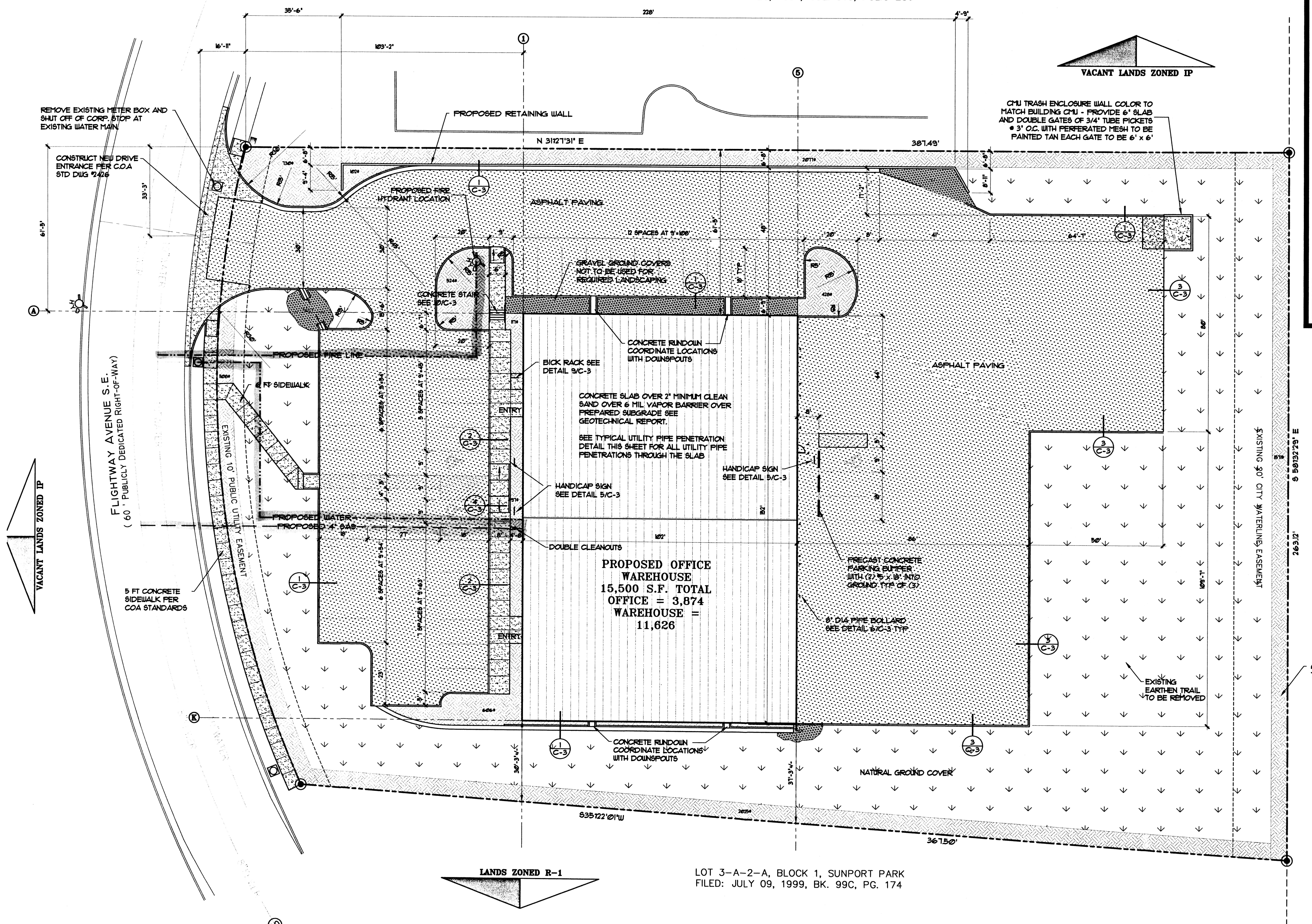


PROJECT INFORMATION

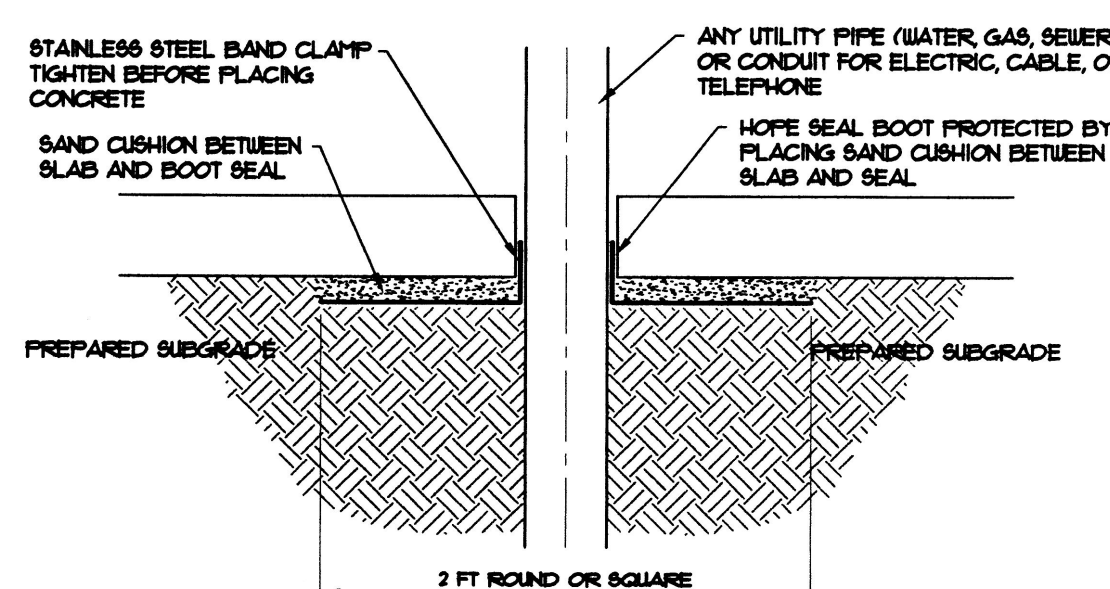
PROJECT: WAREHOUSE OFFICE SHELL
OWNER: JAYNES CORPORATION
 2906 BROADWAY BLDV.
 ALBUQUERQUE, NEW MEXICO
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
 1801 RIO GRANDE BOULEVARD, NW, SUITE 2
 ALBUQUERQUE, NEW MEXICO
LEGAL DESCRIPTION: LOT 3A2B BLOCK 1 SUNPORT PARK
ZONING ATLAS MAP: M-1B
ZONING CLASSIFICATION: IP
TOTAL BUILDING AREA: 25% OFFICE = 3,876 SF
 WAREHOUSE = 11,626 SF
 TOTAL 15,504 SF
CONSTRUCTION TYPE: TYPE V-N
 BASIC ALLOWABLE AREA = 8,000 SF
 SEPARATION ON 3 SIDES 25% x 60 FT = 100% INCREASE 2 x 8,000 = 16,000 SF
OCCUPANCY GROUP: GROUP B OCCUPANCY - OFFICE
 GROUP S-1 OCCUPANCY - WAREHOUSE
OCCUPANCY LOAD: OFFICE 3,876/100 = 39
 WAREHOUSE 11,626/500 = 24
 TOTAL 63
TOTAL LOT AREA: 91,531 SQUARE FEET (2.14 ACRES)
NET LOT AREA: 82,233 SQUARE FEET
PARKING ANALYSIS: REQUIRED PARKING
 OFFICE - 3,876/200 = 19.4 SPACES
 WAREHOUSE - 11,626/200 = 58 SPACES
 TOTAL REQUIRED PARKING 77.4 SPACES
 TOTAL PARKING SPACES PROVIDED = 41 PARKING SPACES
 (INCLUDES 3 ACCESSIBLE PARKING SPACES)
 REQUIRED BIKE SPACES 41/20 = 2 SPACES
 1 RACK PROVIDED 5 SPACES PER RACK

SIGNATURE BLOCK

PROJECT NUMBER: 1003365
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED? () 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
 DRB SITE DEVELOPMENT PLAN APPROVAL:
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
 PARKS & RECREATION DEPARTMENT DATE
 UTILITIES DEVELOPMENT DATE
 CITY ENGINEER, ENGINEERING DIVISION / AMAPCA DATE
 SOLID WASTE MANAGEMENT DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
 PLAN(10706) 12/16/03



PARKING SPACE SIZES:
 REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
 ACCESSIBLE PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" AISLE



TYPICAL UTILITY PIPE PENETRATION

1/5/04 DELETED PARKING SPACE AT STAIR - COA COMMENT
 NORTH
UTILITIES LAYOUT FOR PLANNING FOR DRB APPROVAL
SITE PLAN
 NOVEMBER 30, 2003 SCALE: 1" = 20' (U.N.O.)

SITE UTILITY NOTES

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UTILITY LINES, PIPELINES, OR OTHER UNDERGROUND UTILITY IN, OR NEAR, THE CONSTRUCTION SITE WITH THE OWNER AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED TO THE ARCHITECT/ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONAL UNDERGROUND LINES MAY EXIST THAT HAVE NOT BEEN SHOWN.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-331-2531 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONSTRUCTION SO THAT A RESOLUTION CAN BE DETERMINED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE AND BELOW THE GROUND. ANY DAMAGE TO EXISTING UTILITIES (AS DETERMINED ABOVE) BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION IN SERVICE WITH THE OWNER AND THE UTILITY COMPANY THREE WORKING DAYS PRIOR TO INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING AND NEW, IN THEIR CORRECT LOCATIONS, VERTICAL AND HORIZONTAL, ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.

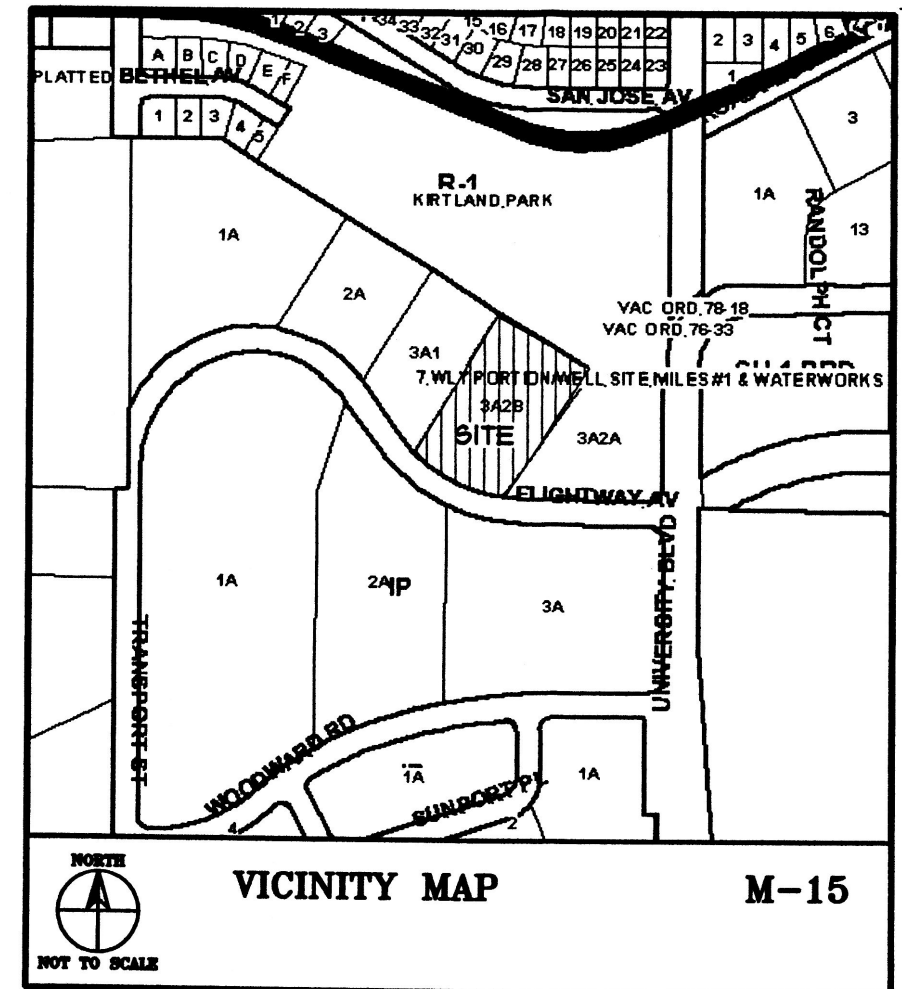
THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE PROPERTY CORNERS HAVE BEEN LOCATED BY THE OWNER

THE SUBJECT PROPERTY IS LOCATED (NEAR THE YALE AND SWARTZAMAN LANDFILLS) (EXISTING) LANDFILLS. DUE TO THE SUBJECT PROPERTY BEING (ON, NEAR), A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FT OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE. APPROVAL BY ALBUQUERQUE ENVIRONMENT HEALTH DEPARTMENT REQUIRED

APPROVED BY, AEHD DATE

GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
3. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE COA STANDARDS AND PROCEDURE.
4. THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
5. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET. SEE THE EXTERIOR ELEVATIONS FOR LOCATION.
6. TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM ANY EXISTING OR NEW UNDERGROUND UTILITY LINES.
7. ALL NEW FIRE HYDRANTS SHALL BE OPERATING PRIOR TO THE START OF CONSTRUCTION.
8. LANDSCAPE AND IRRIGATION MAINTENANCE INCLUDING THE PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, BASE COURSE, AND ASPHALT PAVING REQUIREMENTS.

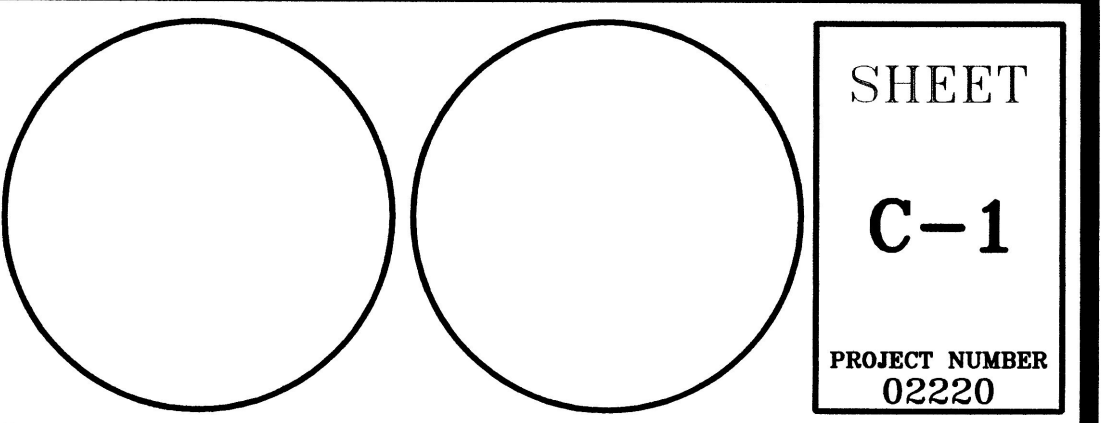


SITE PLAN LEGEND

- GRAVEL
- INDICATES THE EXTENT OF ASPHALT PAVING. 2" ASPHALT OVER 4" BASE COURSE.
- INDICATES THE EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS. PROVIDE CONTROL JOINT: IN SIDEWALKS 1/4" TOOLED JOINTS AT 6 FT ON CENTER MAX. AND 1/2" EXPANSION JOINT AT 18 FT ON CENTER.
- INDICATES THE EXTENT OF LANDSCAPED AREA.
- PROPERTY LINE.
- EASEMENT BOUNDARIES.
- FIRE HYDRANT
- LIGHT POLE

CLAUDIO VIGIL ARCHITECTS

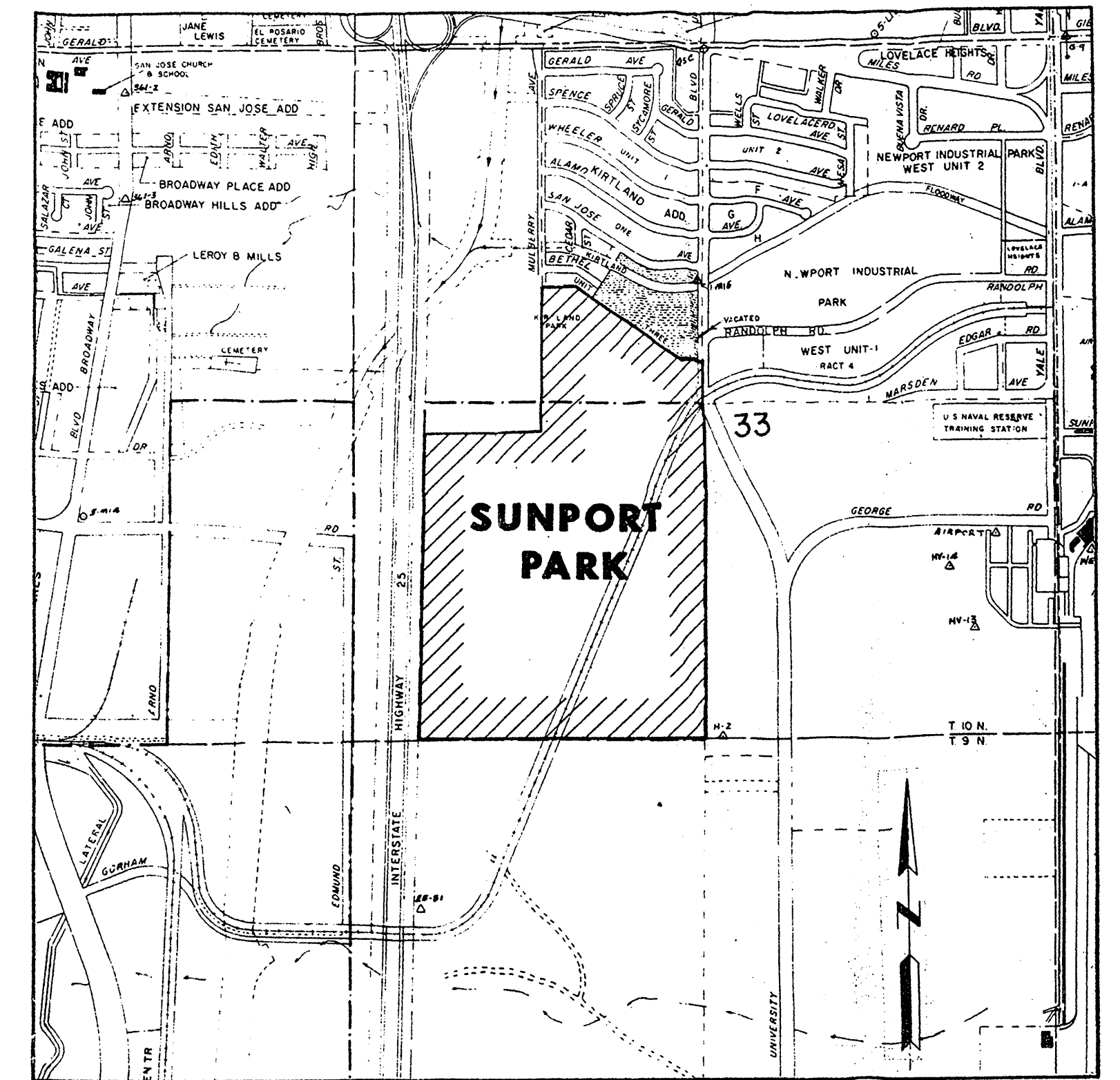
**LOT 3A2B BLOCK 1
SUNPORT PARK
BUILDING SHELL
ALBUQUERQUE, NEW MEXICO**



OWNERSHIP OF INSTRUMENTS OF SERVICE
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1801 Rio Grande NW, #2, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-1330

AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN FOR SUBDIVISION



LOCATION MAP
ZONE ATLAS MAP No. M-15

GENERAL NOTES

SITE DEVELOPMENT PLAN STANDARDS

LAND-USE IS LIMITED TO THE PERMISSIVE USES OF THE I-P ZONE, WHICH ARE REFLECTED BY THE USES DESIGNATED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LAND-USE INTENSITY IS DETERMINED BY THE FLOOR-AREA RATIOS SPECIFIED ON THE SITE DEVELOPMENT PLAN.

BUILDING HEIGHT SHALL BE AS SPECIFIED IN THE SITE DEVELOPMENT PLAN, AND AS LIMITED BY THE ZONE.

Building Setbacks
Buildings shall be located on each site according to the following setback dimensions except as provided in 14-16-3-3 of the zoning code:
Front setback of not less than 20' from the R.O.W. line
Side setback of not less than 10' from the R.O.W. line
Rear setback of not less than 10' from the R.O.W. line
LOT SIZE SHALL BE A MINIMUM OF ONE ACRE, WITH A MINIMUM DIMENSION OF NOT LESS THAN 100 FEET.

SIGNS LOCATION. A SIGN SHALL NOT OVERHANG INTO THE PUBLIC RIGHT-OF-WAY.

SIZE SHALL BE LIMITED TO 75 SQUARE FEET IF THE MOST IMPORTANT STREET ABUTTING THE LOT IS A LOCAL STREET OR 100 SQUARE FEET IF THE MOST IMPORTANT STREET ABUTTING THE LOT IS A COLLECTOR OR ARTERIAL STREET OR FREEWAY.

ONE WALL SIGN SHALL BE PERMITTED PER FACADE PER BUSINESS.

A BUILDING-MOUNTED SIGN SHALL NOT EXCEED 15 PERCENT OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS NOT WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL OR COLLECTOR STREET, OR 20 PERCENT OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS WHOLLY VISIBLE FROM AN ABUTTING ARTERIAL OR COLLECTOR STREET OR FREEWAY.

HEIGHT OF A FREE-STANDING SIGN SHALL NOT EXCEED 26 FEET. A BUILDING-MOUNTED SIGN SHALL NOT EXCEED FIVE FEET ABOVE THE BUILDING WALL. LIGHT BULBS ILLUMINATING SIGNS SHALL NOT SHINE DIRECTLY INTO ADJACENT CONFORMING RESIDENTIAL PROPERTY.

OFF-STREET PARKING SHALL BE PROVIDED FOR ALL USES AND BUILDINGS AS REQUIRED IN SECTION 40.A OF THE ZONING CODE.

PARKING LOT LANDSCAPING SHOULD CONSIST PRIMARILY OF DECIDUOUS TREES AND GRASS TURF WITH AUTOMATIC IRRIGATION SYSTEMS. AT LEAST TEN PERCENT OF PAVED PARKING AREAS SHALL BE LANDSCAPED.

Landscape Concept
The development of an overall landscape concept will establish a framework that unifies the individual sites within the Sunport Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
IMPERVIOUS GROUND COVERS SUCH AS GRAVEL AND CONCRETE (INCLUDING SIDEWALKS) SHOULD BE USED ONLY WHERE REQUIRED FOR DRAINAGE, PEDESTRIAN, AND OTHER FUNCTIONAL PURPOSES.

INTERNAL STREET AND PARKING LOT LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 40.I OF THE ZONING CODE; IN ADDITION, FIXTURES SHOULD BE STANDARDIZED AND OF A SIZE SUITED TO THEIR FUNCTION.

SERVICE AREAS SUCH AS LOADING DOCKS, JANITORIAL AND MACHINE ROOMS, AND OTHER SERVICE ENTRANCES, AND REFUSE COLLECTION FACILITIES SHOULD NOT BE LOCATED ON OR ADJACENT TO THE MOST PROXIMATE BOUNDARIES OF RESIDENTIAL AREAS.

INGRESS/EGRESS WITHIN THE PARK SHALL BE PROMOTED. IN PARTICULAR, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN BLOCKS 2, 4 AND 6 SHALL BE ENCOURAGED. LANDSCAPED WALKWAYS FOR PEDESTRIANS ARE PARTICULARLY ENCOURAGED AS THE INDIVIDUAL BLOCKS AND LOTS ARE DEVELOPED. IT IS HIGHLY DESIRABLE THAT PEDESTRIAN ACCESS BE FACILITATED TO THE GREATEST EXTENT POSSIBLE AND SHOULD BE ENCOURAGED.

VEHICULAR MOVEMENT THROUGH THESE LOTS IS ALSO ENCOURAGED WITHIN SPECIFIC TRAVEL WAYS WITH AN EMPHASIS ON SPEED CONTROL.

LARGE BUILDING SITING SHALL BE ACCOMPLISHED WITH PARTICULAR ATTENTION PAID TO MASSING RELATIONSHIP BALANCED WITH BOTH NEARBY LARGE AND SMALL BUILDINGS. IT IS PROPOSED THAT THE ADAPTED BUILDING SIZE, ORIENTATION, LANDSCAPING WILL BE COMPATIBLE WITH OTHER BUILDINGS IN THE AREA. SOLAR ACCESS, COLOR, STRUCTURE, SHAPE, AND LANDSCAPING SHOULD BE COMPATIBLE WITH THE GENERAL PARK MOTIF.

TOPOGRAPHICAL CONSIDERATION SHALL BE INCLUDED WHEN PLANNING STRUCTURES WITH A PARTICULAR EMPHASIS ON LARGER STRUCTURES TO PREVENT AN UNDESIRABLE "STAND OUT" APPEARANCE.

TOPOGRAPHICAL FEATURES SHALL BE CONSIDERED AN ASSET WHEN SITING AND LANDSCAPING STRUCTURES WITHIN THE SUNPORT PARK SITE.

DRAINAGE CONCEPT

THE DRAINAGE CONCEPT USES COMBINATION OF POSSIBLE DISPOSAL STRATEGIES INCLUDING A 36" COLLECTOR WHICH DISCHARGES INTO AN INLET OF THE SOUTH DIVERSION CHANNEL AND TWO 24" COLLECTORS WHICH DISCHARGE INTO EXISTING DRAINAGE PIPES UNDER I-25. ADDITIONALLY 42" AND 48" COLLECTORS DISCHARGE INTO AN EXISTING 6" X 8" BOX COLLECTOR UNDER I-25. ALL RUN-OFF IS BASED ON A SITE ANALYSIS USING A 6 HOUR PRECIPITATION AND 100 YEAR FREQUENCY OCCURRENCE STORM.

RAILROAD VACATION

THE EXISTING ABANDONED AT & OF RAIL BED IS PRESENTLY SCHEDULED FOR A VACATION HEARING ON JANUARY 7, 1988 (9-8-87). THE PROPOSED VACATION AND RIGHT-OF-WAY EXCHANGE INCLUDES PLANNED DEVELOPMENT OF THE RAILROAD CORRIDOR ALONG WOODWARD ROAD. AN AGREEMENT HAS BEEN REACHED WITH CITY, STATE AND OWNERS FOR THE MORE DESIRABLE EAST-WEST ALIGNMENT.

ACCESS

A 200 FOOT RIGHT-OF-WAY WILL BE DEDICATED FOR WOODWARD BOULEVARD. THIS RIGHT-OF-WAY WILL BE DEDICATED AS FOLLOWS:

- 156 FEET OF RIGHT-OF-WAY IS DEDICATED AS A CORRIDOR FOR AN ARTERIAL STREET SECTION BETWEEN THE EAST RIGHT-OF-WAY BOUNDARY OF INTERSECTION 25 AND THE RIGHT-OF-WAY BOUNDARY LINE OF UNIVERSITY BOULEVARD SE.
- 44 FEET OF RIGHT-OF-WAY TO BE DEDICATED IN ADDITION TO THE 156 FOOT RIGHT-OF-WAY CORRIDOR SPECIFIED IN PARAGRAPH A ABOVE WHEN REQUESTED BY THE CITY OF ALBUQUERQUE.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR A CONNECTION OF STREET "C" OR LOT 1 OF BLOCK 1 WITH MULBERRY STREET SE.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS WITH COMMON PROPERTY LINES ABUTTING THE WEST UNIVERSITY BOULEVARD SE RIGHT-OF-WAY.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED FOR ANY LOTS ABUTTING WOODWARD BOULEVARD SE.
- ALL FINAL STREET RADI: SHALL CONFORM WITH THE DESIGN PROCEDURES MANUAL REQUIREMENTS.

2-85-98-1
DRB 97-257

APPROVALS

THIS PLAN OF LOTS 3-A-2-A & 3-A-2-B IN BLOCK 1 AMENDS THAT PORTION OF THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON MARCH 8, 1986, 2-85-98-1, AND SIGNED OFF BY THE DEVELOPMENT REVIEW BOARD ON APRIL 1, 1986. A SITE DEVELOPMENT PLAN FOR EACH PARCEL SHALL BE SUBMITTED AND APPROVED AT A PUBLIC HEARING BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT.
DRB-97-257

| | |
|----------------------------|---------|
| <i>[Signature]</i> | 7/8/91 |
| PLANNING DEPARTMENT | DATE |
| <i>[Signature]</i> | 7-07-91 |
| TRANSPORTATION DEVELOPMENT | DATE |
| <i>[Signature]</i> | 7-7-91 |
| PARKS AND GENERAL SERVICES | DATE |
| <i>[Signature]</i> | 7-7-91 |
| CITY ENGINEER / AMAFCA | DATE |
| <i>[Signature]</i> | 7-7-91 |
| UTILITY DEVELOPMENT | DATE |

INDEX

| DESCRIPTION | SHEET No. |
|---|-----------|
| TITLE SHEET | 1 |
| SITE DEVELOPMENT PLAN | 2 |
| PROTOTYPICAL SITE PLAN (LOT 1, BLOCK 1) | 3 |
| PROTOTYPICAL LANDSCAPE PLAN (LOT 1, BLOCK 1) | 4 |
| PROTOTYPICAL GRADING PLAN (LOT 1, BLOCK 1) | 5 |
| PROTOTYPICAL BUILDING ELEVATIONS (LOT 1, BLOCK 1) | 6 |
| CONCEPTUAL DRAINAGE PLAN | MAP No. 2 |

I CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSION'S DECISION OF MARCH 6, 1986 AND THAT CONDITIONS 1 AND 2 HAVE BEEN SATISFIED.
[Signature]
ANDREWS, ASBURY & ROBERT, INC.

APPROVALS

| | |
|---|--------|
| NA | DATE |
| CHIEF CITY SURVEYOR | DATE |
| NA | DATE |
| PROPERTY MANAGEMENT | DATE |
| <i>[Signature]</i> | 4-2-86 |
| TRAFFIC ENGINEER | DATE |
| <i>[Signature]</i> | 4-1-86 |
| PARKS AND RECREATION DIRECTOR | DATE |
| <i>[Signature]</i> | 4-1-86 |
| WATER RESOURCES DEPARTMENT | DATE |
| NA | DATE |
| ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY | DATE |
| <i>[Signature]</i> | 4-2-86 |
| CITY ENGINEER, ENGINEERING DIVISION | DATE |
| <i>[Signature]</i> | 4-1-86 |
| PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION | DATE |

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO

REVISED: March 17, 1988

ENGINEER'S FILE No. 85-415

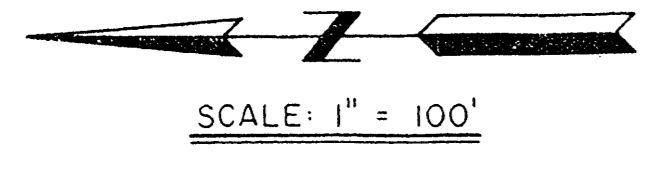
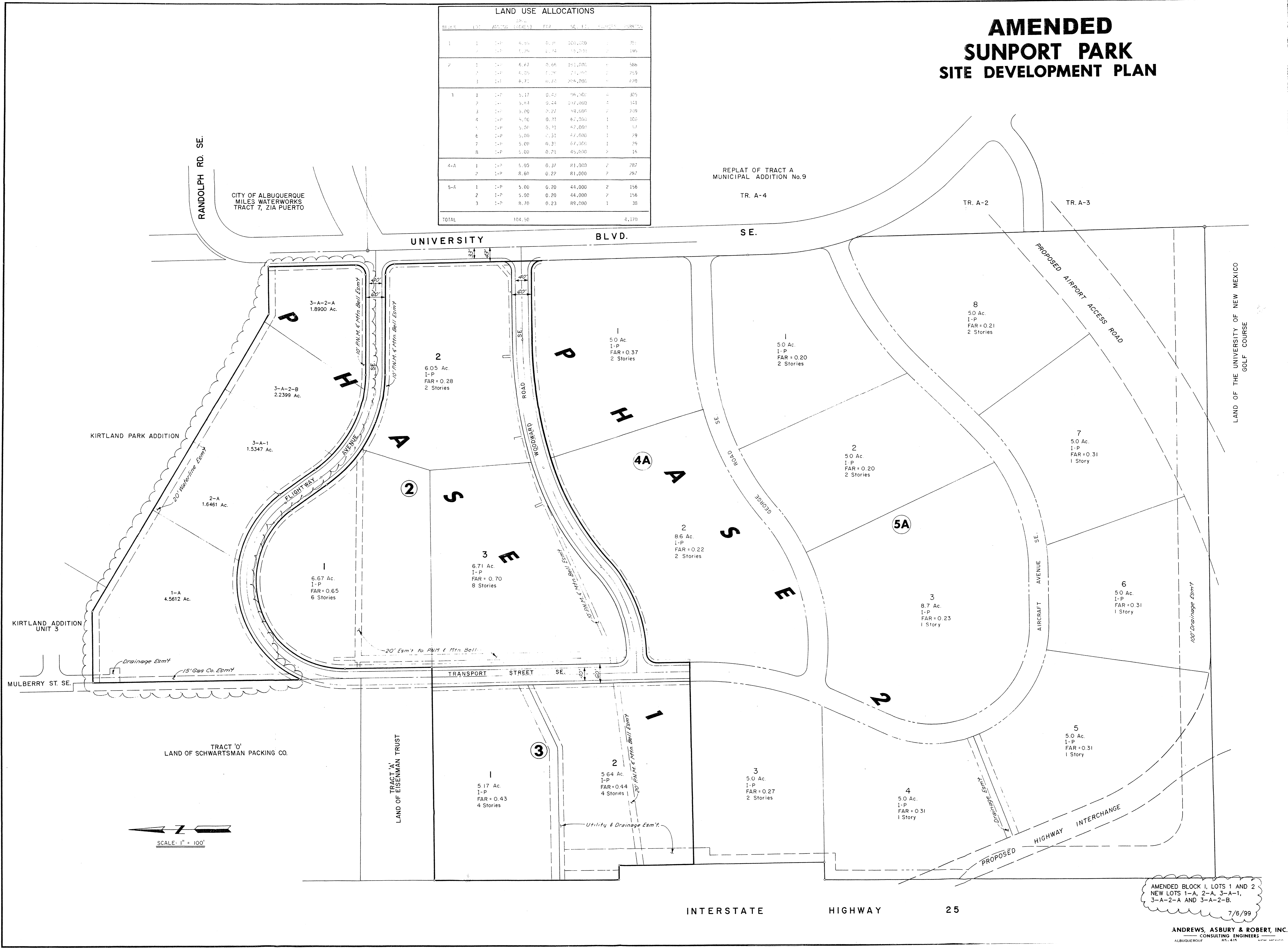
AMENDED BLOCK 1, LOTS 1 AND 2
NEW LOTS 1-A, 2-A, 3-A-1,
3-A-2-A AND 3-A-2-B.

7/6/99
SHEET 1 OF 2

AMENDED SUNPORT PARK SITE DEVELOPMENT PLAN

| LAND USE ALLOCATIONS | | | | | | |
|----------------------|-----|------------|------|-----------------------|------------|------------|
| Block No. | Lot | Area (Ac.) | FAR | Max. Height (Stories) | Area (Ac.) | Area (Ac.) |
| 1 | 1 | 6.25 | 0.21 | 100,000 | 1 | 35 |
| | 2 | 6.25 | 0.21 | 100,000 | 2 | 195 |
| | 3 | 6.25 | 0.21 | 100,000 | 3 | 586 |
| 2 | 1 | 4.25 | 0.28 | 71,000 | 2 | 255 |
| | 2 | 4.25 | 0.28 | 71,000 | 3 | 630 |
| | 3 | 4.25 | 0.28 | 71,000 | 4 | 805 |
| 3 | 1 | 5.17 | 0.43 | 96,100 | 4 | 141 |
| | 2 | 5.17 | 0.43 | 96,100 | 5 | 219 |
| | 3 | 5.17 | 0.43 | 96,100 | 6 | 299 |
| 4 | 1 | 4.70 | 0.21 | 67,000 | 1 | 100 |
| | 2 | 4.70 | 0.21 | 67,000 | 2 | 57 |
| | 3 | 4.70 | 0.21 | 67,000 | 3 | 79 |
| 5 | 1 | 5.00 | 0.20 | 44,000 | 2 | 76 |
| | 2 | 5.00 | 0.20 | 44,000 | 3 | 15 |
| | 3 | 5.00 | 0.20 | 44,000 | 4 | 287 |
| 6 | 1 | 8.60 | 0.22 | 81,000 | 2 | 287 |
| | 2 | 8.60 | 0.22 | 81,000 | 3 | 156 |
| | 3 | 8.60 | 0.22 | 81,000 | 4 | 156 |
| 7 | 1 | 5.00 | 0.23 | 89,000 | 1 | 38 |
| | 2 | 5.00 | 0.23 | 89,000 | 2 | 38 |
| | 3 | 5.00 | 0.23 | 89,000 | 3 | 38 |
| TOTAL | | 104.50 | | | 4,170 | |

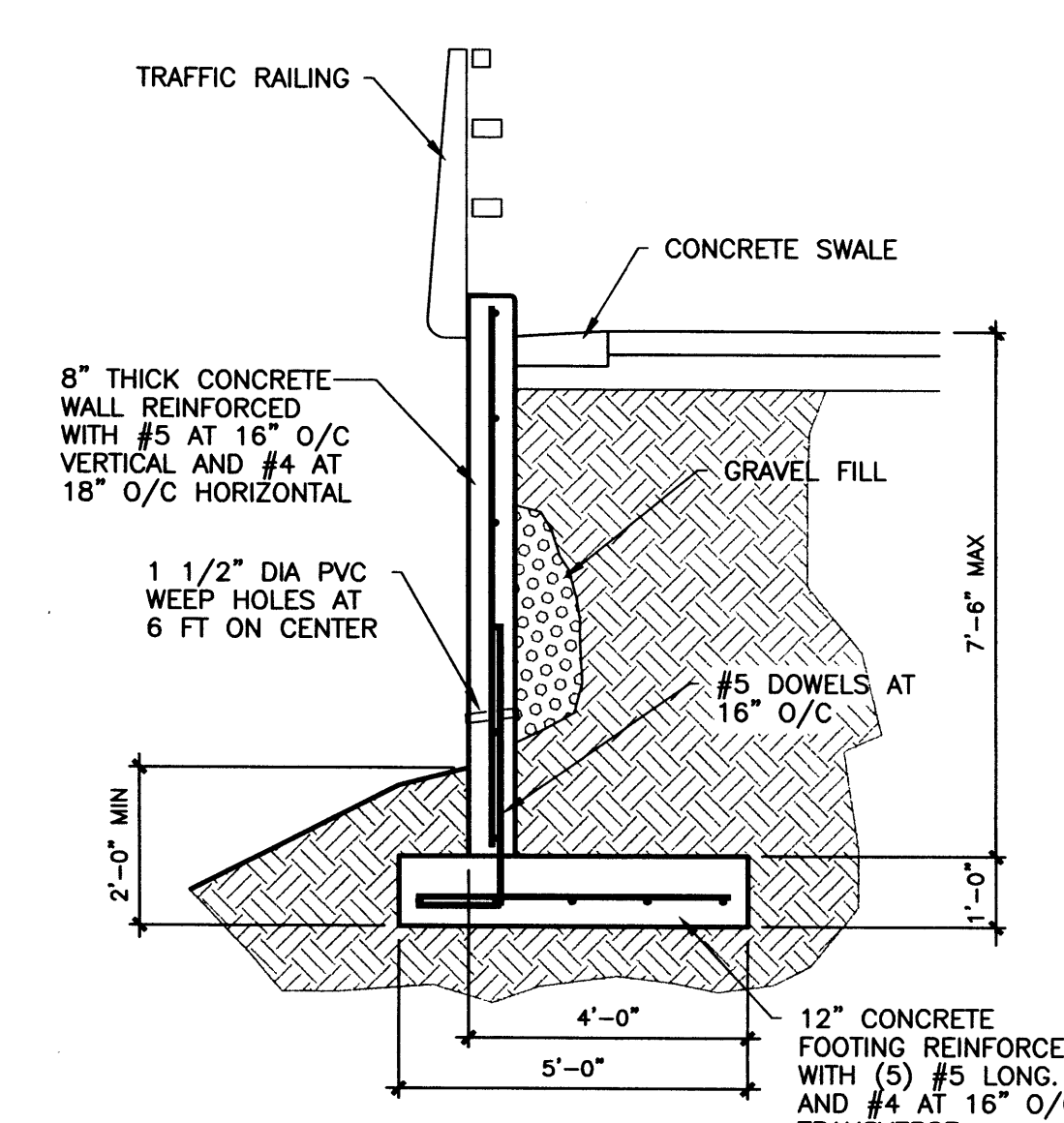
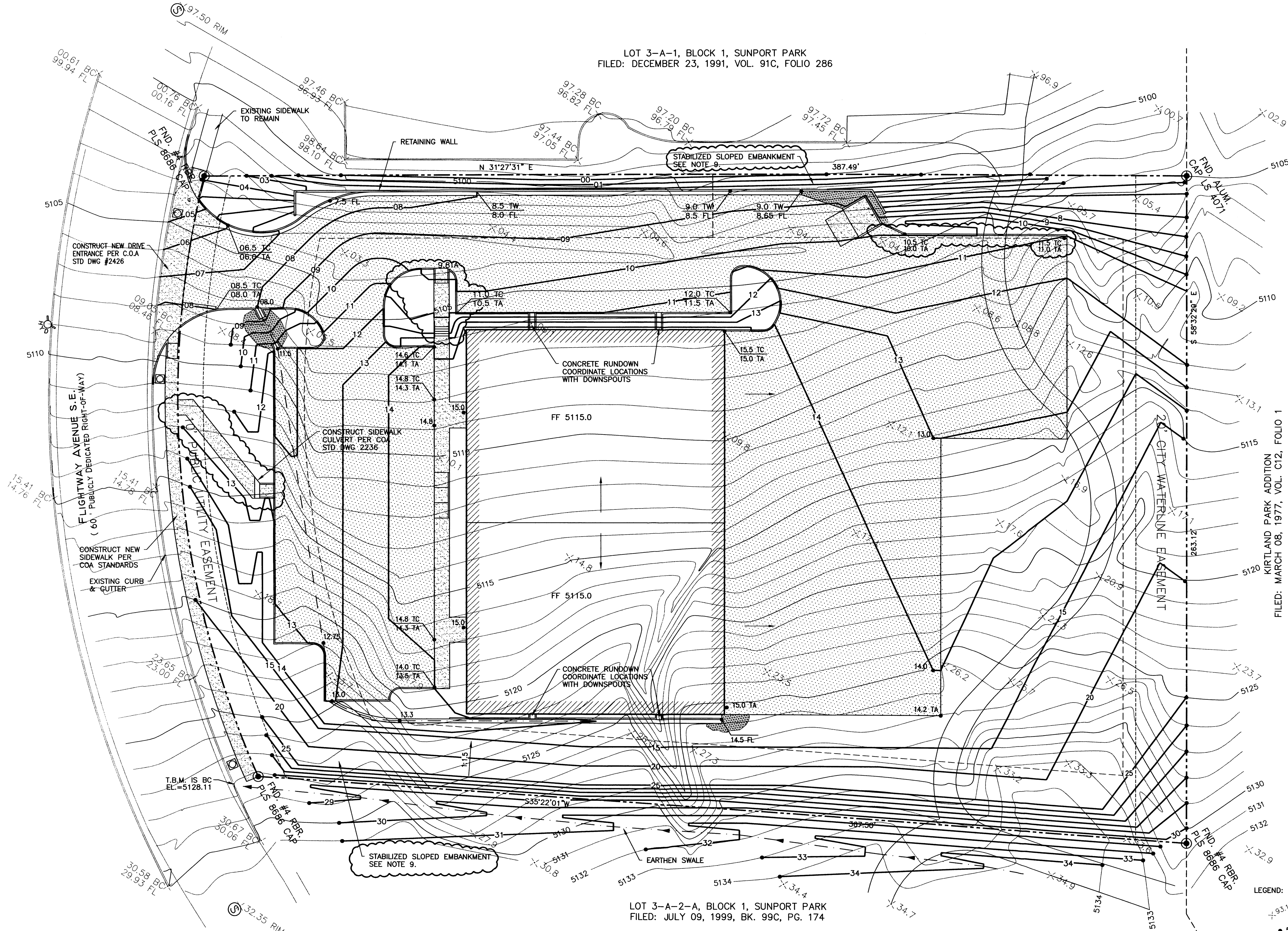
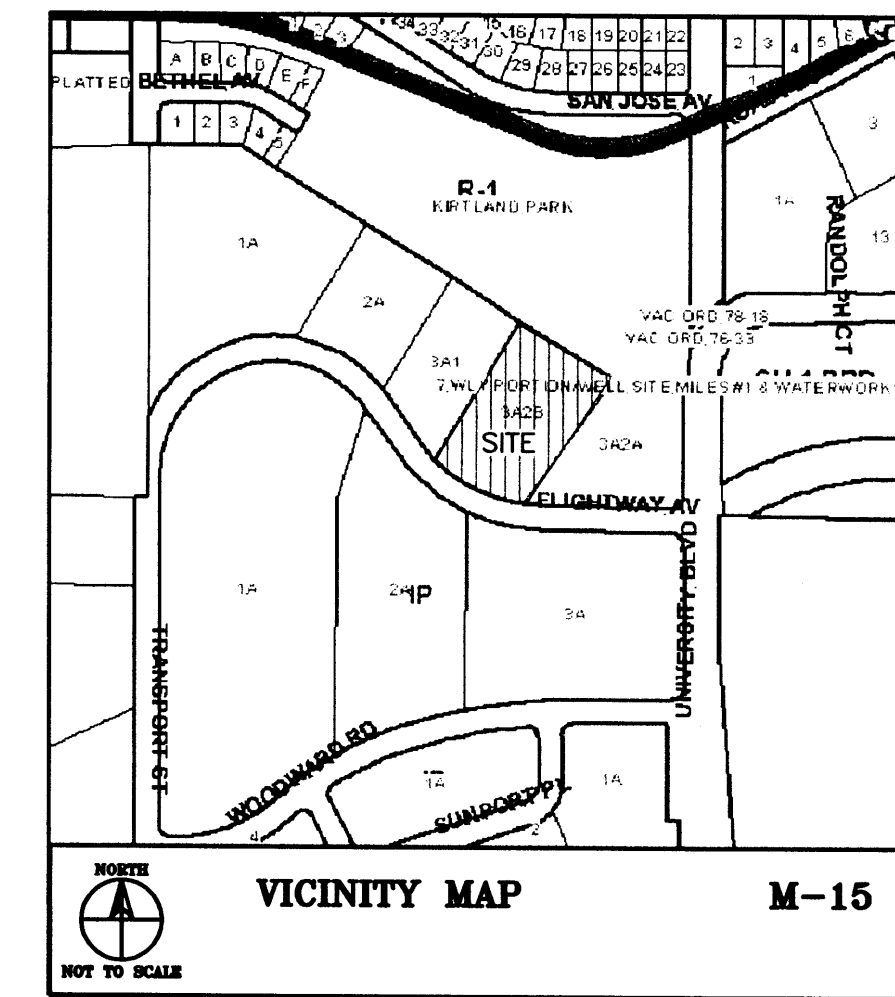
REPLAT OF TRACT A
MUNICIPAL ADDITION No. 9
TR. A-4



AMENDED BLOCK 1, LOTS 1 AND 2
NEW LOTS 1-A, 2-A, 3-A-1,
3-A-2-A AND 3-A-2-B.
7/6/99

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE, N.M.

LOT 3-A-1, BLOCK 1, SUNPORT PARK
FILED: DECEMBER 23, 1991, VOL. 91C, FOLIO 286



1 RETAINING WALL
3/8"=1'-0"

REV 1/9/04 COA COMMENTS
NORTH
GRADING AND DRAINAGE PLAN
NOVEMBER 30, 2003 SCALE: 1" = 20' (U.N.O.)

**LOT 3A2B, BLOCK 1
SUNPORT PARK**

DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING THE GRADING AND DRAINAGE PLAN FOR LOT 3A2B BLOCK 1 SUNPORT PARK ARE CONTAINED HEREON:
1. VICINITY MAP
2. GRADING PLAN
3. CALCULATIONS
THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED WEST OF UNIVERSITY BOULEVARD ON THE NORTH SIDE OF FLIGHT AVENUE. THE SITE IS UNDEVELOPED AND SLOPES FROM EAST TO WEST AT AN APPROXIMATE SLOPE OF 10%. THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE WEST. THE LANDS TO THE NORTH SLOPE AWAY FROM THE SITE. THE STREET TO THE SOUTH BLOCK FLOWS FROM THAT DIRECTION. AN EARTHEN SWALE IS PROPOSED ALONG THE PROPERTY LINE TO THE EAST. THEREFORE OFFSITE FLOWS ARE CONSIDERED NEGLECTABLE.
THE PROPOSED DEVELOPMENT LIE WITHIN THE SUNPORT PARK PHASE 1 MASTER PLAN (M15/D23) PREPARED BY ANDREWS, ASBURY, & ROBERTS. THE MASTER DRAINAGE PLAN FOR THIS DEVELOPMENT ALLOWS FREE DISCHARGE OF RUNOFF FROM THE SITE. THE PROPOSED DEVELOPMENT WILL DISCHARGE RUNOFF FLIGHT AVENUE AT THE DRIVE ENTRANCE.

THE GRADING PLAN SHOWS:
• THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
• CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
• THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
• THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.
THE PROPOSED IMPROVEMENTS CONSIST OF A NEW WAREHOUSE AND OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. THE SUNPORT PARK PHASE 1 MASTER PLAN (M15/D23) WAS PREPARED BY ANDREWS, ASBURY, & ROBERTS INC. THE MASTER PLAN HAS ESTABLISHED FREE DISCHARGE FROM THE SITE.
THE LOT TO THE EAST IS UNDEVELOPED. PRIOR TO START OF CONSTRUCTION, WRITTEN PERMISSION FROM THE OWNER OF THE ADJACENT LOT IS REQUIRED TO GRADE THE SWALE ALONG THE EAST PROPERTY LINE.
AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE PROPOSED RATE OF DISCHARGE IS 8.8 CFS (4 CFS/ACRE).

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 = 2
TOTAL SITE AREA = 2.24 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.53(1.00) = 0.53 INCHES
V = 0.53(2.24) / 12 = 0.099 ACRE FEET
Q = 1.56(1.00) (2.24) = 3.5 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=11% C=32% D=57%
E = 0.78(0.11)+1.13(0.32)+2.12(0.57) = 1.66 INCHES
V = 1.66(2.24) / 12 = 0.310 ACRE FEET
Q = [2.28 (0.11)+3.14 (0.32)+4.7(0.57)](2.24)=8.8 CFS
Q = 8.8/2.24=4 CFS/ACRE
INCREASE IN VOLUME OF RUNOFF = 0.211 ACRE FT
INCREASE IN RATE OF RUNOFF = 5.3 CFS

- CONSTRUCTION NOTES**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 - ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
 - THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
 - THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
 - CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT. SEE SHEET C-3 FOR ADDITIONAL REQUIREMENTS.
 - EMBANKMENTS STEEPER 1:3 SHALL BE MECHANICALLY STABILIZED WITH INVISIBLE STRUCTURES INC "SLOPEtome2", OR APPROVED EQUAL INSTALLATIONS SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
 - THE SUBJECT PROPERTY IS LOCATED (NEAR, ON) A (FORMER, EXISTING) LANDFILL. DUE TO THE SUBJECT PROPERTY BEING (ON, NEAR), A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FT OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

LEGEND:

| | |
|---------------|-------------------------|
| 0 10' 20' 40' | SCALE: 1" = 20' |
| + | EXISTING SPOT ELEVATION |
| • 51.00 | NEW SPOT ELEVATION |
| — 51 — | EXISTING CONTOUR |
| — 51 — | NEW CONTOUR |
| — | SWALE |
| ✓ | VERIFIED ELEVATION |
| — 54.0 — | AS BUILT ELEVATION |
| — | BASEIN BOUNDARY |
| --- | PROPERTY LINE |
| FL | FLOW LINE |
| GND | GROUND |
| INV | INVERT |
| TA | TOP OF ASPHALT |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TS | TOP OF CONCRETE SLAB |
| TW | TOP OF WALL |
| TBM | TEMPORARY BENCH MARK |
| ▨ | GRAVEL |
| ▨ | ASPHALT PAVING |
| ▨ | CONCRETE |

CLAUDIO VIGIL ARCHITECTS

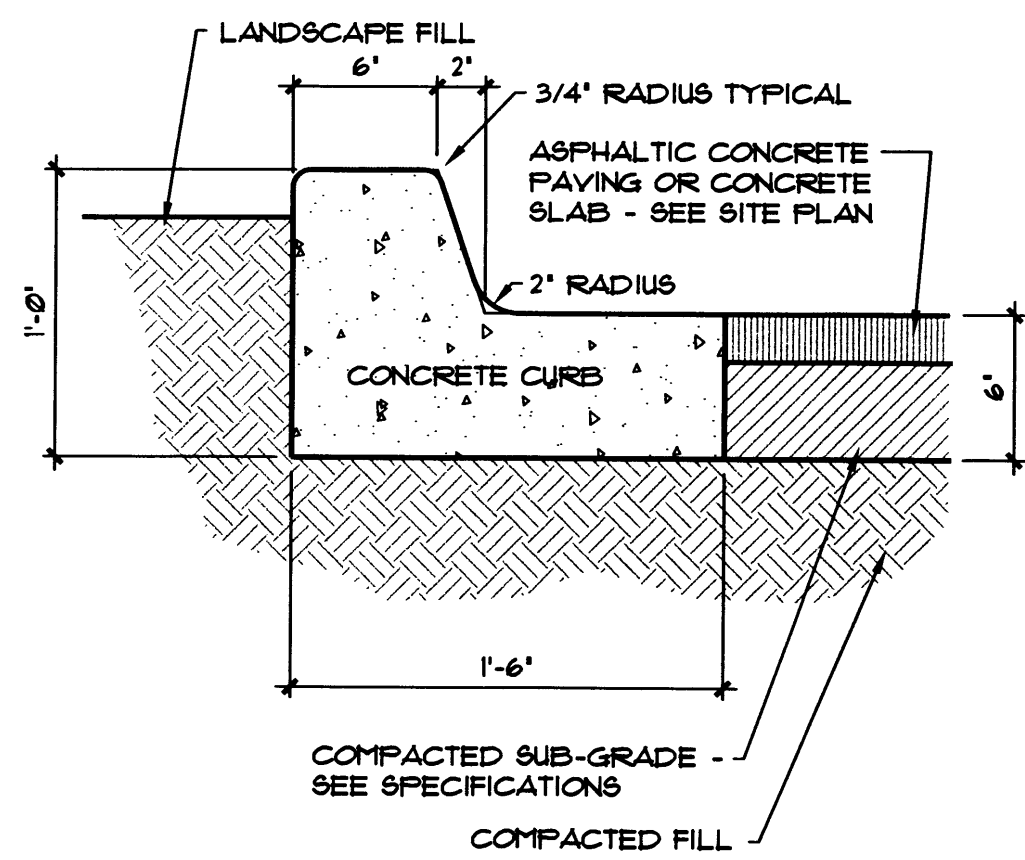
**LOT 3A2B BLOCK 1
SUNPORT PARK
BUILDING SHELL
ALBUQUERQUE, NEW MEXICO**

SHEET C-2

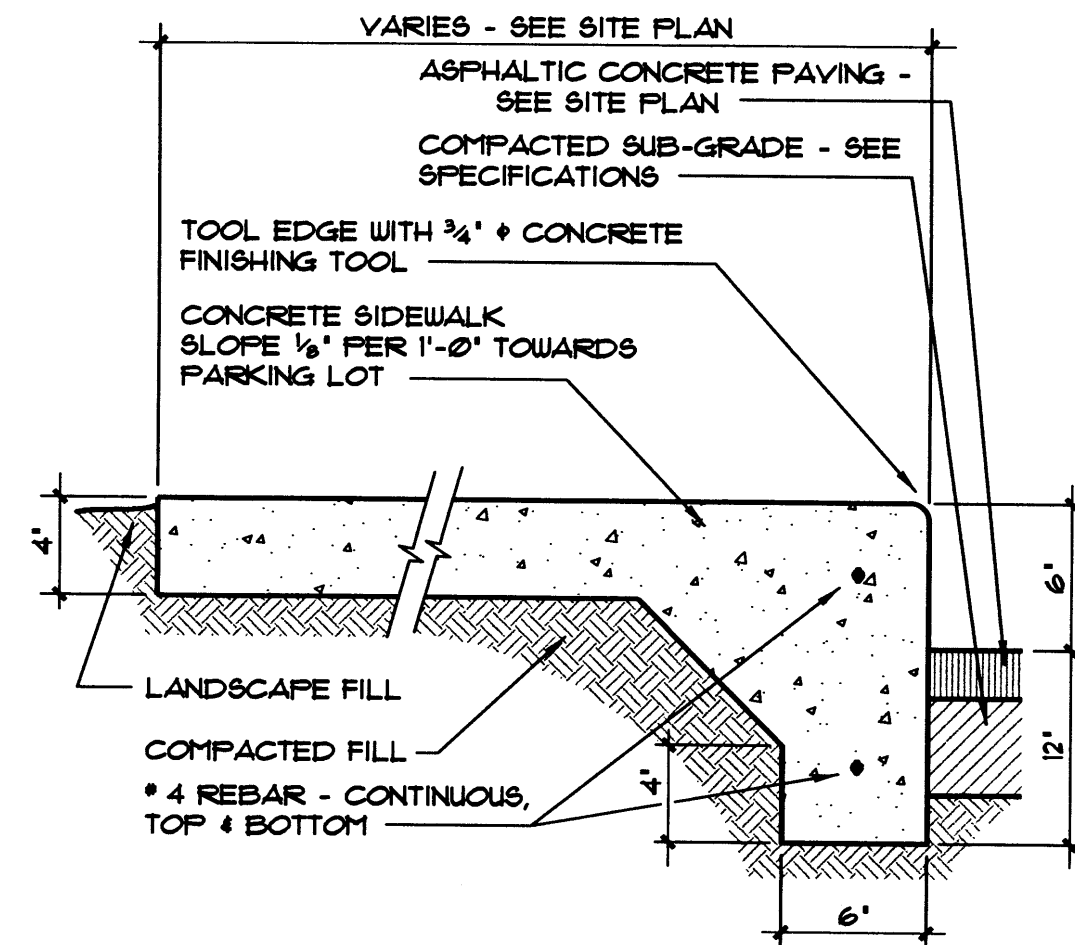
PROJECT NUMBER 02220

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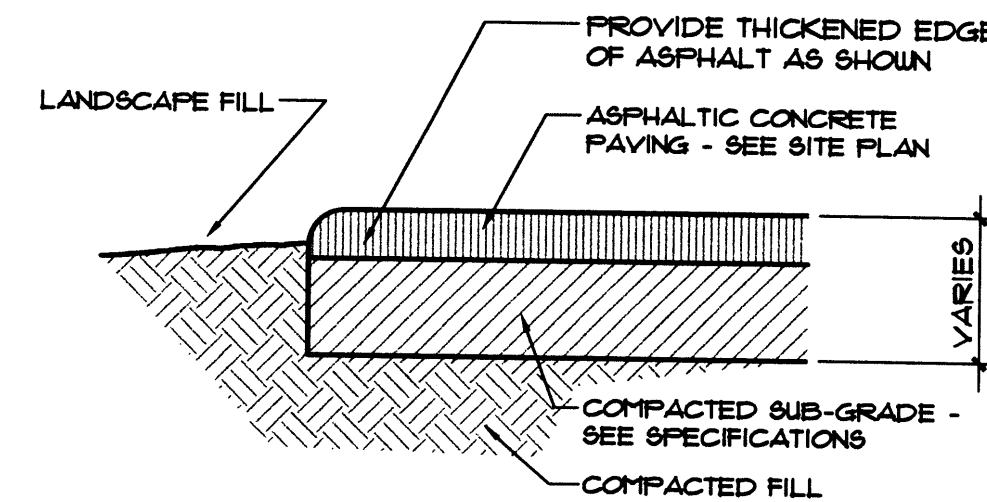
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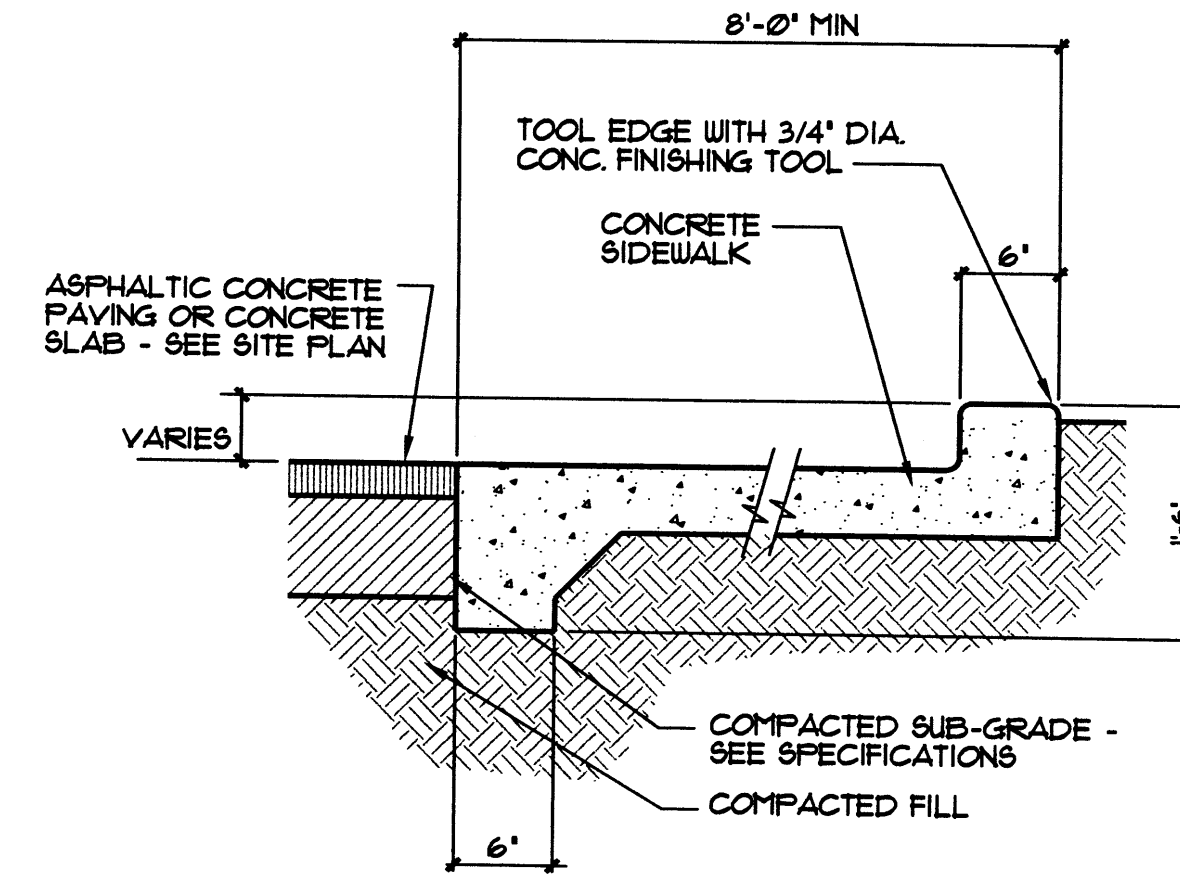
1 TYPICAL STAND-UP CURB
SCALE: 1-1/2" = 1'-0"



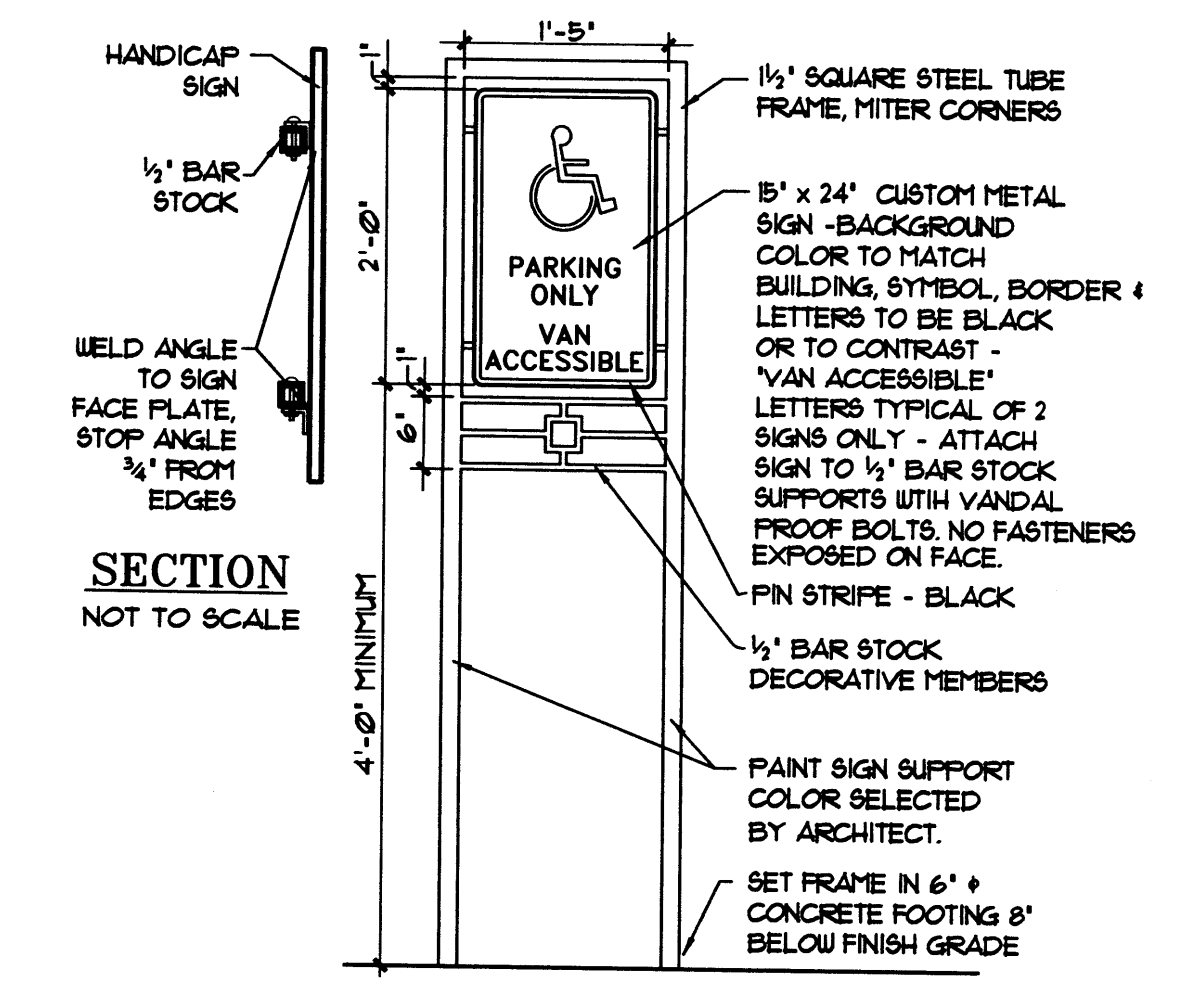
2 TURN-DOWN SIDEWALK
SCALE: 1-1/2" = 1'-0"



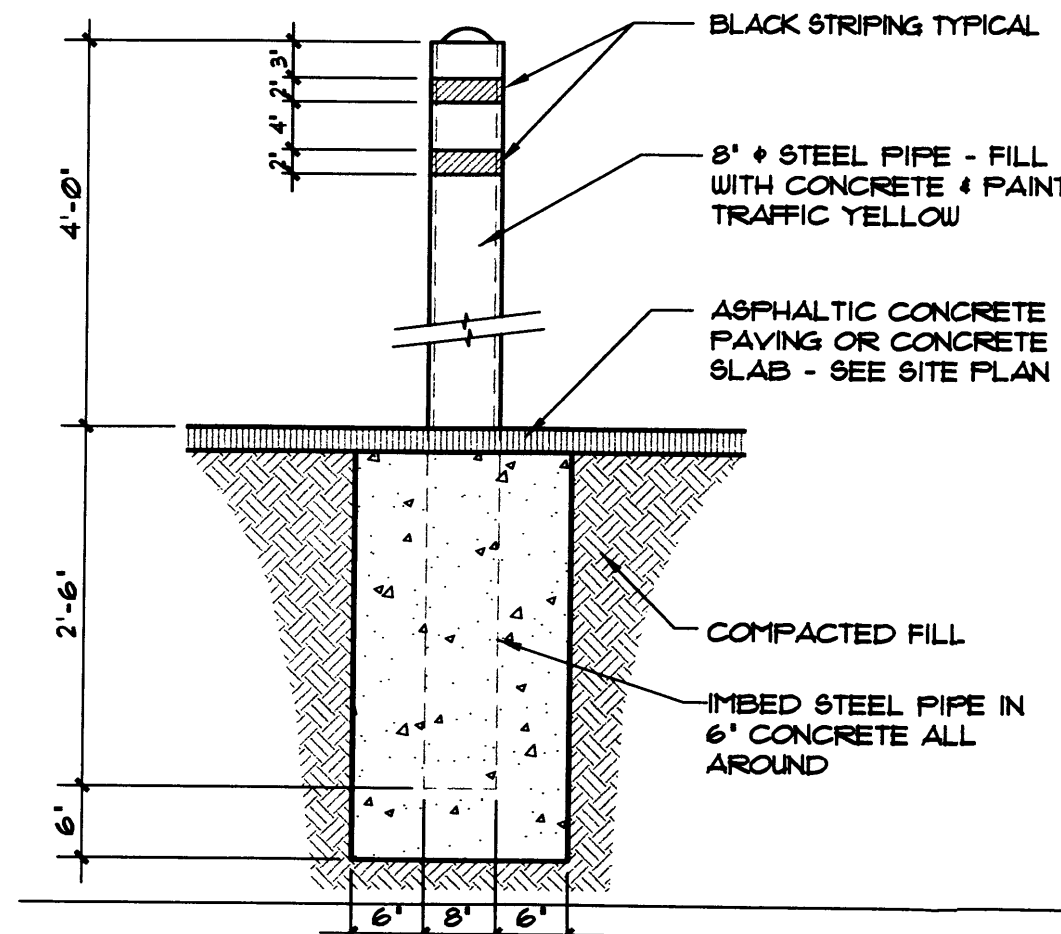
3 EDGE OF ASPHALT
SCALE: 1-1/2" = 1'-0"



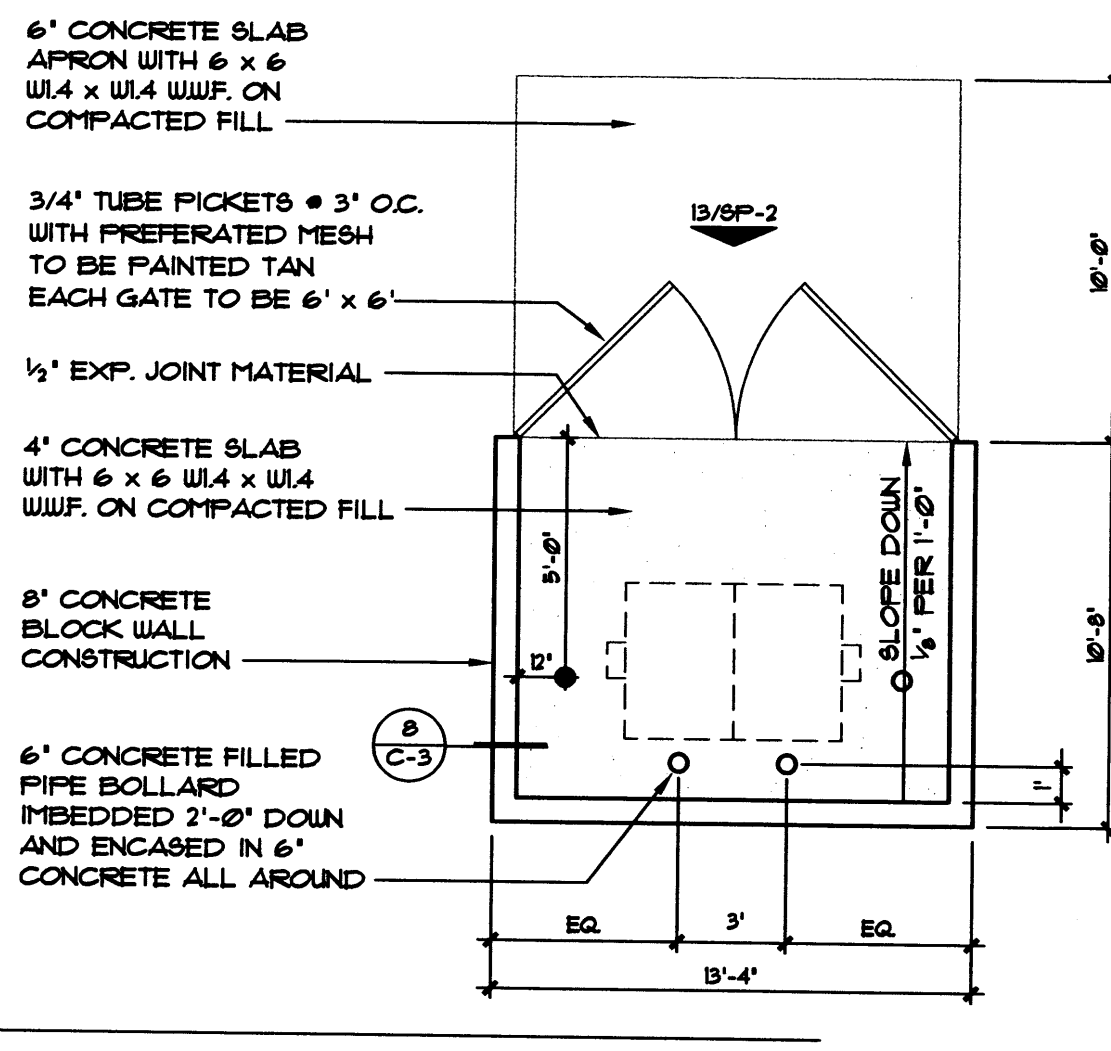
4 EDGE OF ASPHALT
SCALE: 1" = 1'-0"



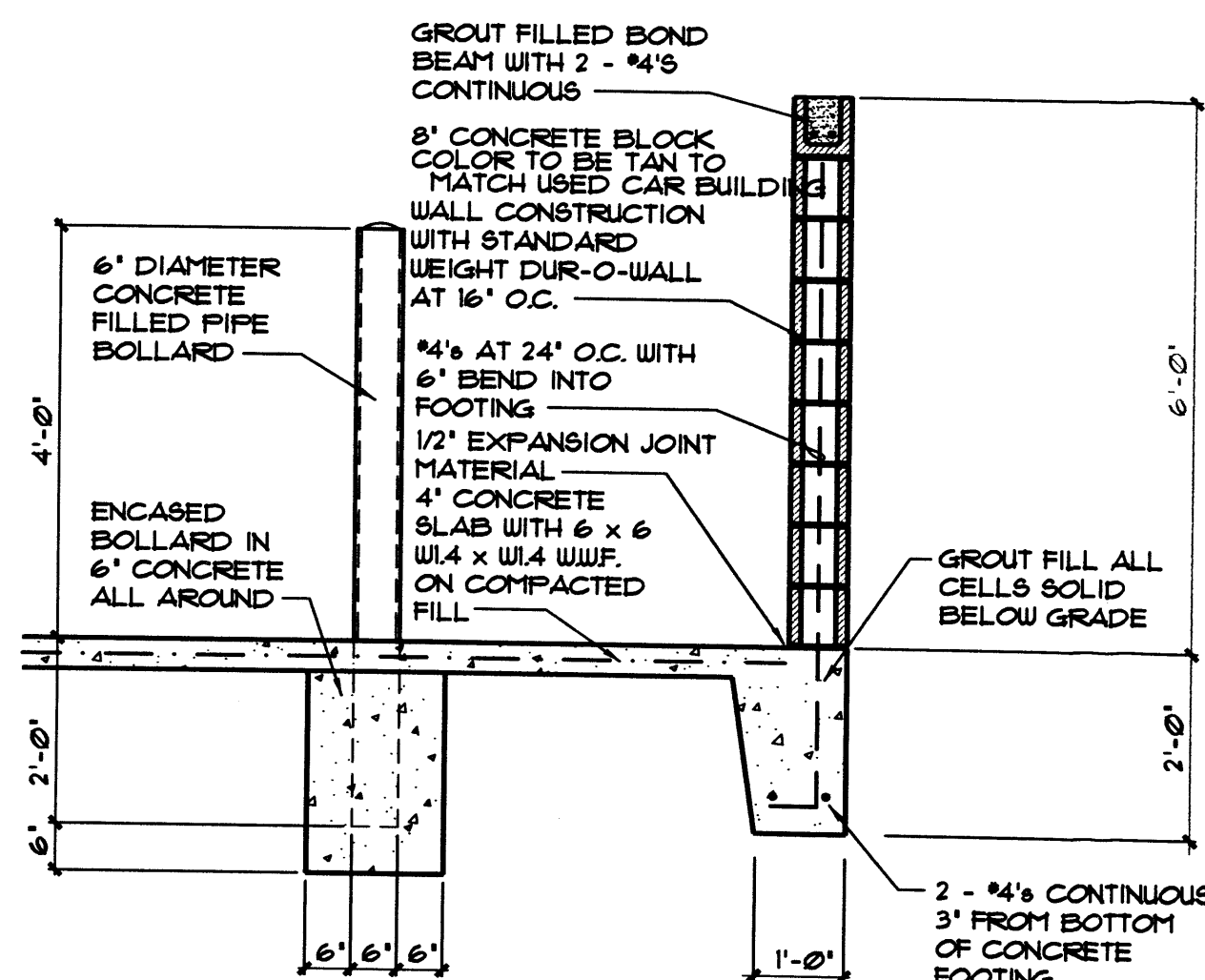
5 HANDICAP SIGN POST
SCALE: 3/4" = 1'-0"



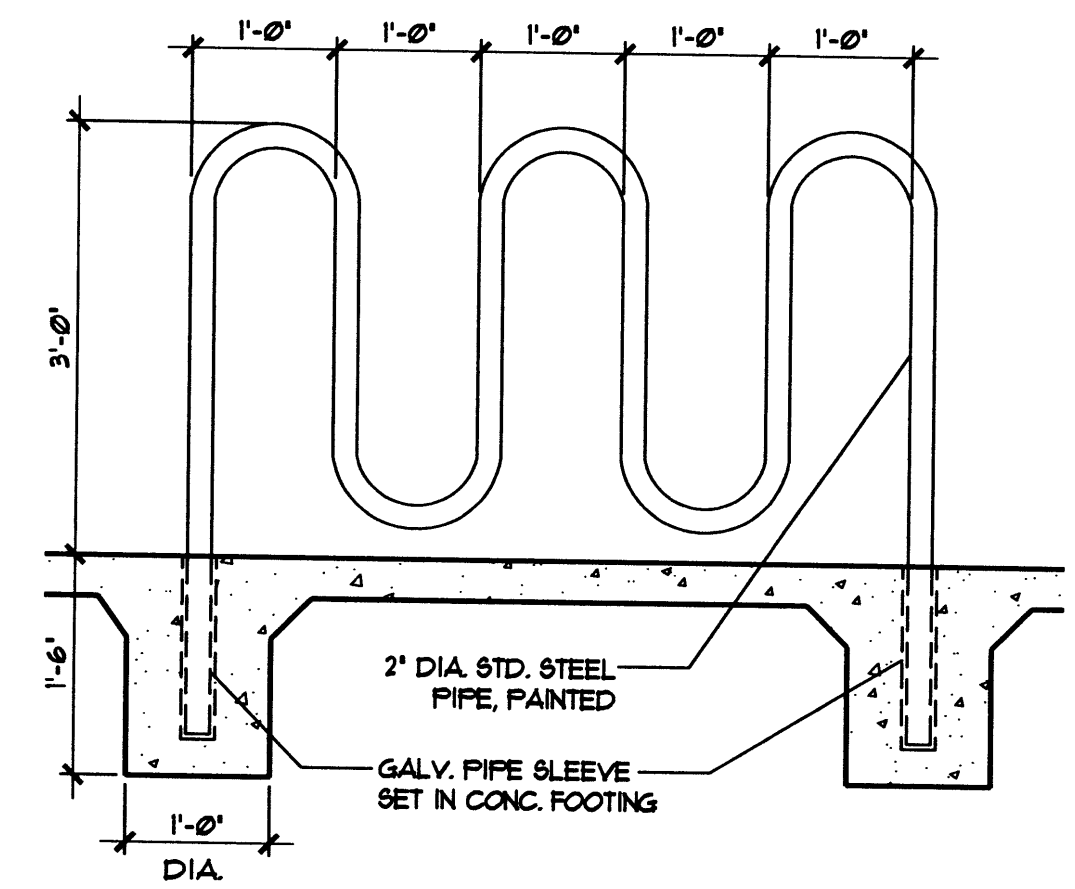
6 EXTERIOR STEEL BOLLARD
SCALE: 3/4" = 1'-0"



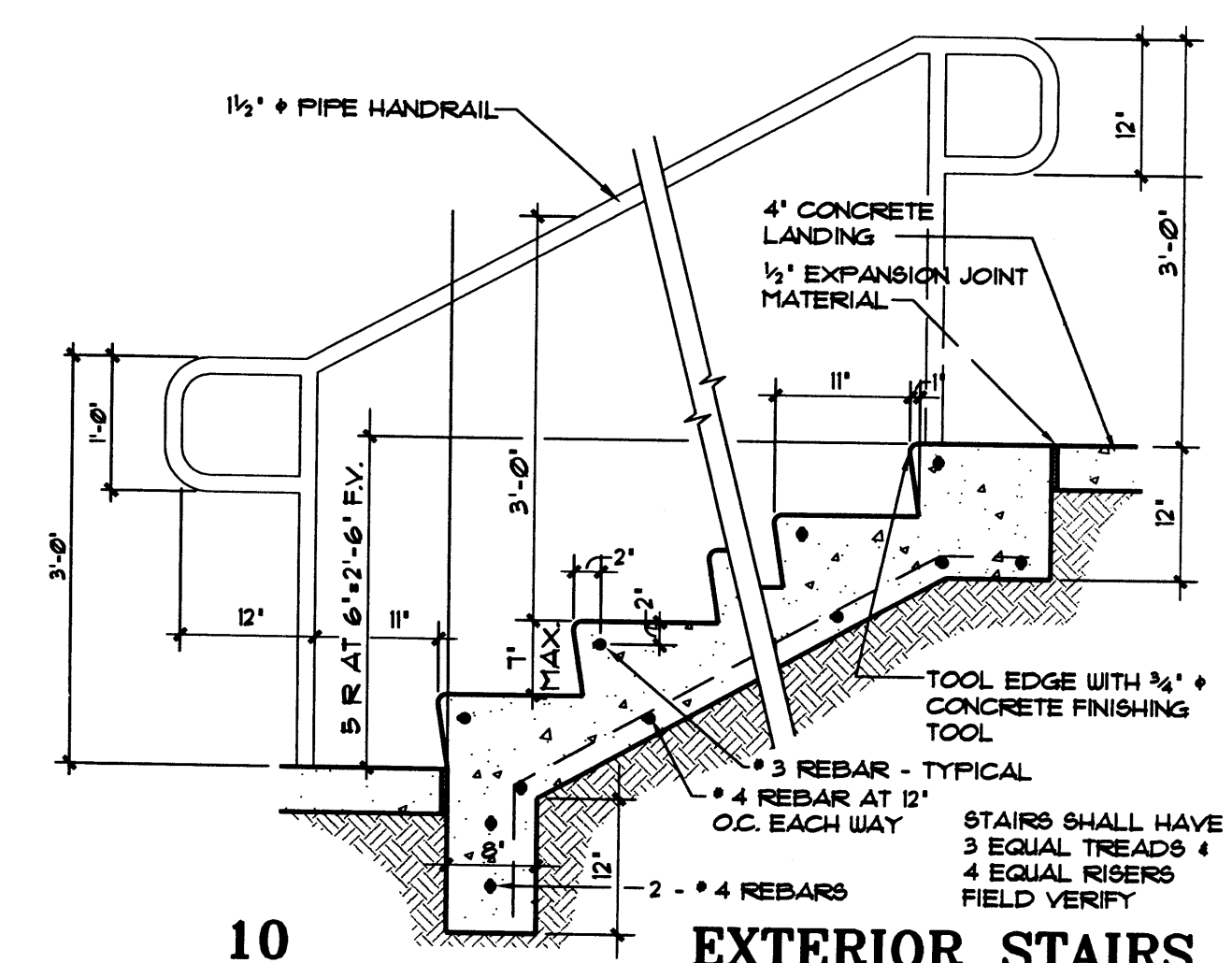
7 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



8 TRASH ENCLOSURE WALL
SCALE: 1/2" = 1'-0"



9 BICYCLE RACK
SCALE: 3/4" = 1'-0"




10 EXTERIOR STAIRS
SCALE: 3/4" = 1'-0"

GENERAL NOTES - SITE WORK

- A. EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING KNOWLEDGEABLE OF THE APPLICABLE REGULATIONS CONCERNING EROSION CONTROL, ENVIRONMENTAL PROTECTIONS, STORM WATER POLLUTION PREVENTION, AND WASTE DISPOSAL. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DETERMINATION OF THE APPROPRIATENESS OF THE MEANS AND METHODS USED BY THE CONTRACTOR TO COMPLY WITH THESE REGULATIONS.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND OBTAINING ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
 - THE CONTRACTOR SHALL PROMPTLY REMOVE ANY EXCAVATED MATERIAL FROM THE PUBLIC RIGHT-OF-WAY, OR ADJACENT PROPERTY, AND DISPOSE OF IT IN A MANNER AS TO PREVENT IT FROM WASHING OFF THE PROJECT SITE.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL BERRIS, INSTALL SILT FENCING, OR PROVIDE OTHER APPROVED METHODS TO ENSURE THAT NO SOIL ERODES FROM THE PROJECT SITE ONTO THE ADJACENT SITES OR ONTO THE PUBLIC RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL PROPERLY WATER THE CONSTRUCTION AREA TO PREVENT SOIL FROM BLOWING. DUST CONTROL SHALL BE IN COMPLIANCE WITH THE CITY, COUNTY, STATE, AND FEDERAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
 - DUST AND EROSION CONTROL METHODS, INCLUDING WATERING, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENTS OR PAYMENT SHALL BE MADE.
 - THE CONTRACTOR SHALL REVEGETATE ANY AREA DISTURBED BY CONSTRUCTION NOT COVERED BY LANDSCAPING, ASPHALT, OR OTHER IMPERVIOUS MATERIALS, WITH RECLAMATION SEEDING.
 - THE CONTRACTOR SHALL PROPERLY DISPOSE OF ANY ASPHALT MATERIALS REMOVED UNDER THIS PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO SOLID WASTE ACT.
 - ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING THOSE ITEMS DESIGNATED FOR DEMOLITION, CONSTRUCTION WASTE, CONSTRUCTION WASTE PRODUCTS (OIL, GAS, TIERS, ETC) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC, SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH THE APPLICABLE GOVERNMENTAL REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REPORTING OF THE SPILLS OF ANY HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION. HAZARDOUS MATERIALS, INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OR PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6151.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE REFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH THE APPLICABLE GOVERNMENT REGULATIONS.
 - THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.
- B. TRAFFIC CONTROL
 - 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 REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION PRIOR TO CONSTRUCTION. THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.
- C. 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 1:2 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 RAMP 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 1:20. 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 1:2.
 - HANDICAP PARKING SPACES AND ACCESSIBLE AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESSIBLE AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

SITE DETAILS

NOVEMBER 30, 2003 SCALE: 3/4" = 1'-0" (U.N.O.)



CLAUDIO VIGIL ARCHITECTS

**LOT 3A2B BLOCK 1
SUNPORT PARK
BUILDING SHELL
ALBUQUERQUE, NEW MEXICO**

SHEET

C-3

PROJECT NUMBER
02220

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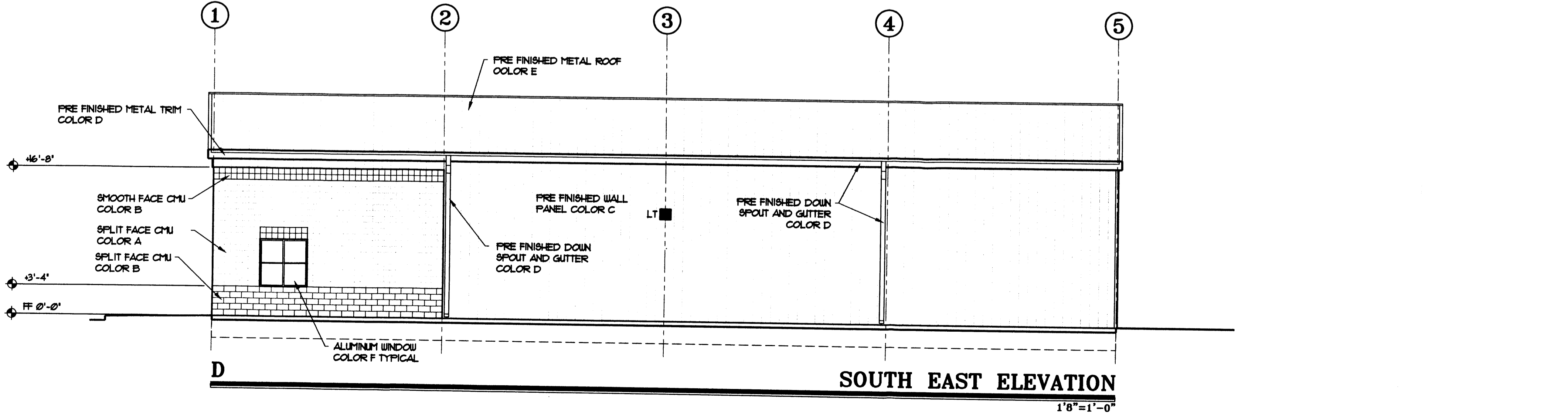
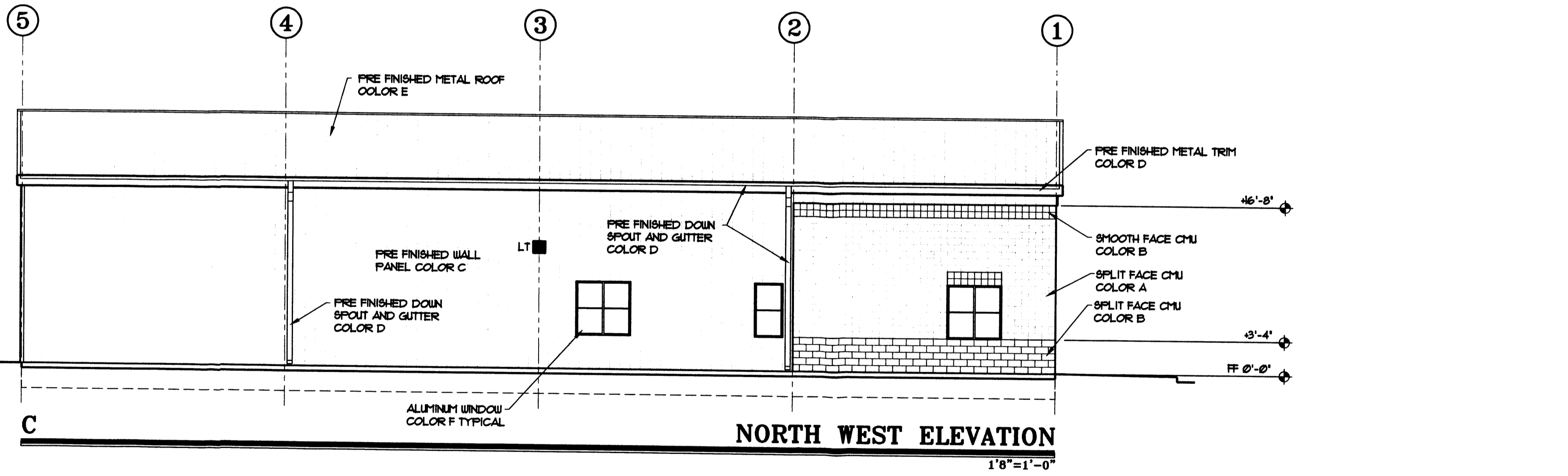
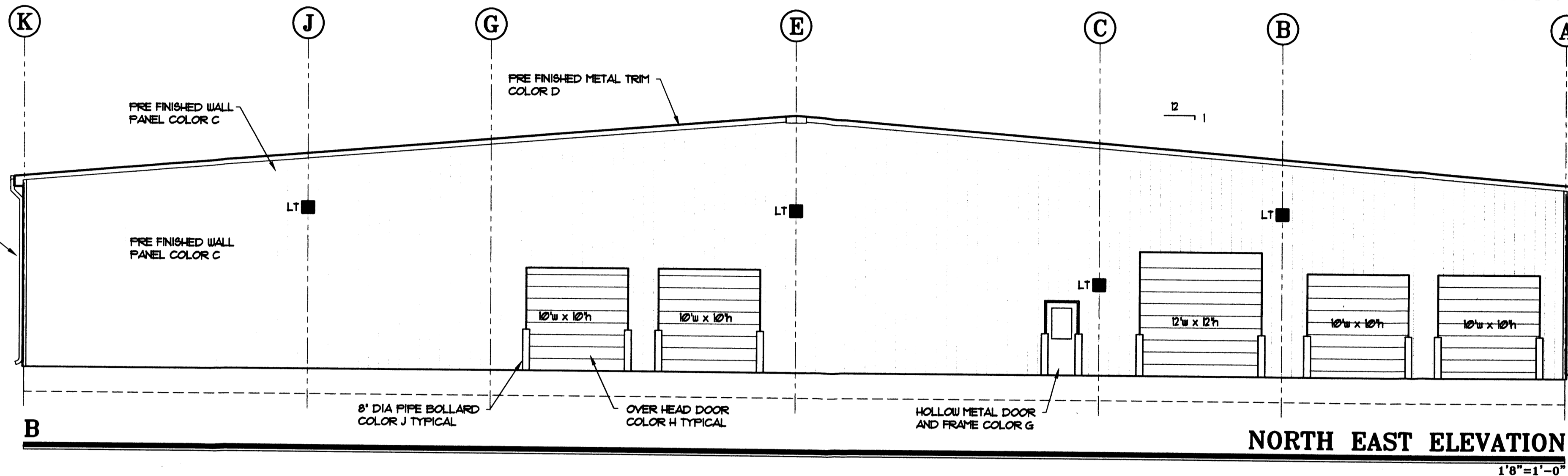
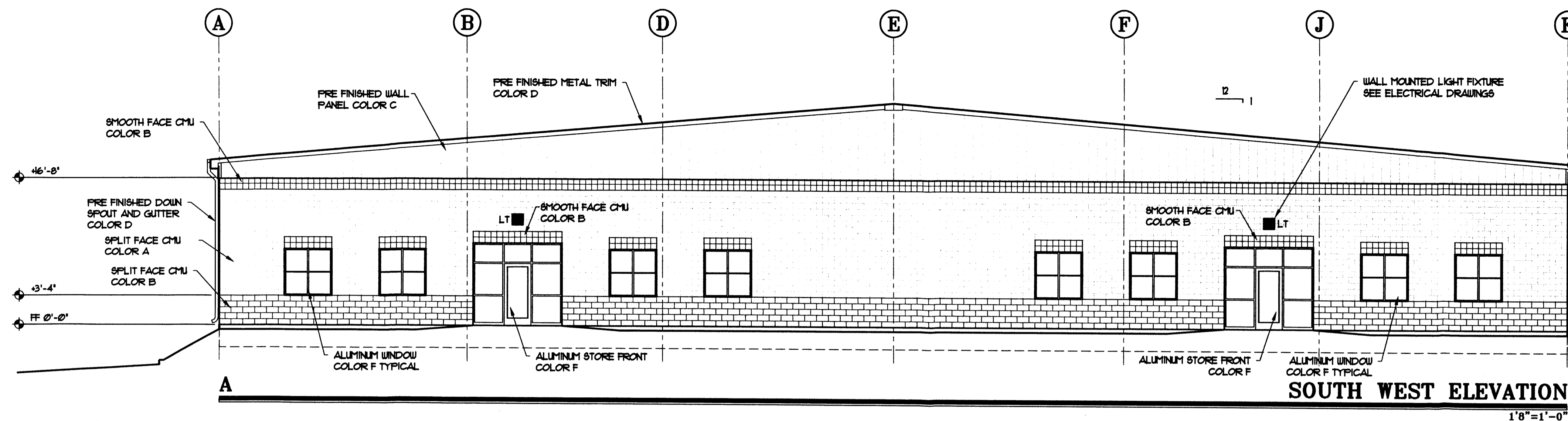
GENERAL NOTES

- A. SITE LIGHTING SHALL BE BUILDING MOUNTED AS SHOWN. SIGHT LIGHTING SHALL NOT GLARE ON TO 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 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.
- B. THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET OR ACCESS. SEE WEST ELEVATION FOR LOCATION.

COLOR SELECTIONS

- COLOR A: CMU
- COLOR B: CMU
- COLOR C: WALL PANELS
- COLOR D: METAL BUILDING TRIM
- COLOR E: METAL BUILDING ROOF
- COLOR F: ALUMINUM STOREFRONT - KAINEER PERMAZIDE - CLEAR ANODIZED WITH BLUE GREEN ECLIPSE - REFLECTED GLAZING
- COLOR G: HOLLOW METAL DOORS PAINT
- COLOR H: HOLLOW METAL FRAMES PAINT
- COLOR I: OVER HEAD DOOR PAINT
- COLOR J: BOLLARDS PAINT SAFETY ORANGE

*PAINT COLORS ARE TO MATCH SHERWIN WILLIAMS



EXTERIOR ELEVATIONS

NOVEMBER 30, 2003 SCALE: 1/8" = 1' (U.N.O.)



CLAUDIO VIGIL ARCHITECTS

LOT 3A2B BLOCK 1
SUNPORT PARK
BUILDING SHELL
ALBUQUERQUE, NEW MEXICO

SHEET

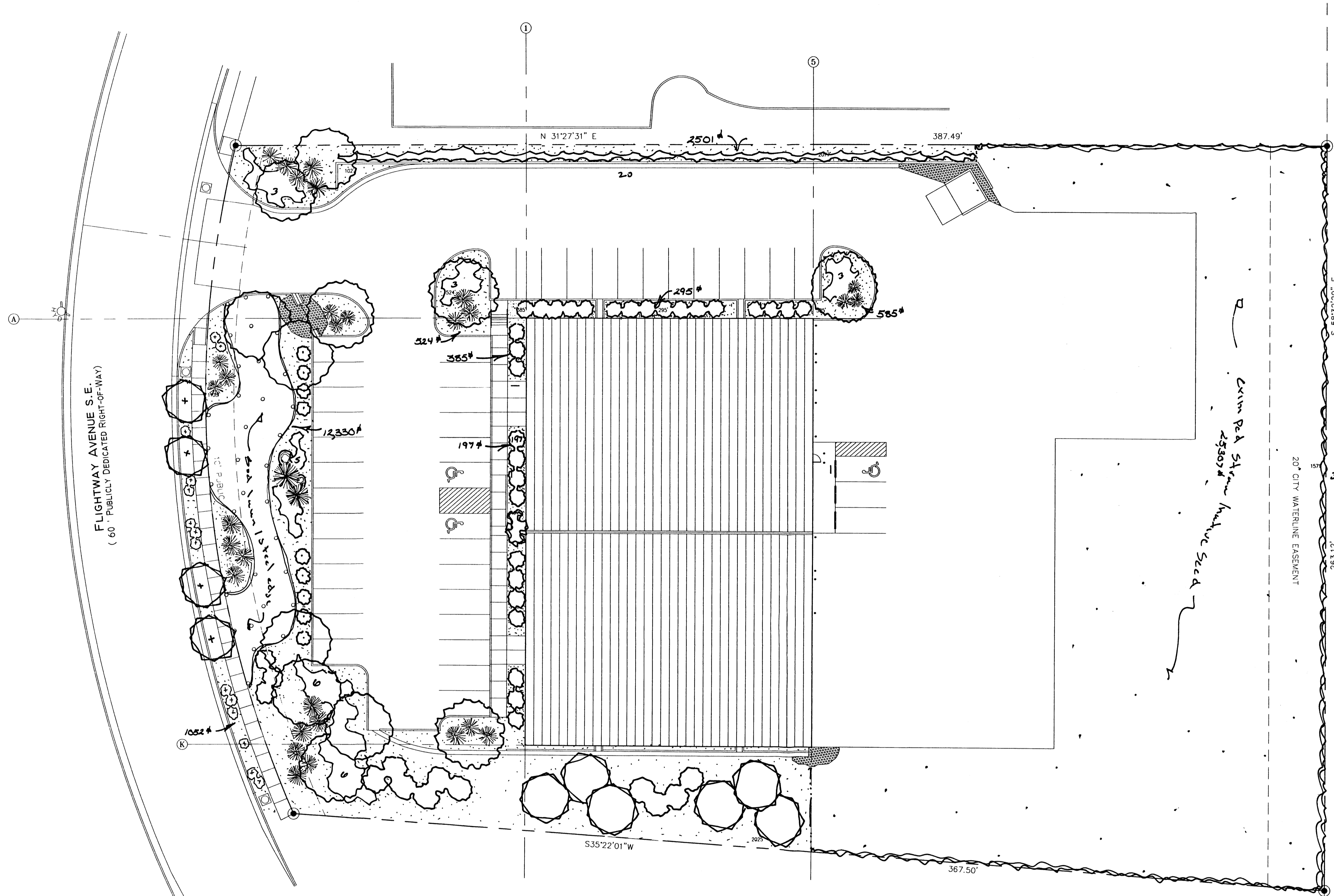
A-2

PROJECT NUMBER

02220

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Phone: 505/842-1113 Fax: 505/842-1330



LANDSCAPE CALCULATIONS

| | |
|-----------------------------|---------------------|
| NET LANDSCAPE AREA | |
| TOTAL LOT AREA | 100,807 square feet |
| TOTAL BUILDINGS AREA | 15,545 square feet |
| OFFSITE AREA | 2,815 square feet |
| NET LOT AREA | 82,447 square feet |
| LANDSCAPE REQUIREMENT | 15% |
| TOTAL LANDSCAPE REQUIREMENT | 12,367 square feet |
| TOTAL LANDSCAPE PROVIDED | 43,176 square feet |
| TOTAL BED PROVIDED | 15,298 square feet |
| TOTAL SOD PROVIDED | 2,471 square feet |
| TOTAL NATIVE SEED PROVIDED | 25,207 square feet |

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, Plant 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 Bubble 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.

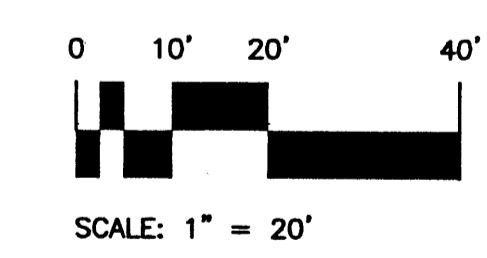
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



LANDSCAPE PLAN

NOVEMBER 30, 2003 SCALE: 1" = 20' (U.N.O.)



- | | |
|----------------------------------|--|
| 2 1/2" Cal. locust trees H (12) | Sgal. tall Juniper (24) |
| 2 1/2" Cal. Flowering pear H (4) | 1 gal. red trumpet vine m (56) |
| Sgal. desert willow L (5) | 1 gal. wild flowers m (14) |
| Sgal. coyote bush L (4) | Sod lawn / steel edge pop up heads (2471#) |
| Sgal. raphanalepis m (30) | 3/4" crushed gray gravel / f.f. (15,398#) |
| Sgal. regal mist grass m (20) | Crimped straw / native seed (25307#) |
| Palm yucca L (2) | 15 gal. Washington hawthorn (H) (1) |
| | Sgal. chumison L (13) |

CLAUDIO VIGIL ARCHITECTS

LOT 3A2B BLOCK 1
SUNPORT PARK
BUILDING SHELL
ALBUQUERQUE, NEW MEXICO

SHEET
L-1
PROJECT NUMBER
02220

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