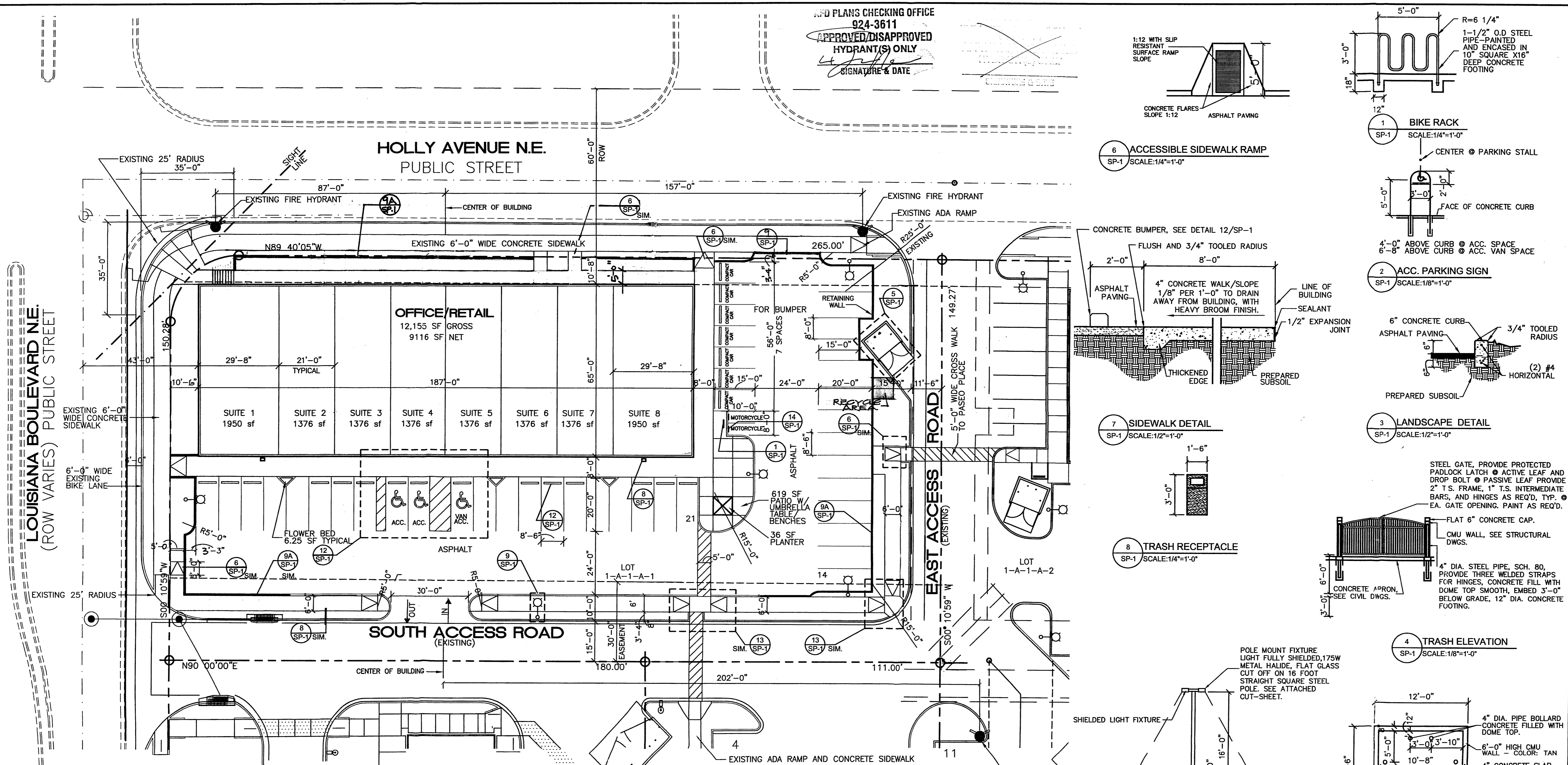
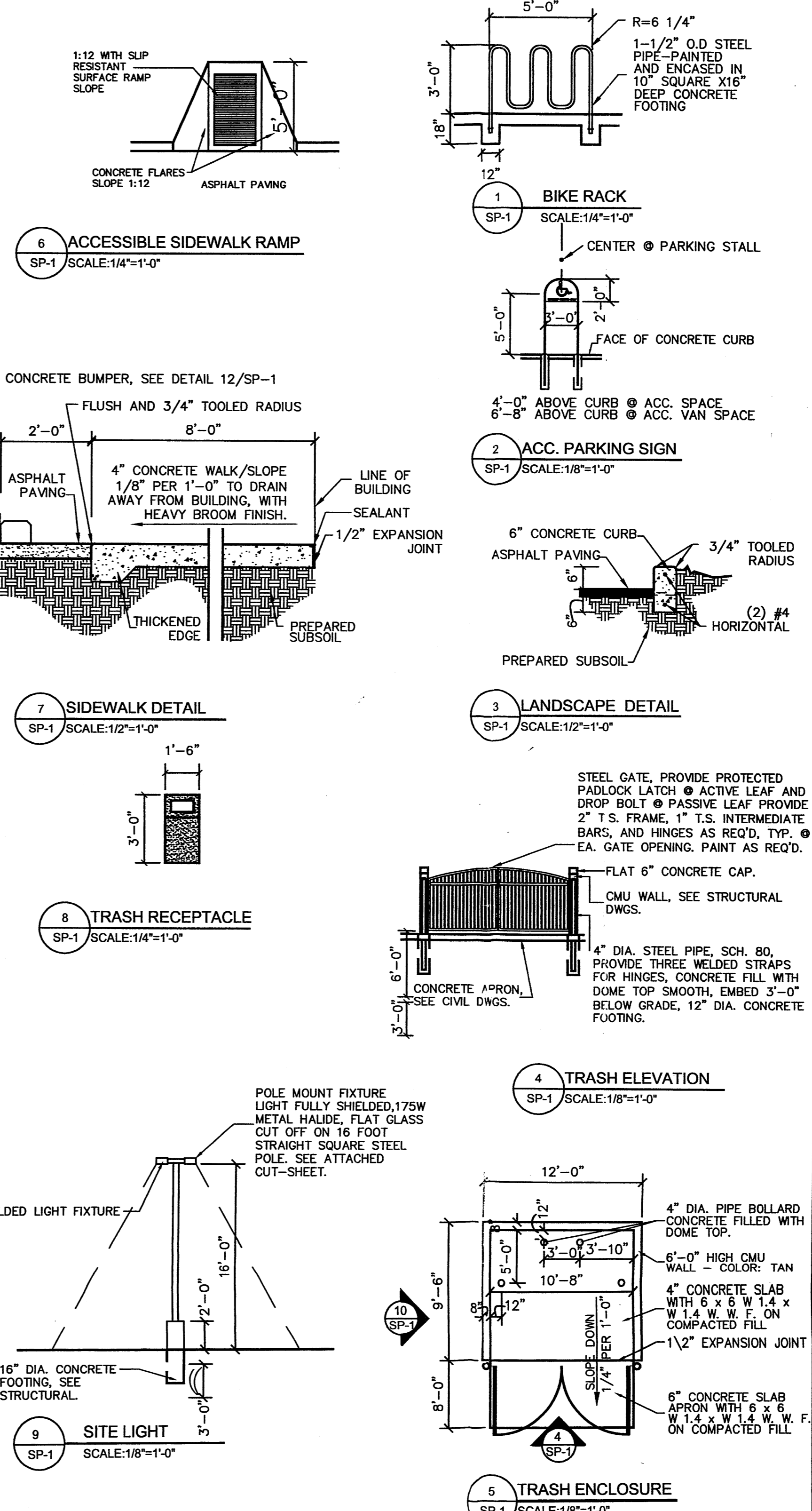
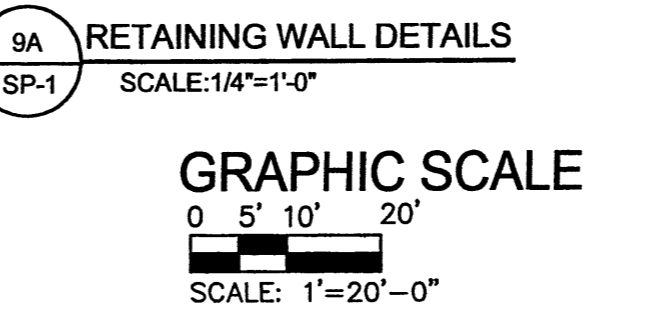
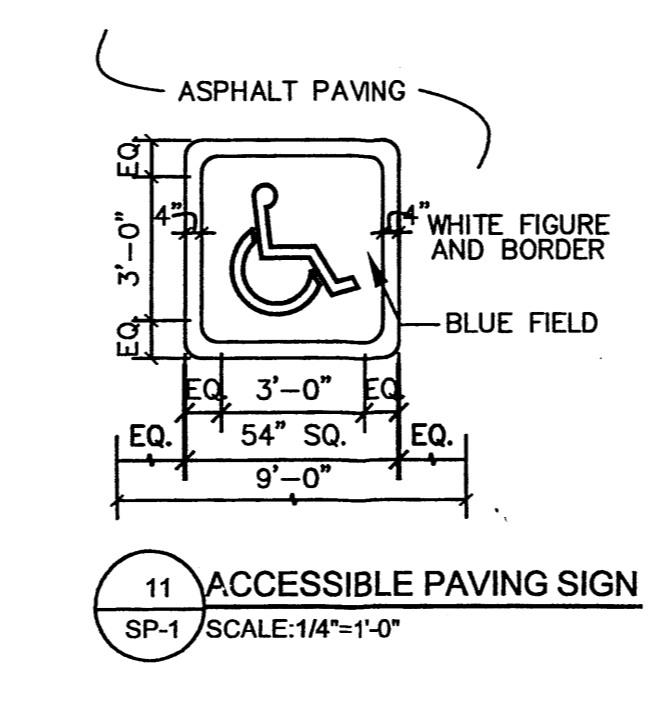
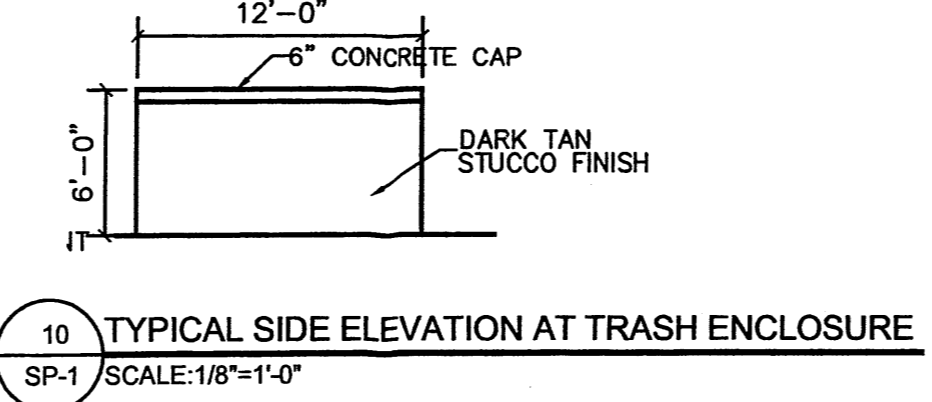
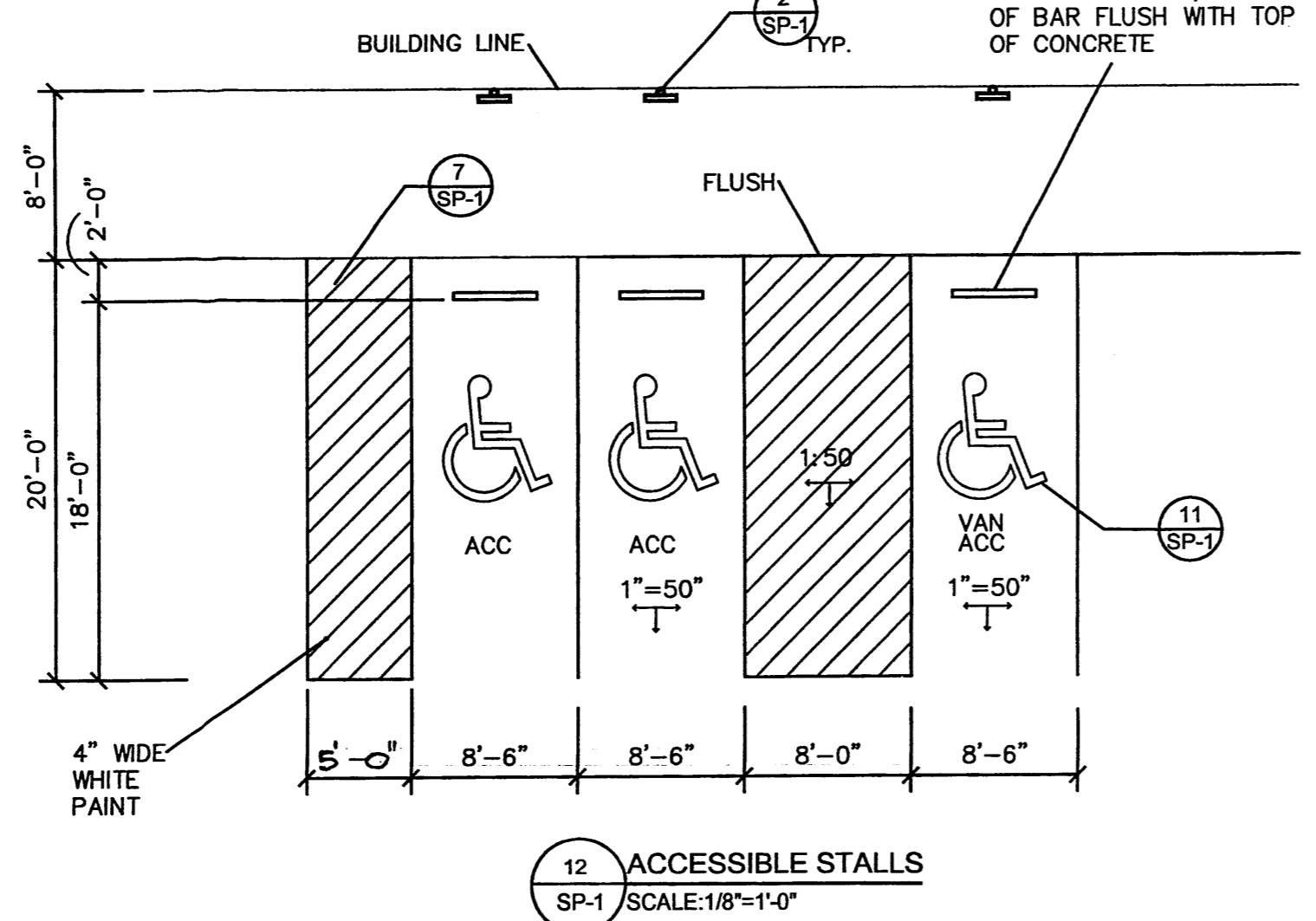
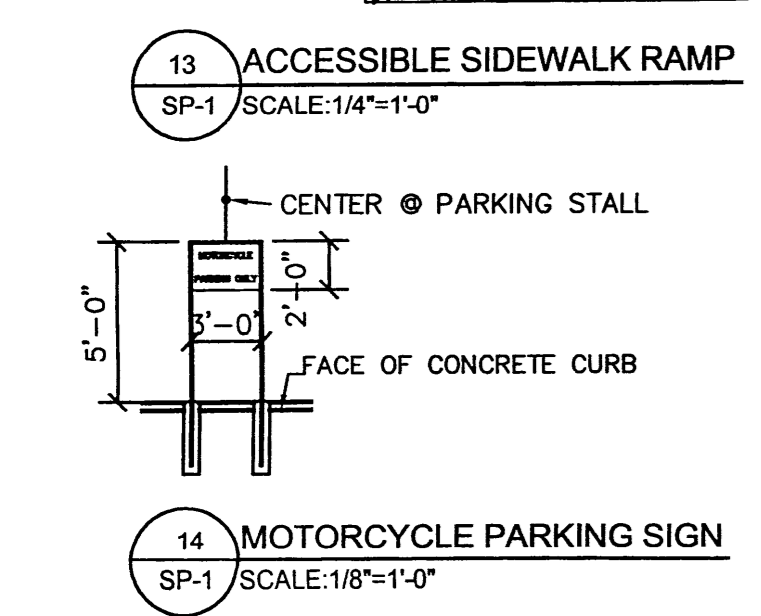
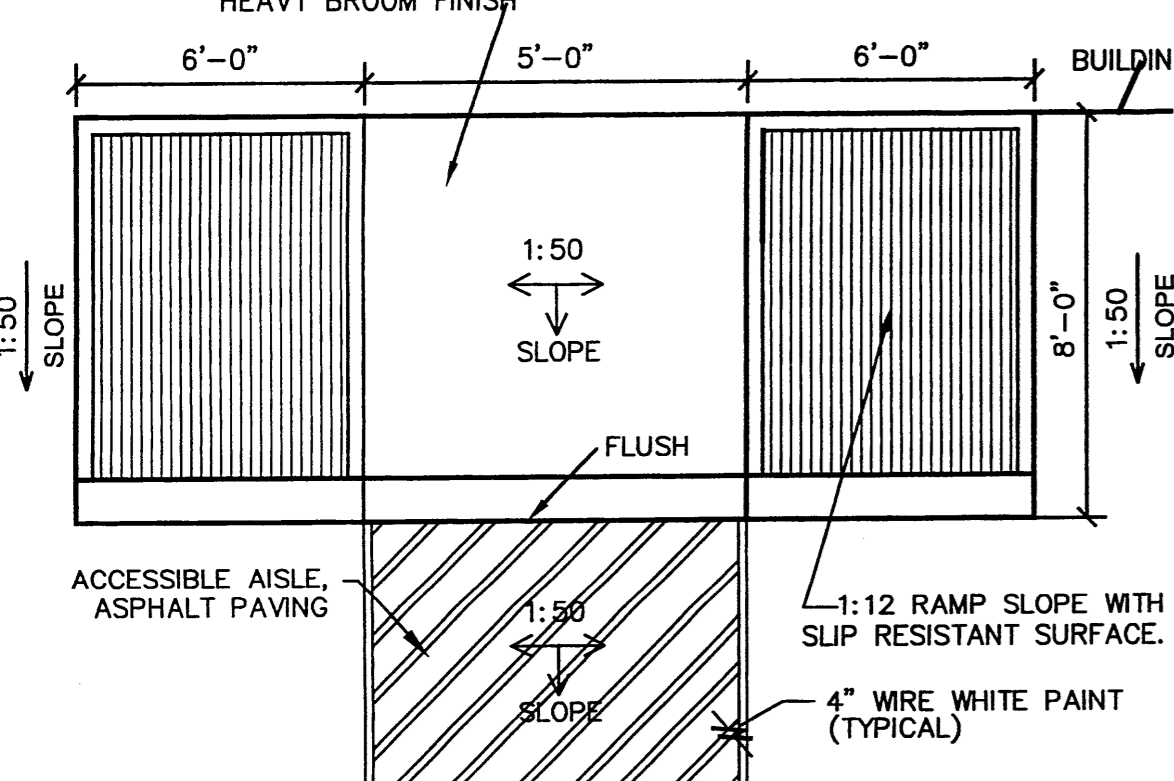


PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1"=20'-0"



PROJECT DATA
LEGAL DESCRIPTION:
LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 1.0025 ACRE.

PROJECT NO. 1003364 (FORMALLY NO. 1004654)

CASE NUMBER 07 EPC 00094
PART OF PERMIT
UPC # 101906402303630130

ZONING: SU-2 MIXED USE
ZONE ATLAS MAP: C-19-Z

NOTE:
1. ALL PUBLIC INFRASTRUCTURE CONSTRUCTED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY STANDARDS. THOSE STANDARDS WILL INCLUDE BUT NOT LIMITED TO SIDEWALKS (STD. DWG. 2430), DRIVEWAYS (STD. DWG. 2425), PRIVATE ENTRANCES (STD. DWG. 2428) AND WHEEL CHAIR RAMPS (STD. DWG. 2441).
2. CROSS ACCESS AGREEMENT, SEE SITE PLAN FOR SUBDIVISION, PROJECT NO. 1003364, APT. NO. 04 DRB-01407, GENERAL NOTE(1).
3. LEGAL:
LOT NUMBERED ONE-A-ONE-A-ONE(1-A-1-A-1), IN BLOCK NUMBERED TEN(10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396.

EASEMENT NOTES
19. LOT 1-A-1-A-1 IS AFFECTED BY A CROSS LOT EASEMENT FOR DRAINAGE, PARKING, ACCESS AND PEDESTRIAN ACCESS FOR THE BENEFIT OF TRACTS 1-A-1-A, 1-A-2-A, 1-A-3-A, AND 1-A-4-A TO BE MAINTAINED BY THE OWNERS. SEE PLAT.
14. PROPERTY SUBJECT TO RIGHT OF WAY FOR ROAD AND PIPELINE PURPOSES AS NOTED ON THE DOCUMENTS SUPPORTING EXCEPTION 14.

TOTAL GROSS BUILDING AREA 12,155 SF

PARKING TABULATION
TOTAL USABLE (USF) OR NET AREA:
12,155 SF X 75% = 9116 SF
9116 SF / 200 = 45.6 PARKING SPACES

TOTAL PARKING SPACES:
REQUIRED 46
PROVIDED 42 PER 04.20.07, EPC DECISION, # 7

ACCESSIBLE PARKING SPACES:
REQUIRED 2
PROVIDED 3
2 STANDARD CAR
1 VAN

MOTORCYCLE SPACES:
REQUIRED 2
PROVIDED 2

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
2 BIKE RACKS REQUIRED
3 BIKE RACKS PROVIDED

PATIO SF TABULATION
REQUIRED:
9113 SF X 5.33% = 486 SF
PROVIDED:
655 SF TOTAL - TREE WELL = 619 SF

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
12/11/07

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1"=20'-0"

AFRA Construction & Design
2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

| REV | DATE | DESCRIPTION | APV |
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| 1 | | | |
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PROJECT NUMBER: 1003364
APPLICATION NUMBER: 07288-7003

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 6/11/07 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () 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.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE: 6-27-07
BRUCE A. ROSE

WATER UTILITIES DEPARTMENT DATE: 6-27-07
Christina Sandoval

PARKS AND RECREATION DEPARTMENT DATE: 12/14/07
Bradley D. Bishop

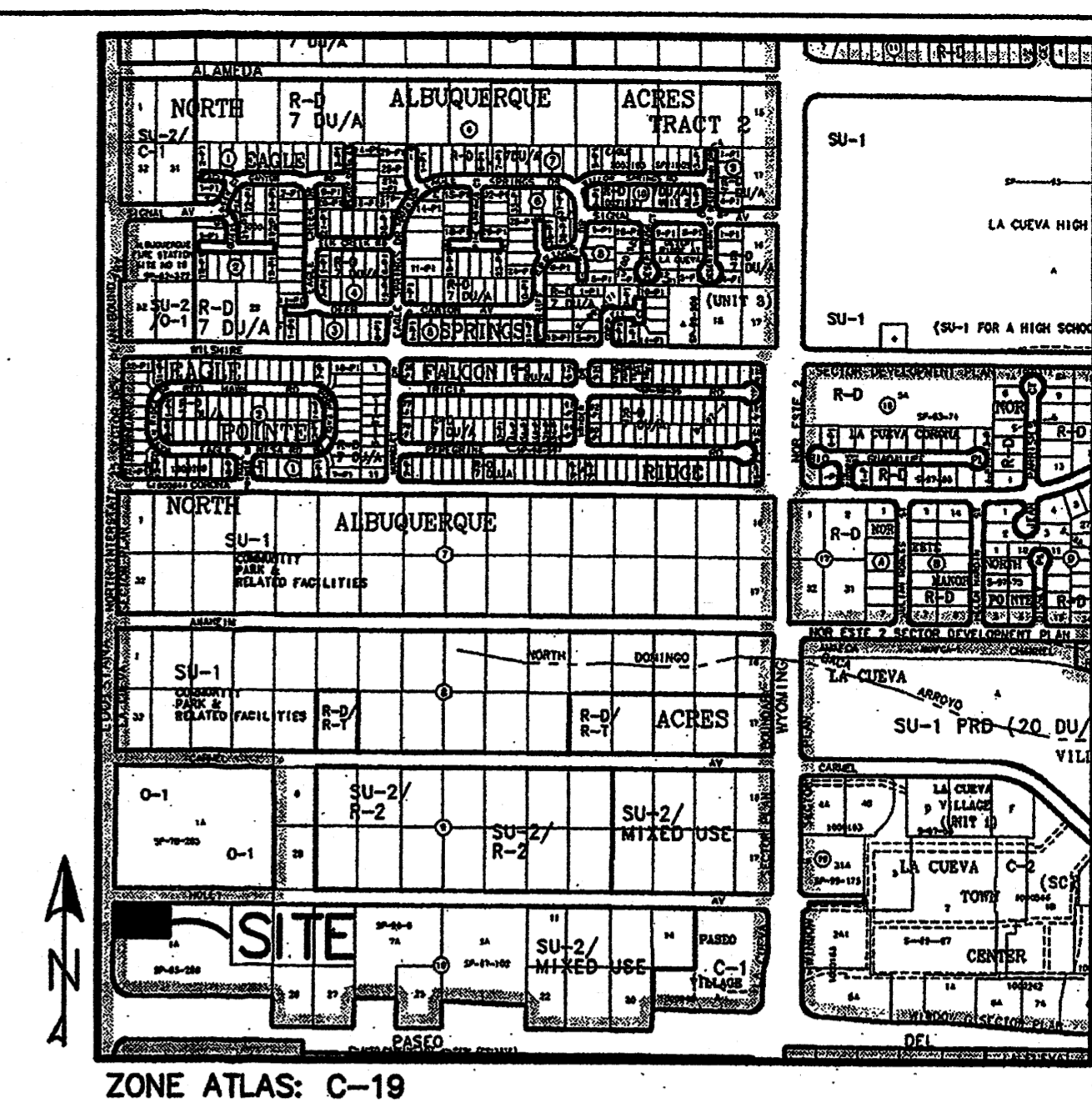
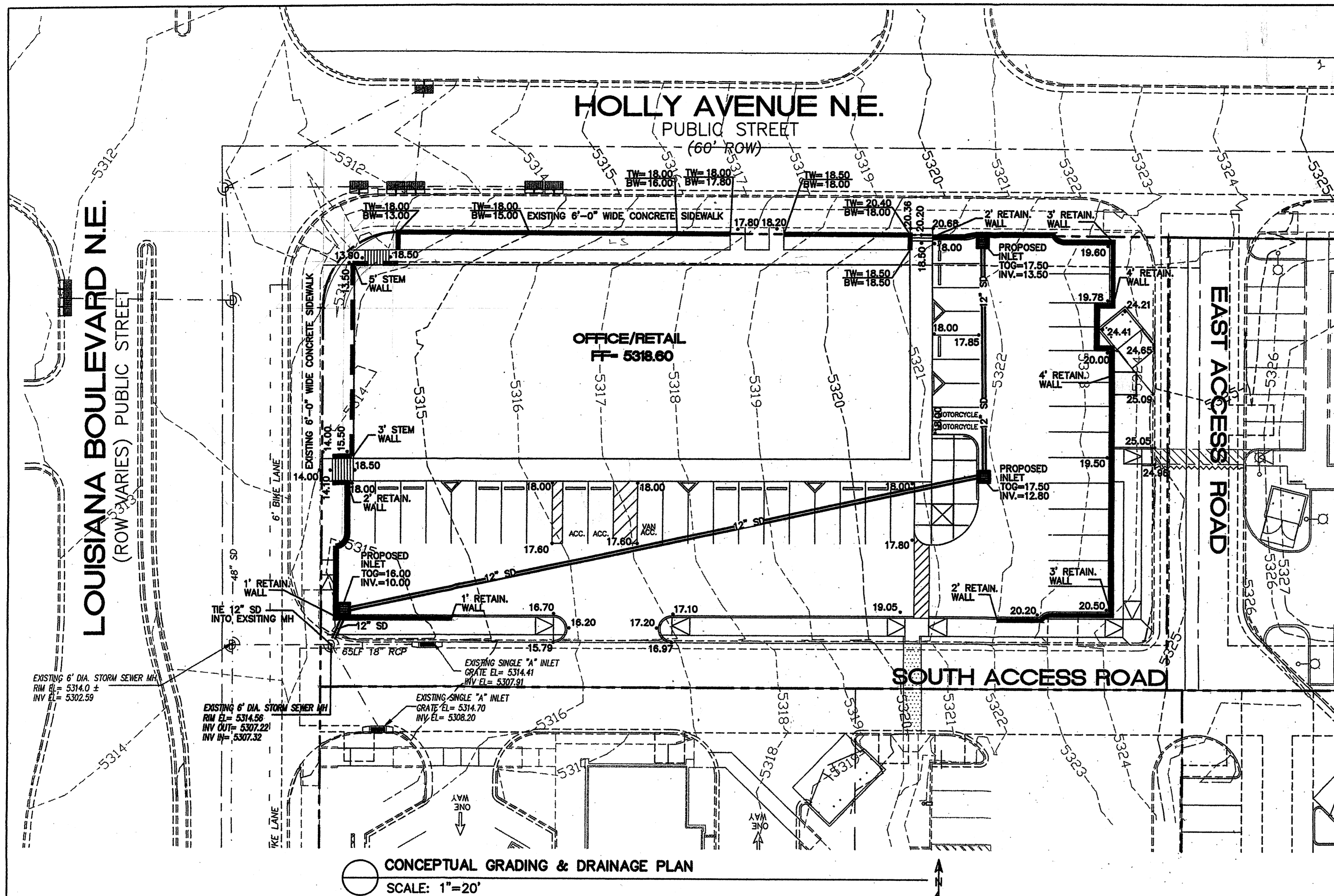
CITY ENGINEER DATE: N/A

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: 6/28/07
Michael Helton

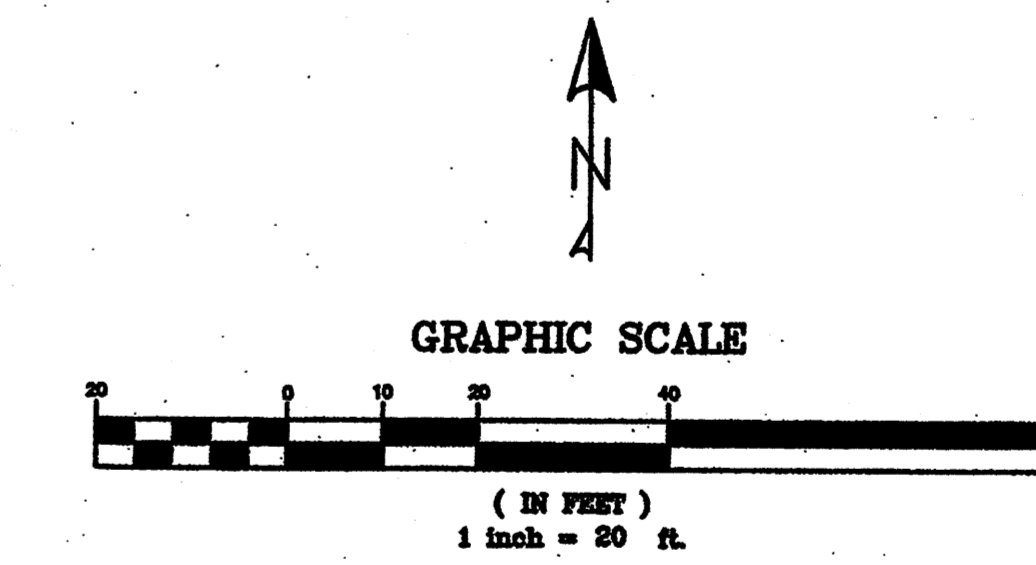
SOLID WASTE MANAGEMENT DATE: 3/18/08
Andrew Spivey

DRB CHAIRPERSON, PLANNING DEPARTMENT

1003364
SP-1
06.07.07



- LEGEND**
- EXISTING INLET
 - EXISTING STORM DRAIN
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED STEM WALL
 - PROPOSED RETAINING WALL
 - PROPOSED STORM DRAIN
 - PROPOSED STORM INLET
 - PROPOSED SPOT ELEVATION
 - PROPOSED CURB & GUTTER



DRAINAGE PLAN:
 LEGAL DESCRIPTION: LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQ. ACRES, TRACT 2, UNIT 3
 SITE AREA: 0.865 ACRE
 FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. C35001C0137 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 EXISTING DRAINAGE CONDITIONS:
 THE PROPERTY IS LOCATED ON HOLLY AVENUE JUST EAST OF LOUISIANA BOULEVARD. THE SITE IS INCLUDED IN THE DRAINAGE REPORT FOR THE WENDY'S AT LOUISIANA AND PASEO DEL NORTE (C19/D39). THE LOT GENERALLY DRAINS FROM EAST TO WEST.
 THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES. UNDER EXISTING CONDITIONS THE LOT IS ALL LAND TREATMENT A.
 DEVELOPED DRAINAGE CONDITIONS:
 ACCORDING TO THE WENDY'S DRAINAGE REPORT, DATED SEPTEMBER 2004, BY TIERRA WEST, LLC, THIS SITE IS INCLUDED WITHIN DRAINAGE AREA THAT DRAINS TO TWO STORM INLETS LOCATED IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD. THE HYDROLOGIC CALCULATIONS FOR THIS SITE AS SHOWN ON THE PLAN HAS A TOTAL RUNOFF OF 4.28 CFS. THIS RUNOFF WILL BE COLLECTED IN STORM INLETS AND CONVEYED TO THE STORM DRAIN MANHOLE IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD VIA A 12-INCH STORM SEWER.

| 100-YEAR HYDROLOGIC CALCULATIONS | | | | | | | | | | | |
|---|-------------|----------------|-------|-------|-----------------------|-------|---------------------------------|------------------------|------------------|----------------------|--------------------|
| BASIN # | AREA (acre) | LAND TREATMENT | | | | | WEIGHTED E (in) | 100-YEAR PRECIPITATION | | | |
| | | A (%) | B (%) | C (%) | D (%) | E (%) | | V (6-hr) (acre-ft) | V (6-hr) (cu-ft) | V (10 day) (acre-ft) | V (10 day) (cu-ft) |
| EXISTING CONDITIONS | | | | | | | | | | | |
| SITE | 0.8650 | 100.00 | 0.00 | 0.00 | 0.00 | 0.80 | 0.06 | 2,512 | 0.06 | 2,512 | 1.90 |
| TOTAL RUNOFF | 0.87 | | | | | | 0.06 | 2512 | 0.06 | 2512 | 1.90 |
| PROPOSED CONDITIONS | | | | | | | | | | | |
| SITE | 0.8650 | 0.00 | 13.00 | 0.00 | 87.00 | 2.44 | 0.18 | 7,653 | 0.37 | 15,985 | 4.28 |
| TOTAL RUNOFF | 0.87 | | | | | | 0.18 | 7653 | 0.37 | 15985 | 4.28 |
| EXCESS PRECIP. | 0.8 | 1.08 | 1.46 | 2.64 | E _i (in) | | | | | | |
| PEAK DISCHARGE | 2.2 | 2.92 | 3.73 | 5.25 | Q _{pk} (cfs) | | | | | | |
| WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D) | | | | | | | ZONE = 4 | | | | |
| V _{6-hr} (acre-ft) = (WEIGHTED E)(AREA)/12 | | | | | | | P _{6-hr} (in.) = 2.90 | | | | |
| V _{10day} (acre-ft) = V _{6-hr} + (A _d)(P _{10day} - P _{6-hr})/12 | | | | | | | P _{24-hr} (in.) = 3.65 | | | | |
| Q (cfs) = (Q _{pk})(A _d) + (Q _{pk})(A _e) + (Q _{pk})(A _c) + (Q _{pk})(A _o) | | | | | | | P _{10day} (in.) = 5.95 | | | | |
| Pond Volume (cu-ft) = 2 * (V _{6-HR dev} - V _{6-HR exist}) | | | | | | | | | | | |

Thompson Engineering Consultants, Inc.
 P.O. BOX 65760 ALBUQUERQUE, NM 87193
 PHONE: (505) 271-2199 FAX: (505) 630-9246
 tconm@syntoo.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT
THE SHOPS @ SEDONA POINTE GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

City Project No. Zone Map No. Sheet
 C-19-Z C1

AS BUILT INFORMATION

CONTRACTOR: N.G.S. MONUMENT "HEAVEN"
 STANDARD U.S.C. & G.S. BRASS TABLET
 NM STATE PLANE COORDINATES
 Central Zone N.A.D. 1927
 X=407,051.31
 Y=1,518,737.03
 D₀ = -00°10'45"
 ELEV=5378.787 (NGVD29)

CONTRACTOR'S SEAL

ENGINEER'S SEAL

AS BUILT INFORMATION

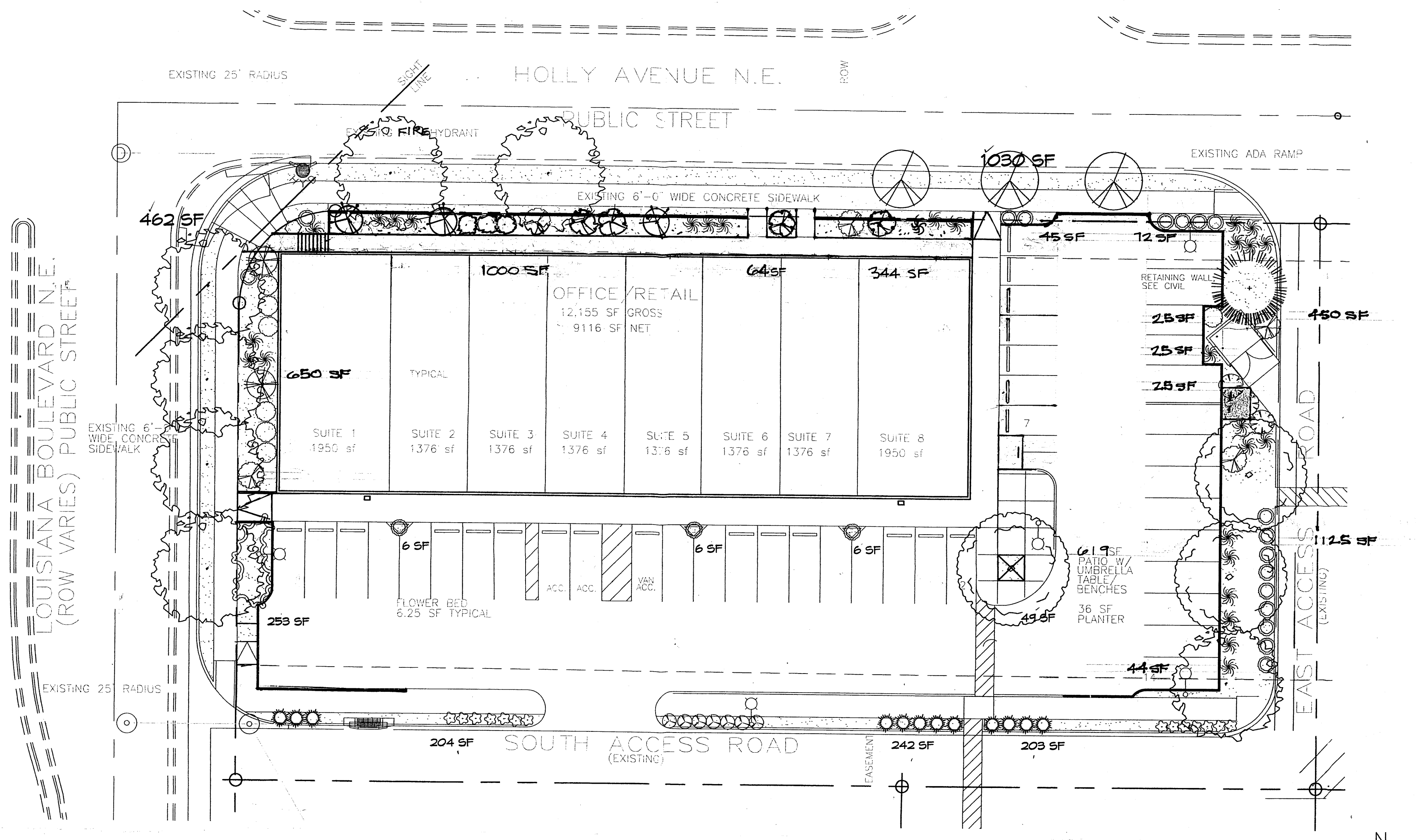
WORK STARTED BY: DATE: _____
 DRAWN BY: DATE: _____
 CHECKED BY: DATE: _____
 MICRO-FILM INFORMATION: DATE: _____

AS BUILT INFORMATION

NO. BY DATE

REMARKS

DESIGNED BY DBT DATE XXX
 DRAWN BY DEM DATE XXX
 CHECKED BY DBT DATE XXX



PROPOSED OFFICE/RETAIL 1
SCALE: 1"=20'-0"

PLANT LEGEND

- HONEY LOCUST (M) 7
Gleditsia triacanthos
2' Cal.
- PURPLE ROBE LOCUST (M) 3
Robinia pseudoacacia
2' Cal.
- AUSTRIAN PINE (M) 1
Pinus nigra
6'-8'
- TEXAS REDBUD (M+) 3
Cercis spp.
2' Cal.
- SILVERBERRY (M) 7
Elaeagnus pungens
5 Gal. 100sf
- APACHE PLUME (L) 14
Fallugia paradoxa
5 Gal. 25sf
- UPRIGHT ROSEMARY (M) 20
Rosmarinus officinalis
5 Gal. 25sf
- LENAS BROOM (M) 12
Genista spp.
5 Gal. 16sf
- MAIDEN GRASS (M) 30
Miscanthus sinensis
5 Gal. 16sf
- CHAMISA (L) 3
Chrysothamnus nauseosus
1 Gal. 25sf
- POTENTILLA (M) 14
Potentilla fruticosa
1 Gal. 4sf
- AUTUMN SAGE (M) 3
Salvia greggii
1 Gal. 4sf
- WILDFLOWER 7
1 Gal. 4sf
- HONEYSUCKLE (M) 8
Lonicera japonica 'Halliana'
1 Gal. 200sf
Unstaked-Groundcover
- GREYLEAF COTONEASTER (M) 3
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

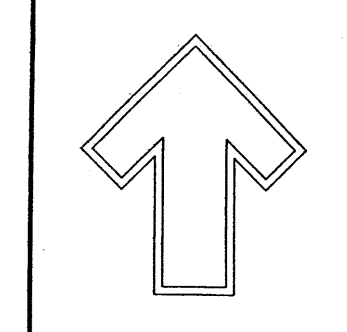
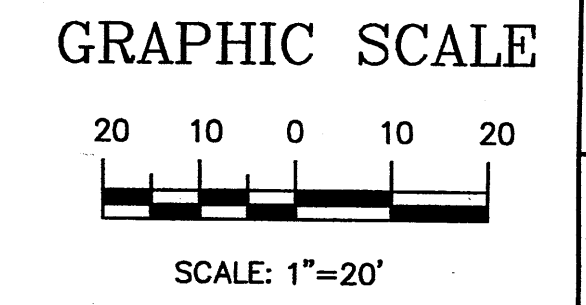
STREET TREE REQUIREMENTS
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Name of Street: Louisiana
Required # 4 Provided # 4

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 # 4 Provided # 4

LANDSCAPE CALCULATIONS

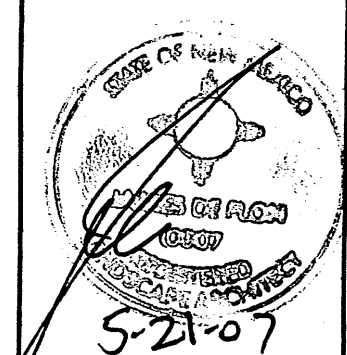
| | | |
|--------------------------------|------------|-------------|
| TOTAL LOT AREA | 44070 | square feet |
| TOTAL BUILDINGS AREA | 12155 | square feet |
| NET LOT AREA | 31915 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 4787 | square feet |
| TOTAL BED PROVIDED | 4832 | square feet |
| GROUND COVER REQ. | 80% | square feet |
| TOTAL GROUND COVER REQUIREMENT | 3880 | square feet |
| TOTAL GROUND COVER PROVIDED | 3936 (80%) | square feet |
| OFFSITE AREA | 1492 | square feet |
| TOTAL LANDSCAPE PROVIDED | 6330 (20%) | square feet |

AFRA CONSTRUCTION & DESIGN LLC
2501 YALE BLVD SE SUITE 102
ALBUQUERQUE, NM 87106
TEL (505) 315-1482
FAX (505) 243-1561



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

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON
#0007

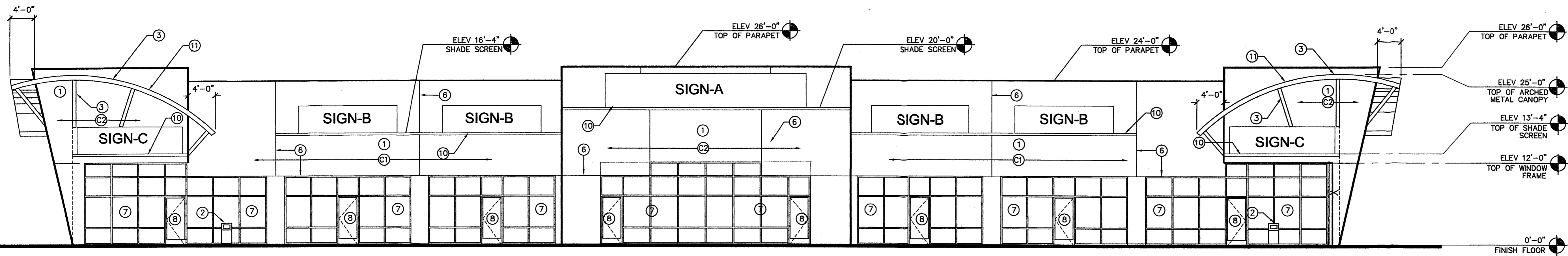
SEDONA POINT
LOUISIANA AND HOLLY SEC
ALBUQUERQUE, NM
LANDSCAPE PLAN

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: RMM
REVISION # 4
DATE 5-21-07

SHEET #
L1 OF L2



1 (FRONT) SOUTH ELEVATION
SCALE: 1/8"=1'-0"

KEYED NOTES

1. EXTERIOR INSULATION AND FINISH SYSTEM.
2. TRASH RECEPTACLE.
3. STANDING SEAM METAL CANOPY AND SUPPORTS, PRIME, PAINT, WILL BE TREATED TO PREVENT GLARE
4. NOT USED.
5. CONCRETE SPLASH BLOCK, 18"x24".
6. 1/2" x 1/2" EIFS REVEAL.
7. ALUMINUM STOREFRONT BLACK ANODIZED WITH CLEAR DOUBLE GLAZING.
8. 3'-0"x7'-0" ALUMINUM DOOR, BLACK ANODIZED FRAME WITH CLEAR DOUBLE GLAZING, ANTI GRAFFITI COATING.
9. FULLY SHIELDED BUILDING LIGHT WITH PHOTO CELL, TYP.
10. METAL SHADE SCREEN, PRIME, PAINT.
11. FLASHING/COUNTER FLASHING, PAINT TO MATCH STUCCO COLOR.

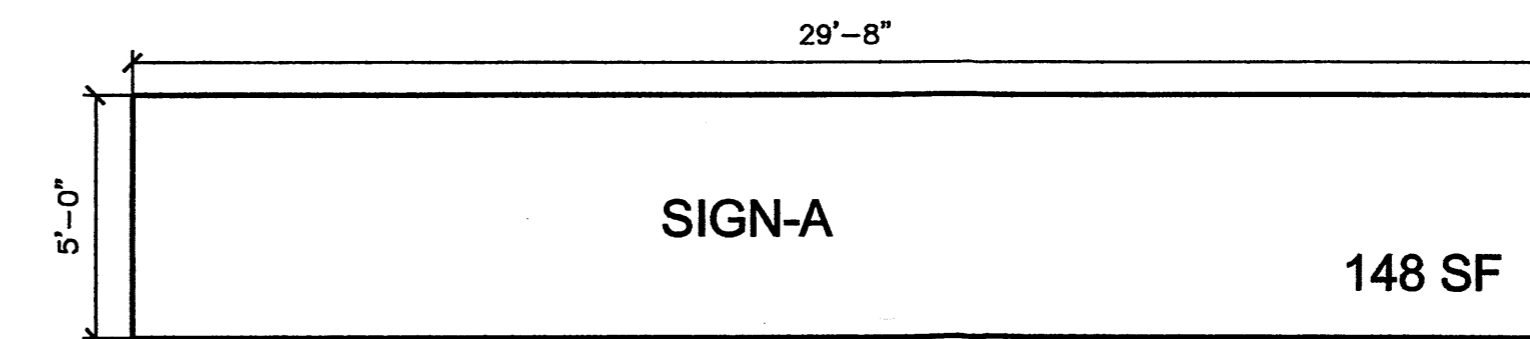
EIFS COLOR LEGEND

- ① STO #31141 - LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.
- ② STO #32141 - LIGHTNESS VALUE 25, C3 COLOR CLASS, MEDIUM BROWN.

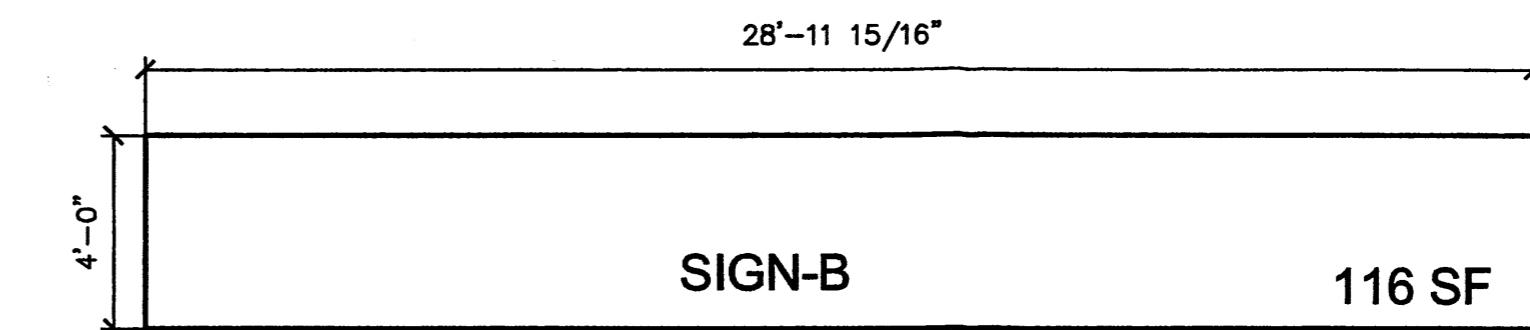
NOTE:
ALL SIGNAGE LETTERS ARE INDIVIDUALLY BACK LIGHTED AND 24" HIGH MAXIMUM, PER LA CUEVA SECTOR DEVELOPMENT PLAN, CHAPTER 5.4.6, GUIDELINE: 13 SIGNAGE, 13R-8 AND/OR 13R-9.

BUILDING ELEVATIONS

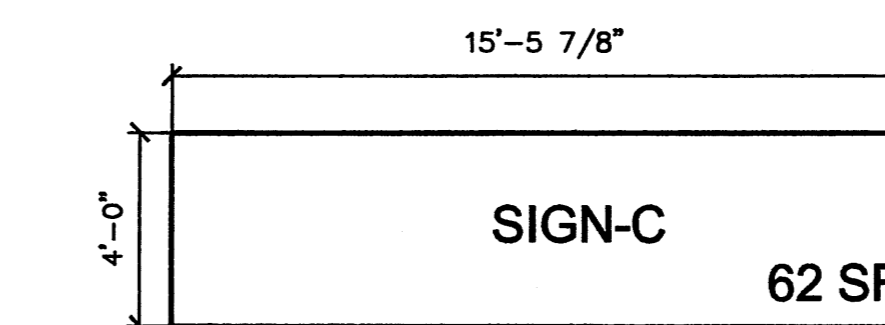
SCALE: 1/8" = 1'-0"



BUILDING MOUNTED SIGN
SCALE: 1/4"=1'-0" SIGN AREA=148 SF

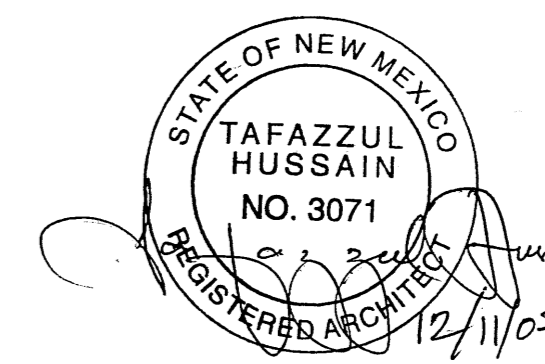


BUILDING MOUNTED SIGN
SCALE: 1/4"=1'-0" SIGN AREA=116 SF



BUILDING MOUNTED SIGN
SCALE: 1/4"=1'-0" SIGN AREA=61 SF

TOTAL FRONT ELEVATION AREA= 3421 SF
ALLOWABLE SIGN AREA (25%)= 856 SF
PROPOSED SIGN AREA= 324 SF < 856 SF

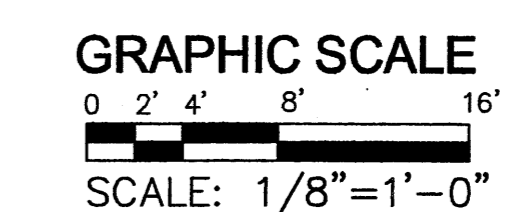


AFRA Construction & Design

2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

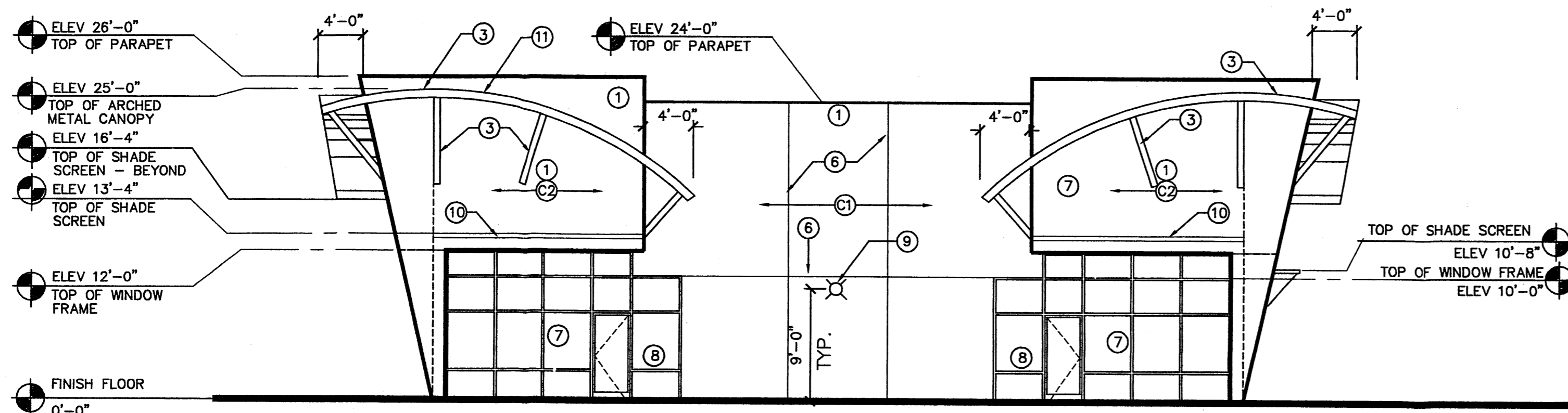
SEDONA POINTE
8110 Louisiana NE
Albuquerque, NM

| REV | DATE | DESCRIPTION | APVD |
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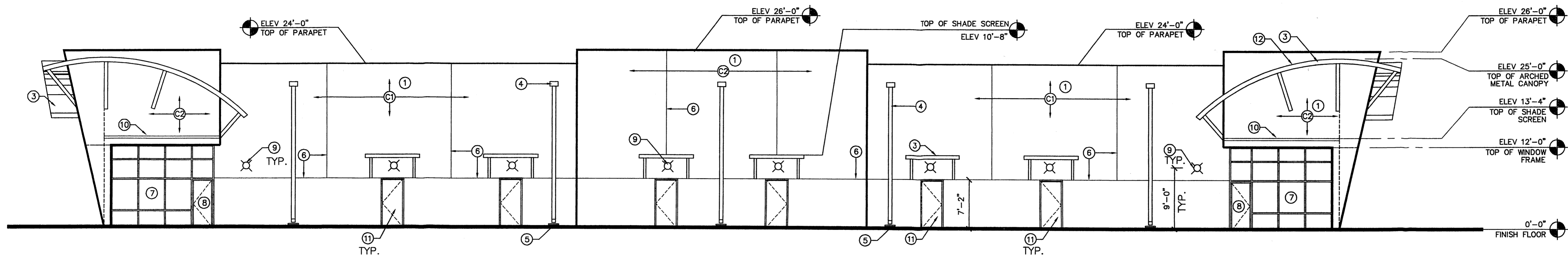


A-5

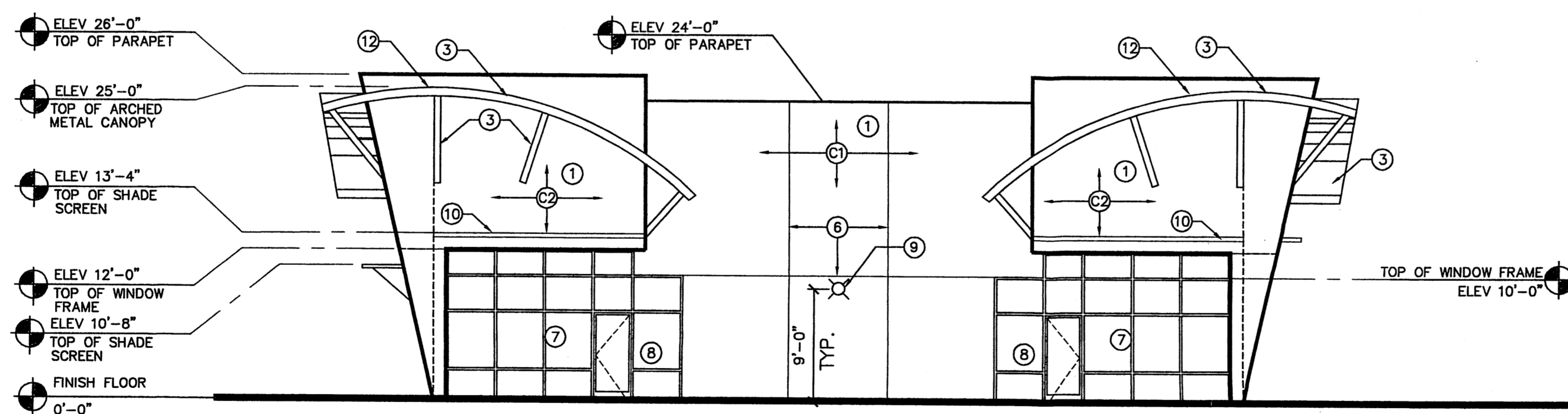
12.11.07



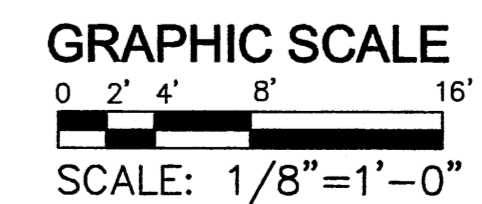
2 (SIDE) EAST ELEVATION
SCALE: 1/8"=1'-0"



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



2 (WEST) ELEVATION
SCALE: 1/8"=1'-0"



KEYED NOTES

1. EXTERIOR INSULATION AND FINISH SYSTEM. (EIFS)
1. TRASH RECEPTACLE.
3. STANDING SEAM METAL CANOPY AND SUPPORTS, PRIME PAINT, WILL BE TREATED TO PREVENT GLARE
4. 8"x8" LEADER BOX WITH 2" OVERFLOW, 4"x4" METAL DOWN SPOUT, PAINT TO MATCH STUCCO COLOR.
5. CONCRETE SPLASH BLOCK, 18"x24".
6. 1/2" X 1/2" EIFS REVEAL.
7. ALUMINUM STOREFRONT BLACK ANODIZED WITH CLEAR DOUBLE GLAZING.
8. 3'-0"x7'-0" ALUMINUM DOOR, BLACK ANODIZED FRAME WITH CLEAR DOUBLE GLAZING, ANTI GRAFFITI COATING.
9. FULLY SHIELDED BUILDING LIGHT WITH PHOTO CELL, TYP.
10. METAL SHADE SCREEN, PRIME, PAINT.
11. SCHEDULED DOOR, PRIME, PAINT, MATCH STUCCO COLOR.
12. FLASHING/COUNTER FLASHING, PAINT TO MATCH STUCCO COLOR.

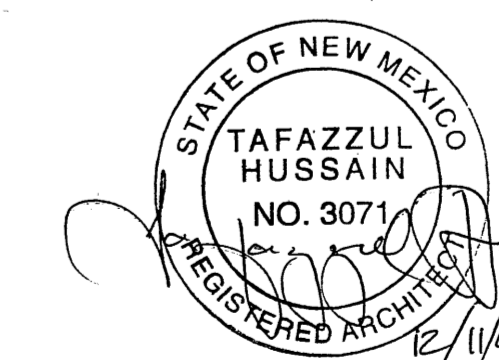
EIFS COLOR LEGEND

- ① STO #31141 - LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.
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NOTE:
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BUILDING ELEVATIONS

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



AFRA Construction & Design

2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.313.1482

SEDONA POINTE
8110 Louisiana NE
Albuquerque, NM

| REV | DATE | DESCRIPTION | APVD |
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A-6

12.11.07