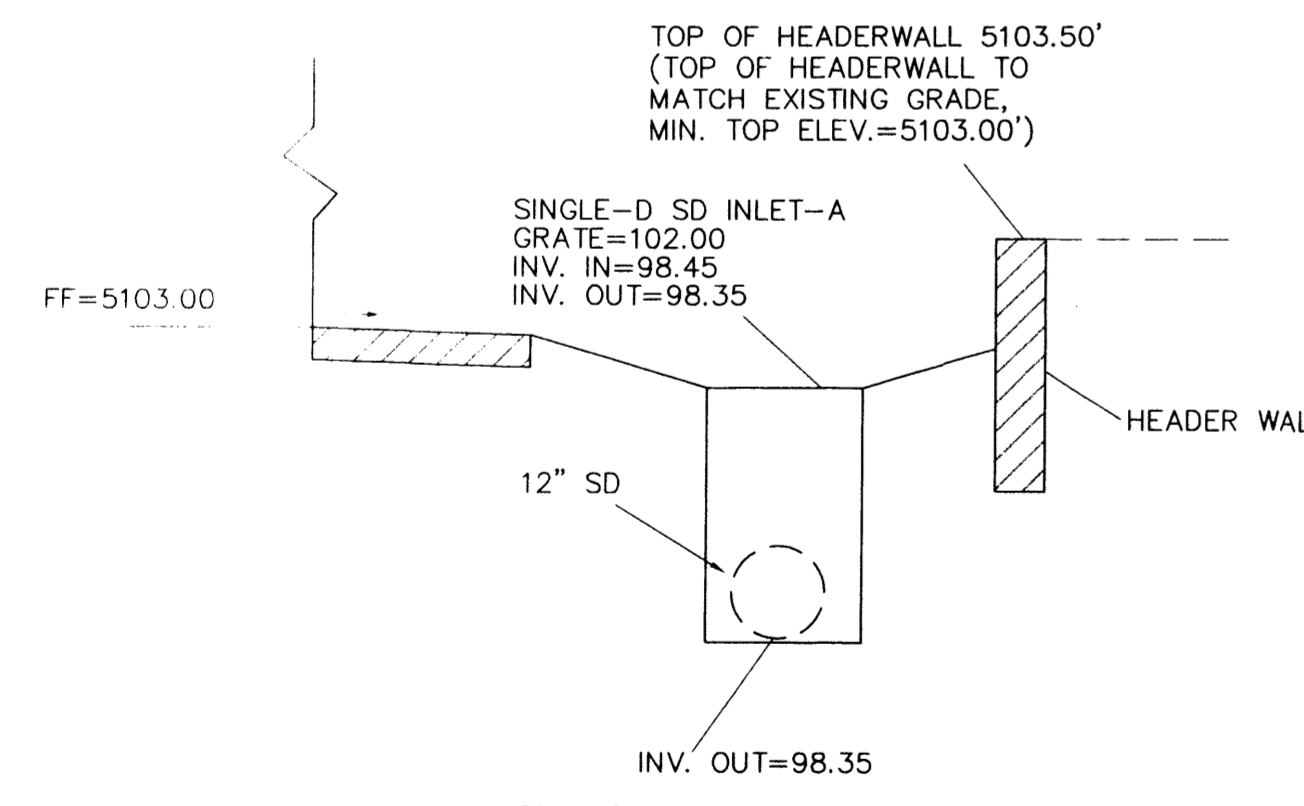
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EX- 8" SAS --- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5100--- EXISTING CONTOUR (MAJOR)
- 5102--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- LIMITS OF TOP OF EXISTING SLOPE
- TC 70.90
FL 70.40 PROPOSED GRADE
- X 70.28 PROPOSED SPOT ELEVATION
- EXISTING POWER LINES
- EXISTING FENCE
- EXISTING GARDEN WALL
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- X 5100.83 EXISTING GRADE
- FLOW PATH



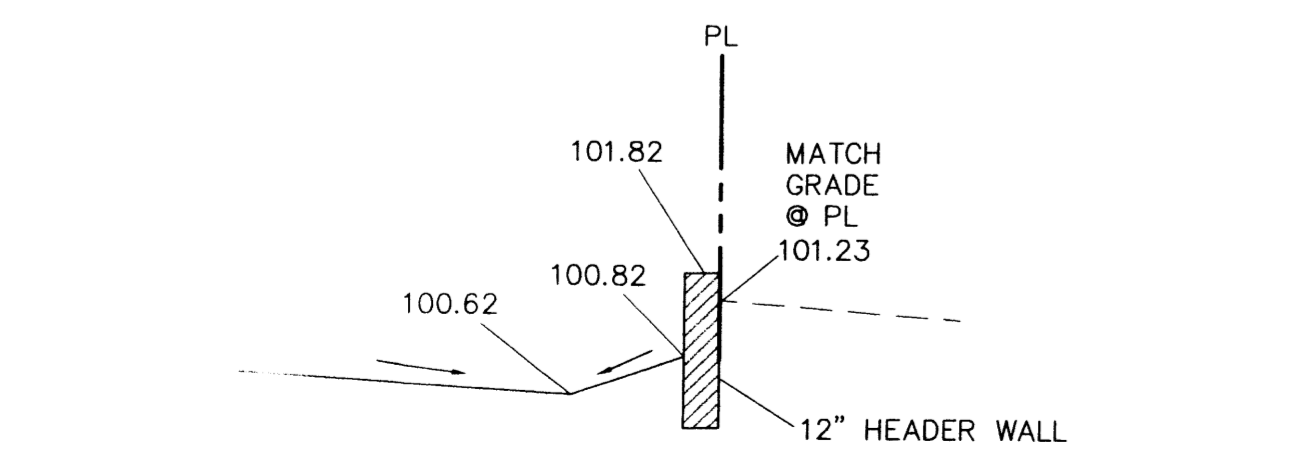
FUTURE LAYOUT



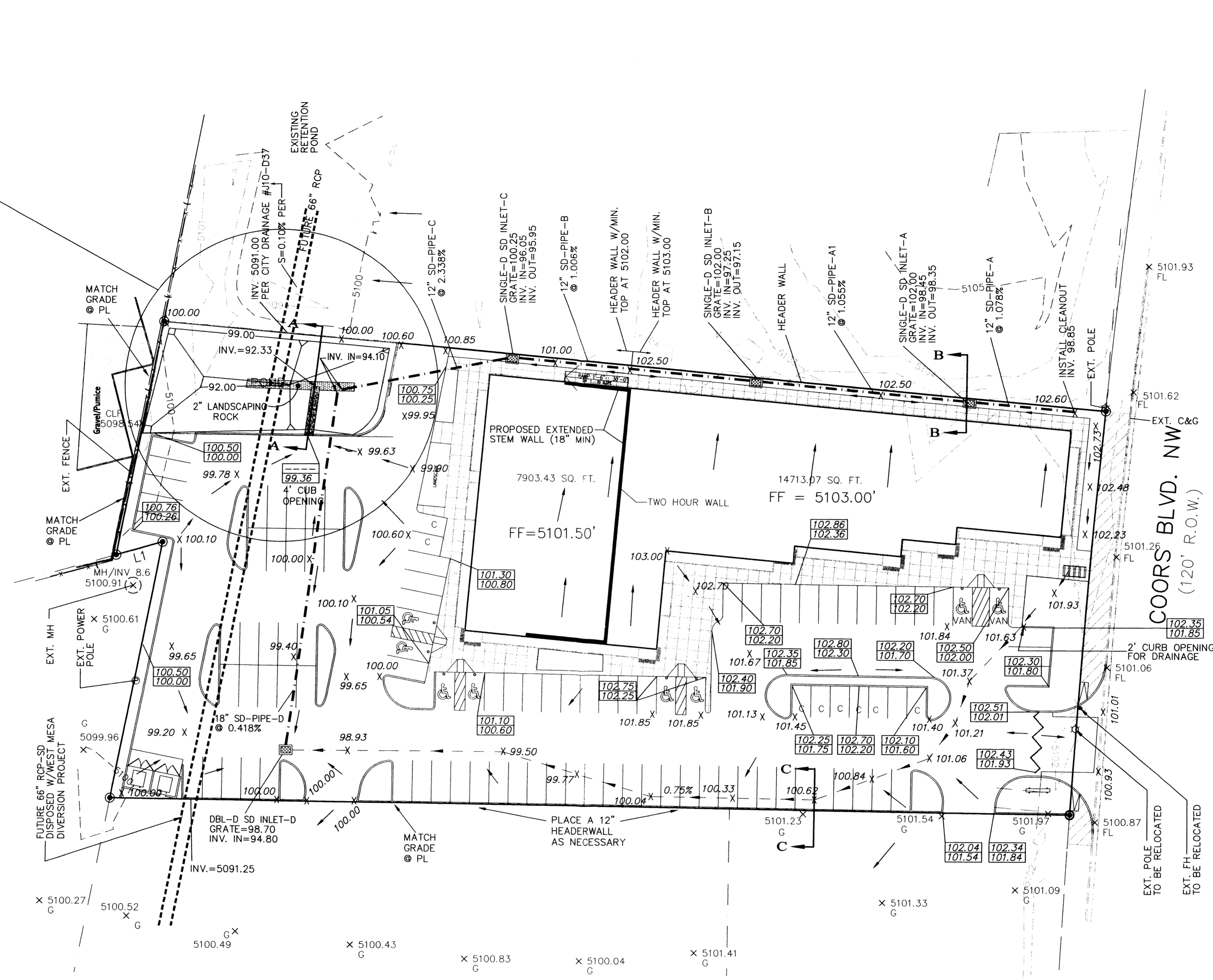
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

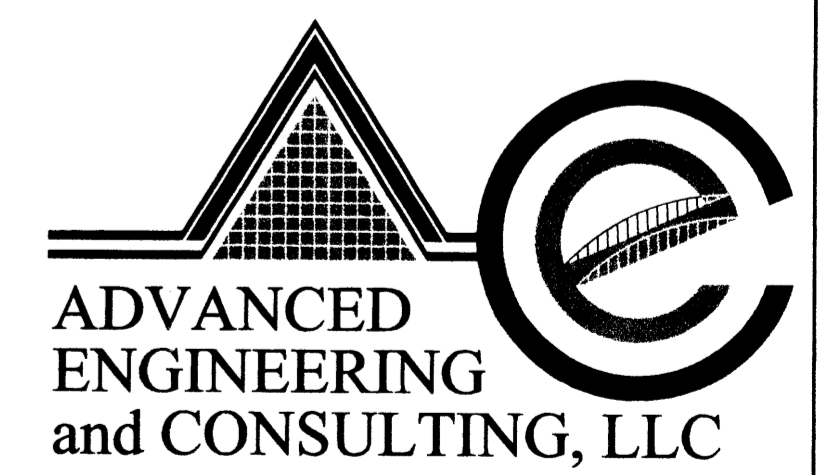
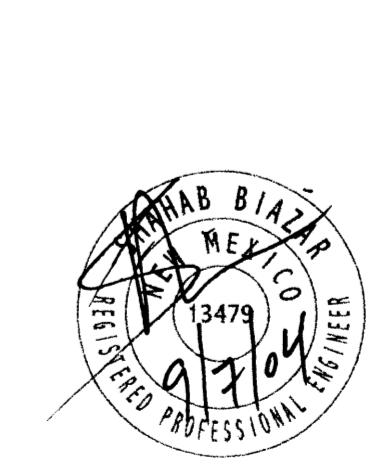
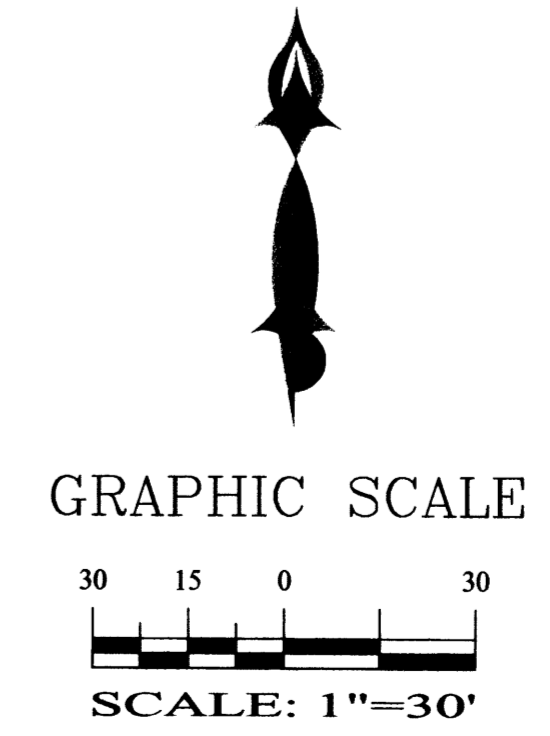


GENERAL NOTES:

- 1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
- 2: CONTOUR INTERVAL IS ONE (1) FOOT.
- 3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-7-J10 HAVING AN ELEVATION OF 5103.225 FEET ABOVE SEA LEVEL.
- 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 6: SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**TRACT F-7-A, ATRISCO BUSINESS PARK
GRADING AND DRAINAGE PLAN**

DRAWING: 200406-GR.DWG	DRAWN BY: SBB	DATE: 07-22-2004	SHEET # 3 OF 4
---------------------------	------------------	---------------------	-------------------

ROUGH GRADING APPROVAL _____ DATE _____

CONSULTANTS

Architect

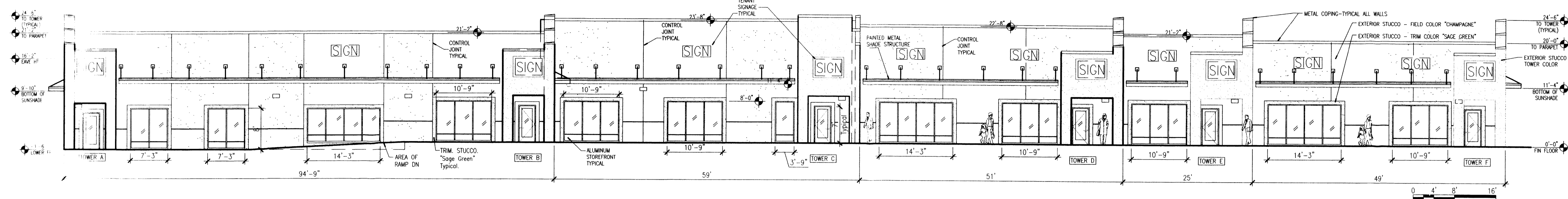
Engineer

TRACT F-7-A
ATRISCO BUSINESS PARK
 COORS BOULEVARD, NW
 ALBUQUERQUE, NM 87121

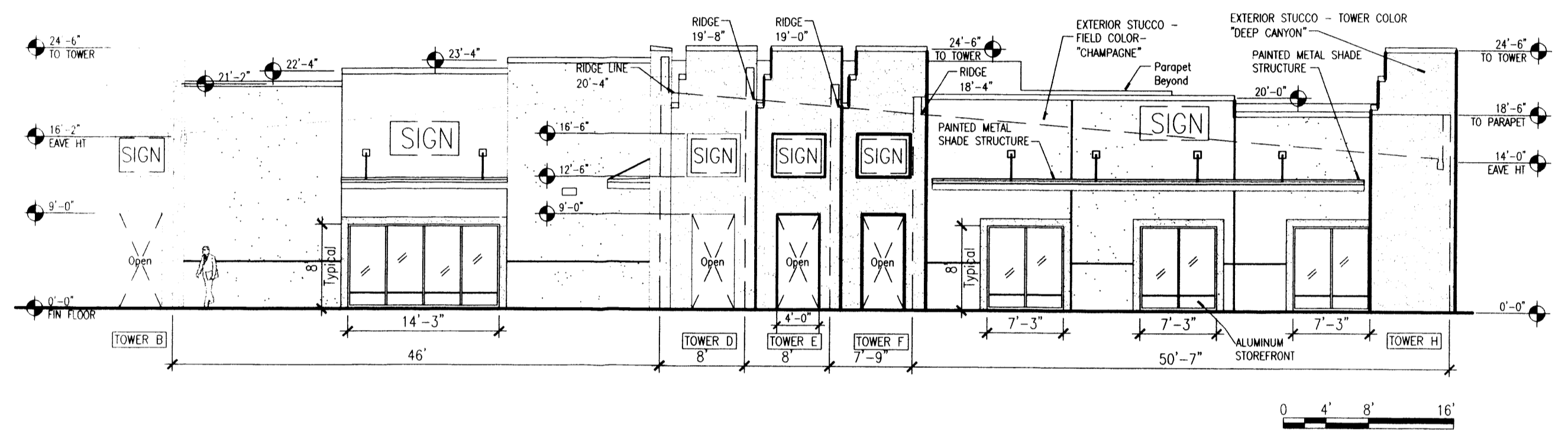
JEFFERSON ONE, LLC
 8915 ADAMS STREET, NE
 ALBUQUERQUE, NM 87113

MARK	DATE	DESCRIPTION
ISSUE:	DRB	
PROJECT NO:	0412	
CAD DWG FILE:	RECORD\2436_ELEV	
DRAWN BY:	DCSW	
CHECKED BY:	J.DD	
DATE:	9/20/04	

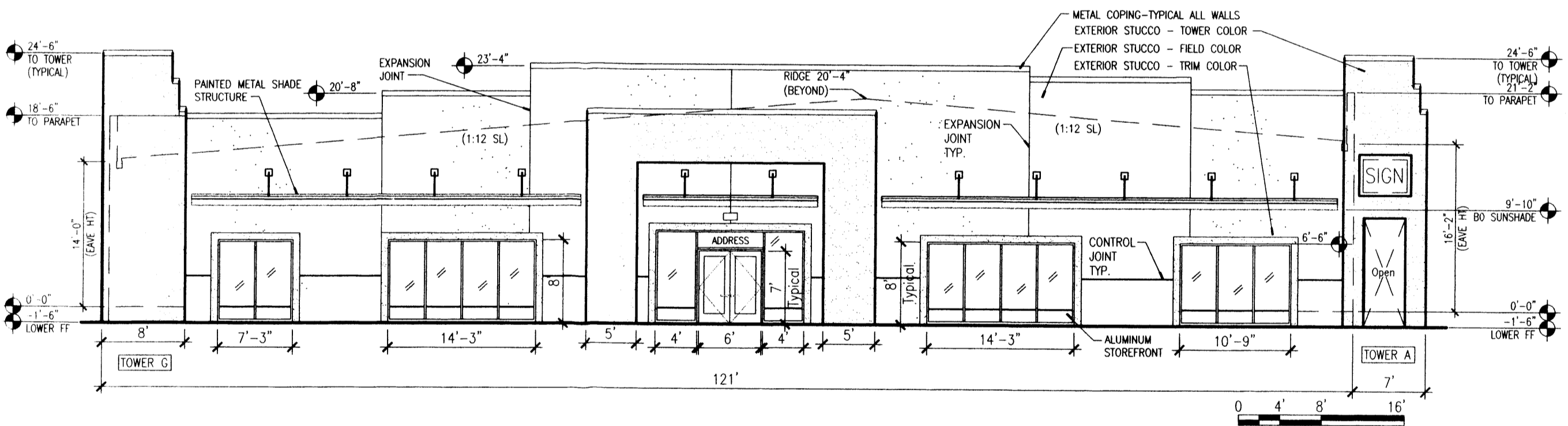
SHEET TITLE
EXTERIOR ELEVATIONS



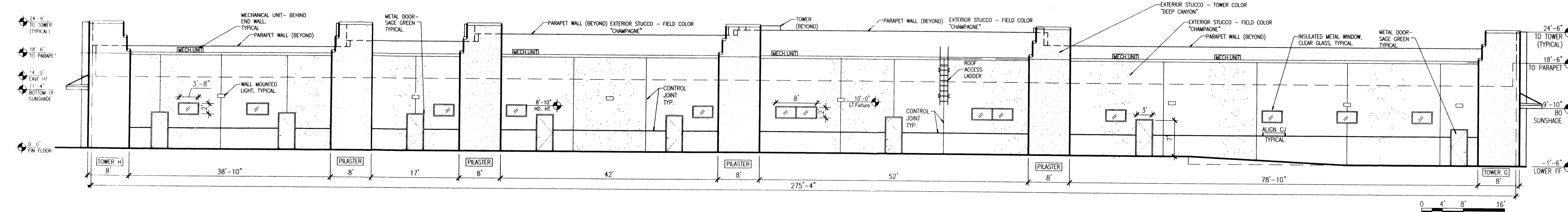
D1 SOUTH ELEVATION
 SCALE: 1/32"=1'-0"



C1 EAST ELEVATION
 SCALE: 3/32"=1'-0"



B1 WEST ELEVATION
 SCALE: 3/32"=1'-0"



A1 NORTH ELEVATION
 SCALE: 3/32"=1'-0"



B4 SIGNAGE TOWER/PILASTER DETAIL
 SCALE: 3/32"=1'-0"

GENERAL NOTES

A) REFER TO GENERAL RETAIL SIGN CRITERIA FOR SIGNAGE SIZES AND STANDARDS.

MATERIAL & COLOR LEGEND

MATERIAL	COLOR
GLASS	CLEAR
STOREFRONT	LIGHT GREY ALUMINUM
STOREFRONT DOORS	LIGHT GREY ALUMINUM
METAL DOORS	SAGE GREEN
METAL ROOFING	LIGHT GREY
METAL RAILING	LIGHT GREY POLYURETHANE PAINT
METAL WALL CAP	MATCHES WALL COLOR
SHADE CANOPIES	LIGHT GREY POLYURETHANE PAINT
STUCCO FIELD COLOR	CHAMPAGNE
STUCCO TRIM COLOR	SAGE GREEN
STUCCO TOWER COLOR	DEEP CANYON
REFUSE SCREEN WALLS	CHAMPAGNE
BICYCLE RACKS	BROWN