

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT
▨	PROPOSED SIDEWALK
▤	EXISTING SIDEWALK
▭	BUILDING
—	PROPOSED MOUNTABLE CURB
—	PROPOSED TURNDOWN SIDEWALK
---	EXISTING CURB & GUTTER
☼	EXISTING STREET LIGHT
⊕	EXISTING POWER POLE
⊓	PROPOSED BIKE RACK
⊓	PROPOSED MONUMENT SIGN
⊓	EXISTING SINGLE SERVICE METER
⊓	EXISTING SAS MANHOLE
●	CLEAN OUT
●	NEW SAS SERVICE
⊕	EXISTING FIRE HYDRANT
⊕	LIGHT

- NOTES:**
- EXISTING CURB AND GUTTER.
 - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
 - NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 - NEW ASPHALT PAVING AREA.
 - NEW TURNDOWN SIDEWALK.
 - NEW MOUNTABLE CURB PER COA STANDARD DRAWING 2415.
 - NEW SIDEWALKS PER COA STANDARD DRAWING #2430.
 - INSTALL HANDICAP SIGN, SEE DETAIL THIS SHEET.
 - EXISTING SIDEWALK.
 - INSTALL DOUBLE TRASH ENCLOSURE.
 - 30" HIGH LANDSCAPING BERM, SEE LANDSCAPING PLAN FOR DETAIL.
 - MONUMENT SIGN, SEE DETAIL THIS SHEET.
 - EXISTING WATER LINE SERVICE.
 - INSTALL 6" SAS SERVICE.
 - EXISTING FIRE HYDRANT.
 - NEW 400W METAL HALIDE SITE LIGHTING, SEE DETAIL THIS SHEET.

SITE DATA

PROPOSED USAGE:	RETAIL
EXISTING LOT AREA:	104,889.18 SQ. FT. (2.4079 AC.)
GROSS BUILDING AREA:	30,000 SQ. FT.
ZONING:	SU-1 FOR PLANNED INDUSTRIAL PARK FOR 0-1 AND C-2 USES
CONSTRUCTION TYPE:	II N, SPRINKLED

LANDSCAPE CALCULATIONS:

NET LOT AREA	74,889.13 SQ. FT. ±
LANDSCAPING REQUIRED:	14,978.00 SQ. FT. ±
20% OF 74,889.00 SQ. FT.	
LANDSCAPE PROVIDED	19,466.00 SQ. FT. ±

PARKING CALCULATIONS:

PARKING REQUIRED:		
WAREHOUSE AREA:	8,106 GSF / 2000 GSF	4 SPACES
RETAIL AREA:	21,894 GSF / 200 GSF	110 SPACES
TOTAL PARKING:		114 SPACES

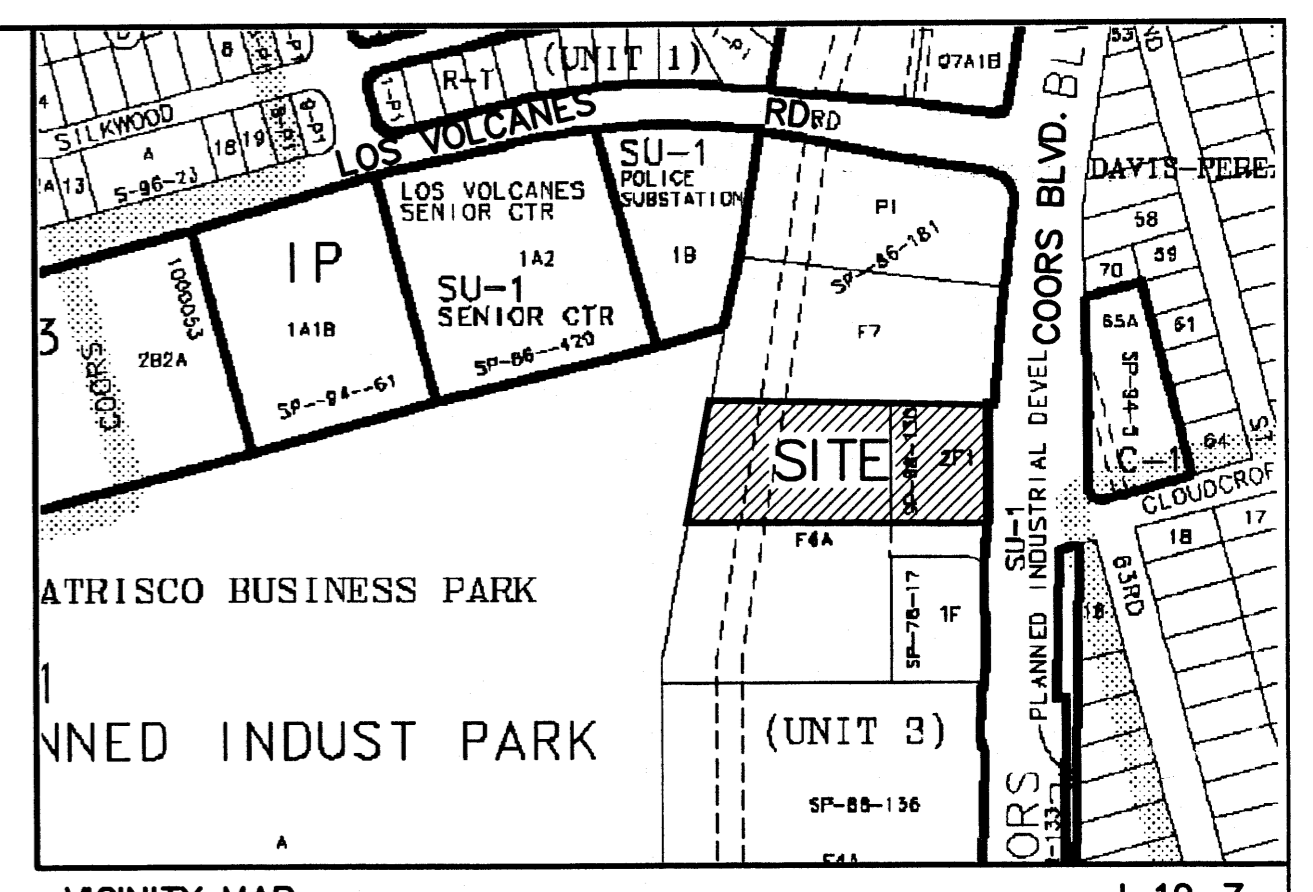
PARKING CREDIT:

10% WITHIN 300' OF TRANSIT SYSTEM	12 SPACES
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TOTAL PARKING REQUIRED: 104 SPACES
TOTAL PARKING PROVIDED: 122 SPACES

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

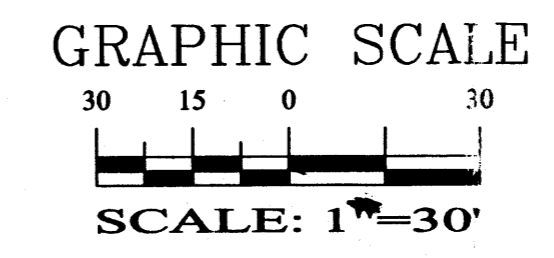
BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES



LEGAL DESCRIPTION:
 TRACT F-6-A-1, ATRISCO BUSINESS PARK, UNIT 3 CONTAINING 2.4079 ACRE (104,889.18 SQUARE FEET) MORE OR LESS.

- SHEET INDEX**
- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - ELEVATION PLAN

NOTE:
 -ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS.

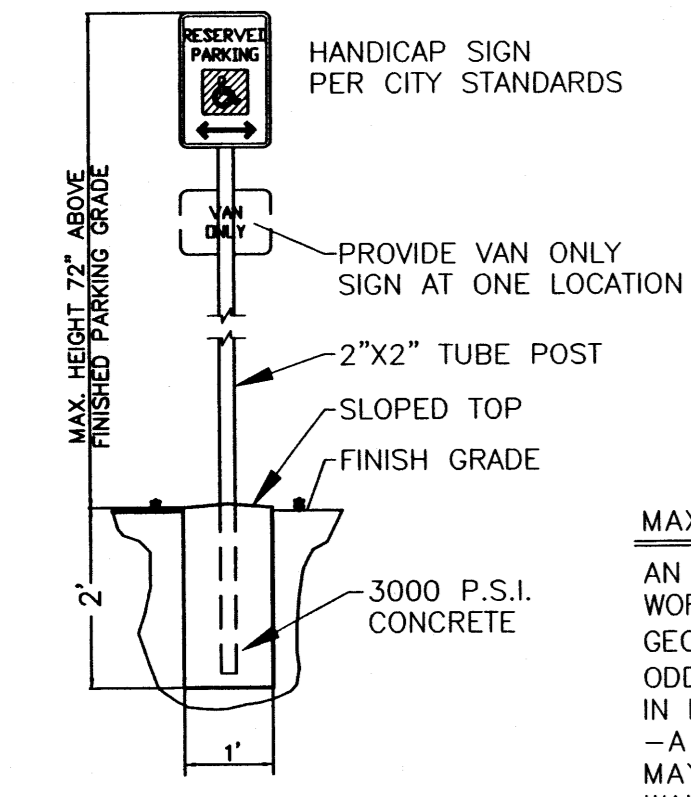


PROJECT NUMBER: 1003816
APPLICATION NUMBER: 04-01879

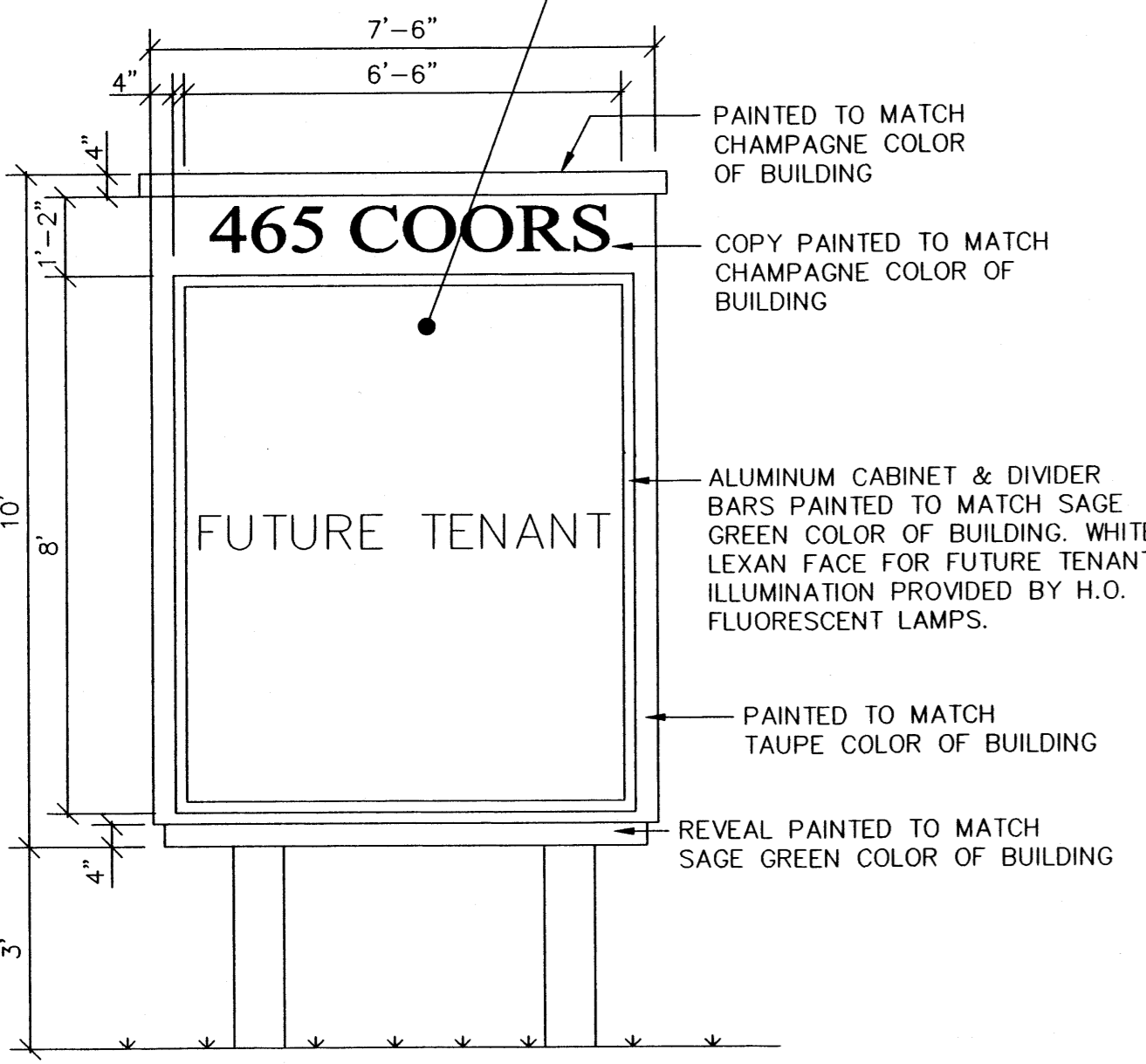
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED 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:

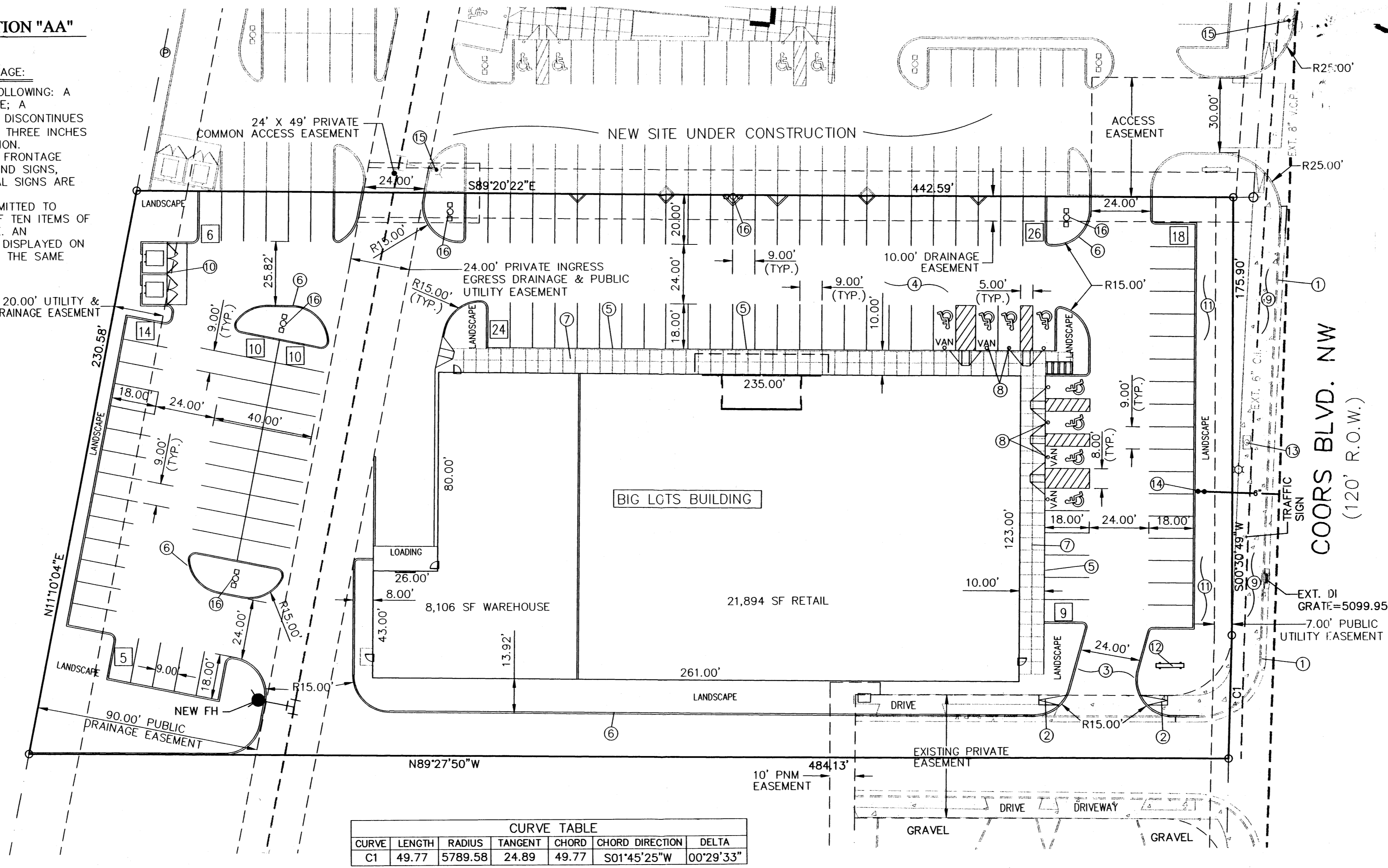
<i>Life As</i>	12-15-04
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Roger A. Khan</i>	12-15-04
UTILITIES DEVELOPMENT	DATE
<i>Christina Sandoval</i>	12/15/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley D. Bingham</i>	12/15/04
CITY ENGINEER	DATE
<i>Michael Helton</i>	12-13-04
SOLID WASTE MANAGEMENT	DATE
<i>Sheran Nelson</i>	12/15/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



MAXIMUM NUMBER OF ITEMS PER PREMISE FRONTAGE:
 AN ITEM OF INFORMATION MEANS ANY OF THE FOLLOWING: A WORD; AN ABBREVIATION; A NUMBER; A SYMBOL; A GEOMETRIC SHAPE (SUCH AS BROKEN PLANS OR DISCONTINUOUS ODD SHAPES). ALL LETTERS AND SYMBOLS OVER THREE INCHES IN HEIGHT ARE COUNTED AS ITEMS OF INFORMATION.
 -A TOTAL OF TEN ITEMS ALLOWED PER PREMISE FRONTAGE MAY BE DISPLAYED ON A COMBINATION OF GROUND SIGNS, WALL SIGNS, AND PROJECTING SIGNS. DIRECTIONAL SIGNS ARE NOT COUNTED.
 -EACH PREMISES ON COORS BOULEVARD IS PERMITTED TO DISPLAY SIGNS CONTAINING UP TO THE TOTAL OF TEN ITEMS OF INFORMATION ALONG ANY ONE STREET FRONTAGE. AN ADDITIONAL TEN ITEMS OF INFORMATION MAY BE DISPLAYED ON ANY OTHER STREET WHICH PROVIDES ACCESS TO THE SAME PREMISE.

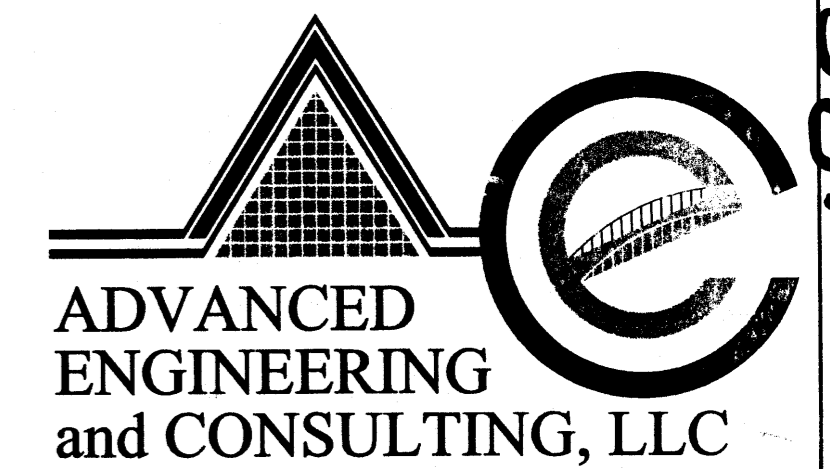


MONUMENT SIGN DETAIL
NTS
 (ALL COORS CORRIDOR PLAN SIGNAGE REQUIREMENTS MUST BE FOLLOWED)



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	49.77	5789.58	24.89	49.77	S01°45'25"W	00°29'33"



SHAHAB BIAZAR
 P.E. #13479

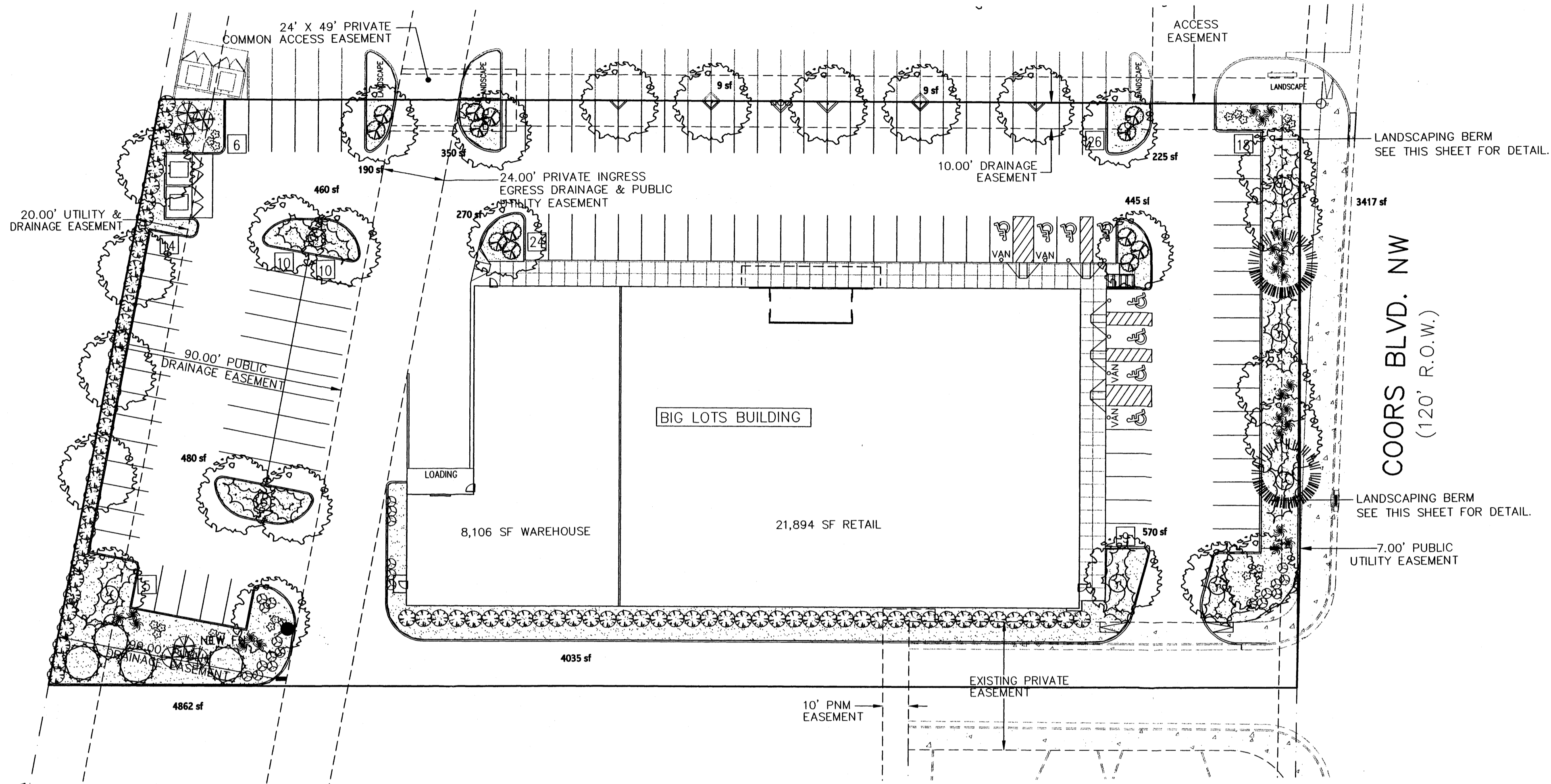
4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

TRACT F-6-A-1, ATRISCO BUSINESS PARK
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
200450-ST.DWG	SHH	12-01-2004	1 OF 4

LAST REVISION: 12-13-04

PROJECT # 1003816



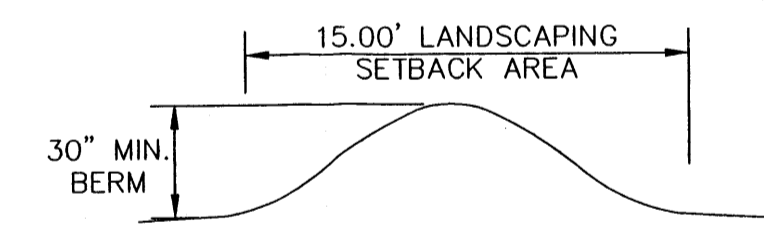
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	104,889	square feet
TOTAL BUILDINGS AREA	30,000	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	74,889	square feet
LANDSCAPE REQUIREMENT		
TOTAL LANDSCAPE REQUIREMENT	14,978	square feet
TOTAL BED PROVIDED		
GROUNDCOVER REQ.	15,322	square feet
TOTAL GROUNDCOVER REQUIREMENT	75%	square feet
TOTAL GROUNDCOVER PROVIDED	11,492	square feet
TOTAL NON-PUBLIC SIDEWALK		
3546	square feet	
TOTAL NON-PUBLIC SIDEWALK, TO COUNT AS LANDSCAPING (max. 33% of landscape required)		
3,546	square feet	
TOTAL SOD AREA	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	19,466	square feet

STREET TREE REQUIREMENTS

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

COORS BLVD.
Required 7 Provided 7



LANDSCAPING BERM SECTION
NTS

PLANT LEGEND

	CHINESE PISTACHE OR LOCUST 27 <i>Pistacia chinensis</i> Robinia 2" Gal.		CREeping ROSEMARY 21 <i>Rosmarinus officinalis</i> 2 Gal. 9sf
	DESERT WILLOW (L) 4 <i>Chilopsis linearis</i> 15 Gal.		HONEYBUCKLE (M) 13 <i>Lonicera sempervirens</i> 1 Gal. 120sf Unstaked-Groundcover
	SILVERBERRY (M) 6 <i>Elaeagnus pungens</i> 5 Gal. 100sf		CHAMISA (L) 76 <i>Oryzophanthus nauseosus</i> 1 Gal. 25sf
	MAIDENGRASS (M) 24 <i>Panicum sinense</i> 5 Gal. 16sf		WILDFLOWER 17 1 Gal. 4sf
	3/4\"/>		GRAYLEAF COTTONCUSTER 24 <i>Cotoneaster buxifolius</i> 5 Gal. 81sf Symbol indicates 3 plants
	AUSTRIAN PINE (H) 2 <i>Pinus nigra</i> 6'-8'		

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\"/>

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 Bubblers systems to be tied to 1/2\"/>

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

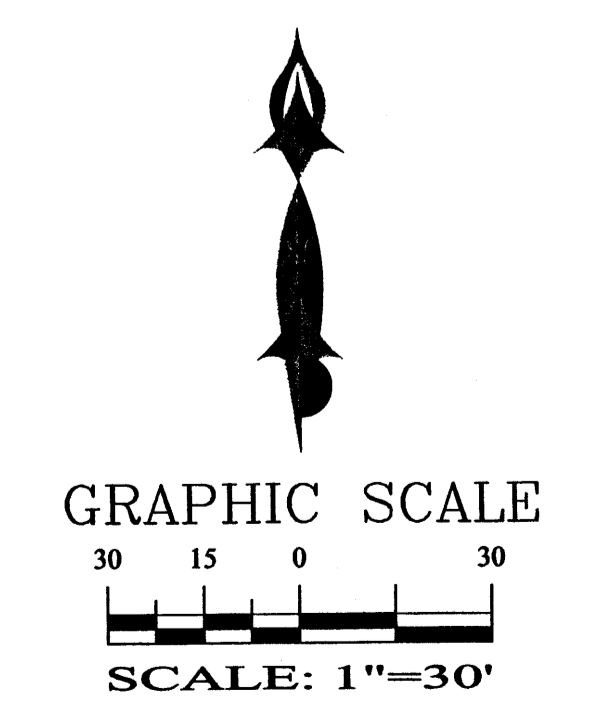
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

LANDSCAPING BERM
SEE THIS SHEET FOR DETAIL.

LANDSCAPING BERM
SEE THIS SHEET FOR DETAIL.

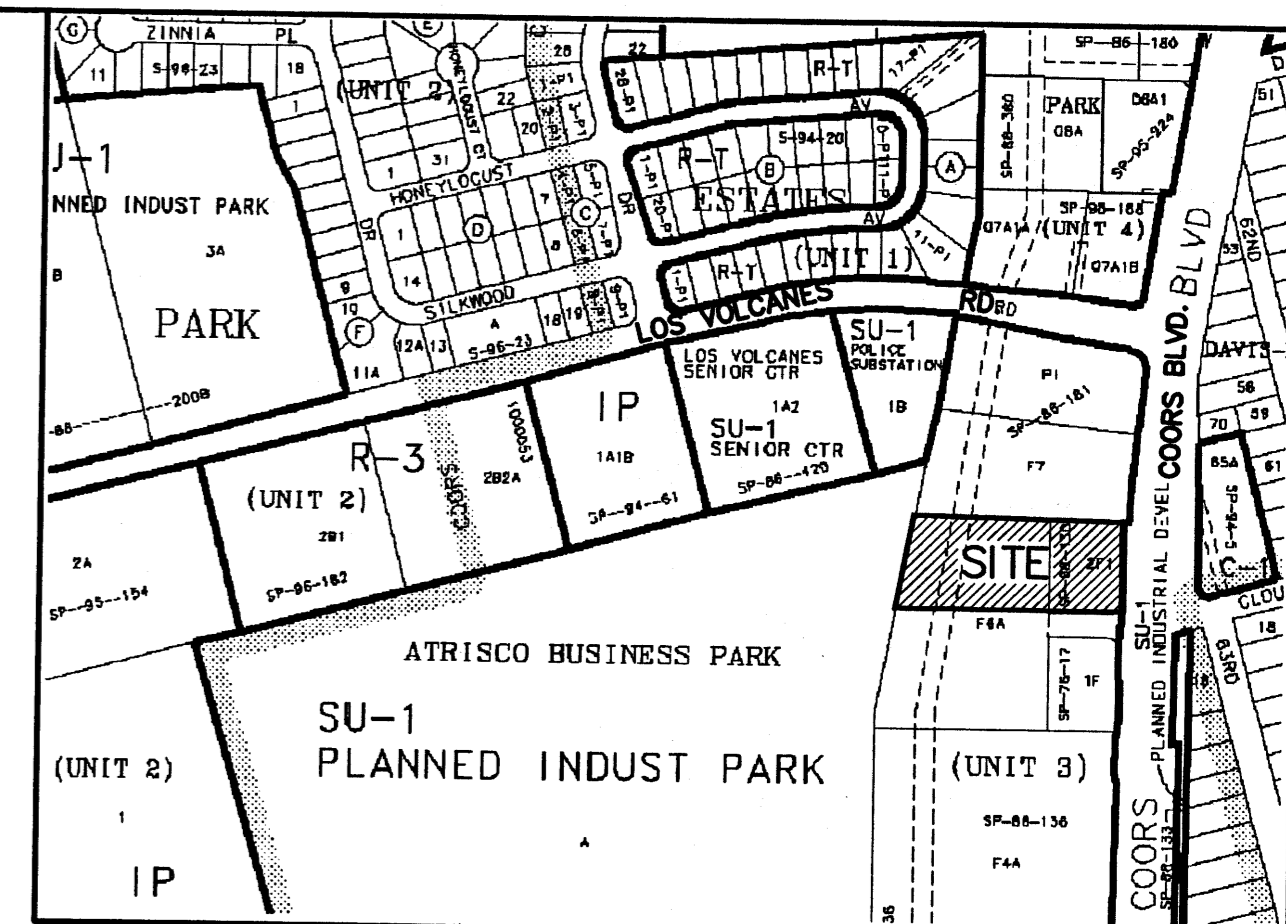


4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**TRACT F-6-A-1, ATRISCO BUSINESS PARK
LANDSCAPING PLAN**

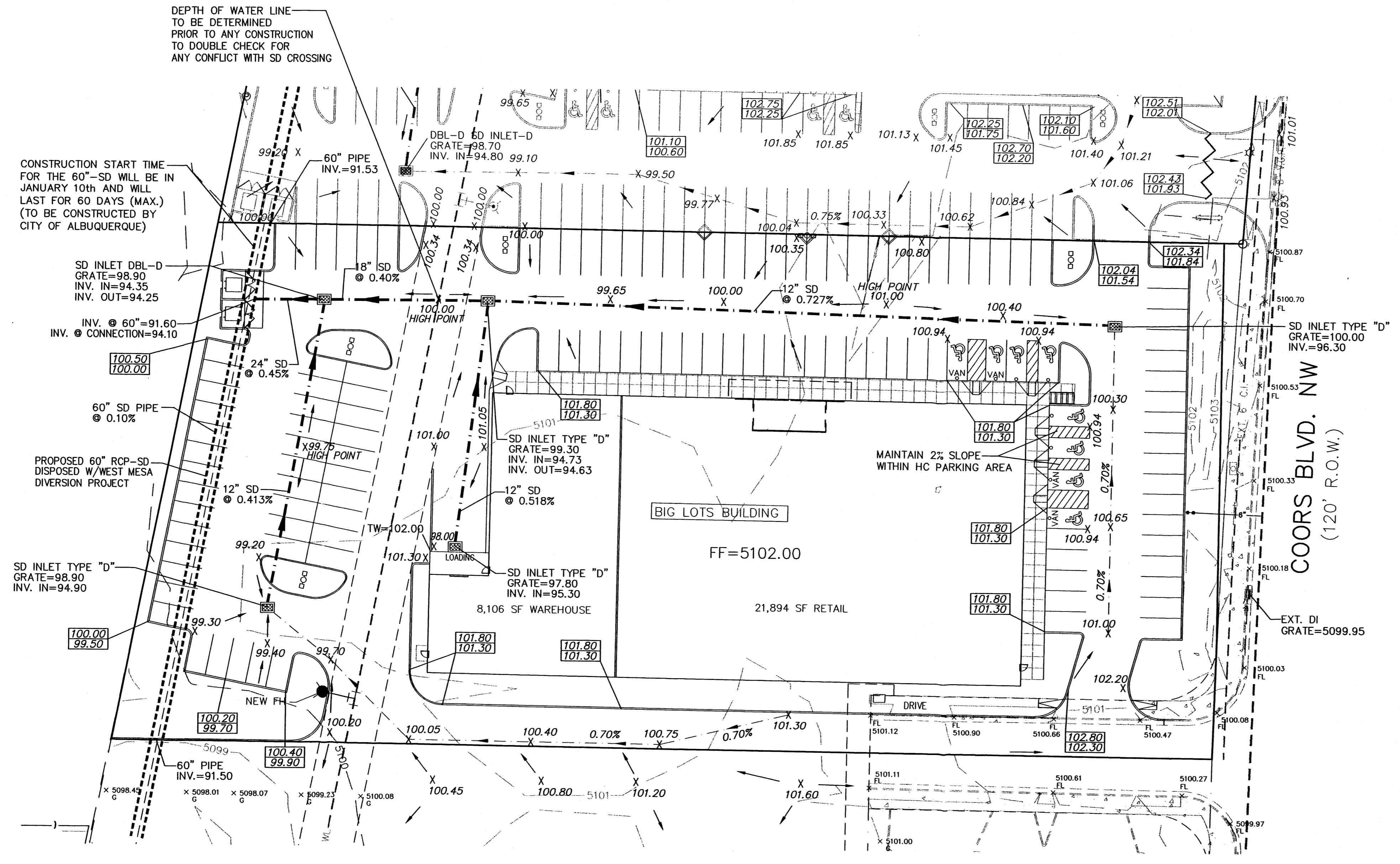
DRAWING:	DRAWN BY:	DATE:	SHEET #
200450-LS.DWG	SHH	12-01-2004	2 OF 4

LAST REVISION: 12-13-04



VICINITY MAP: J-10-Z

LEGAL DESCRIPTION:
 TRACT F-6-A-1, ATRISCO BUSINESS PARK, UNIT 3
 CONTAINING 2.4079 ACRE (104,889.18 SQUARE FEET)
 MORE OR LESS.



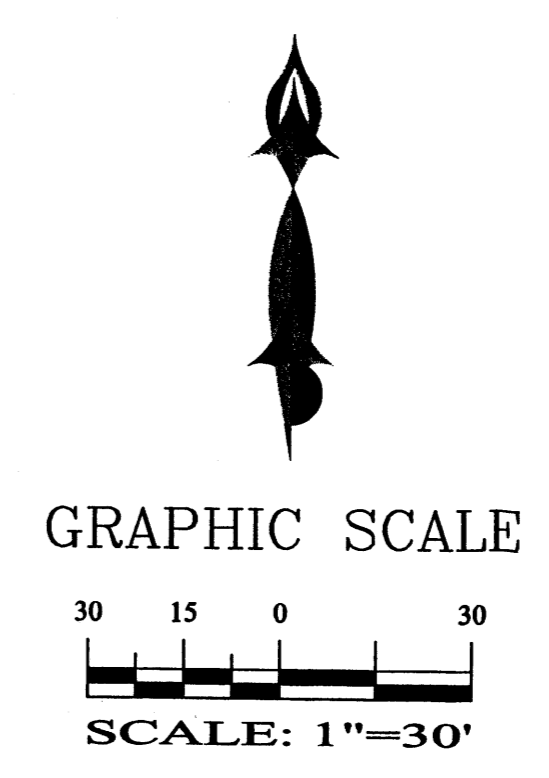
LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING POWER LINES
	EXISTING FENCE
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
	EXISTING GRADE
	FLOW PATH
	EXISTING DROP INLET
	EXISTING STREET LIGHT
	EXISTING ANCHOR
	EXISTING POWER POLE
	SINGLE "A" INLET
	DOUBLE "A" INLET

- 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.

ROUGH GRADING APPROVAL _____ DATE _____



SHAHAB BIAZAR
 P.E. #13479

SHAHAB BIAZAR
 P.E. #13479
 REGISTERED PROFESSIONAL ENGINEER

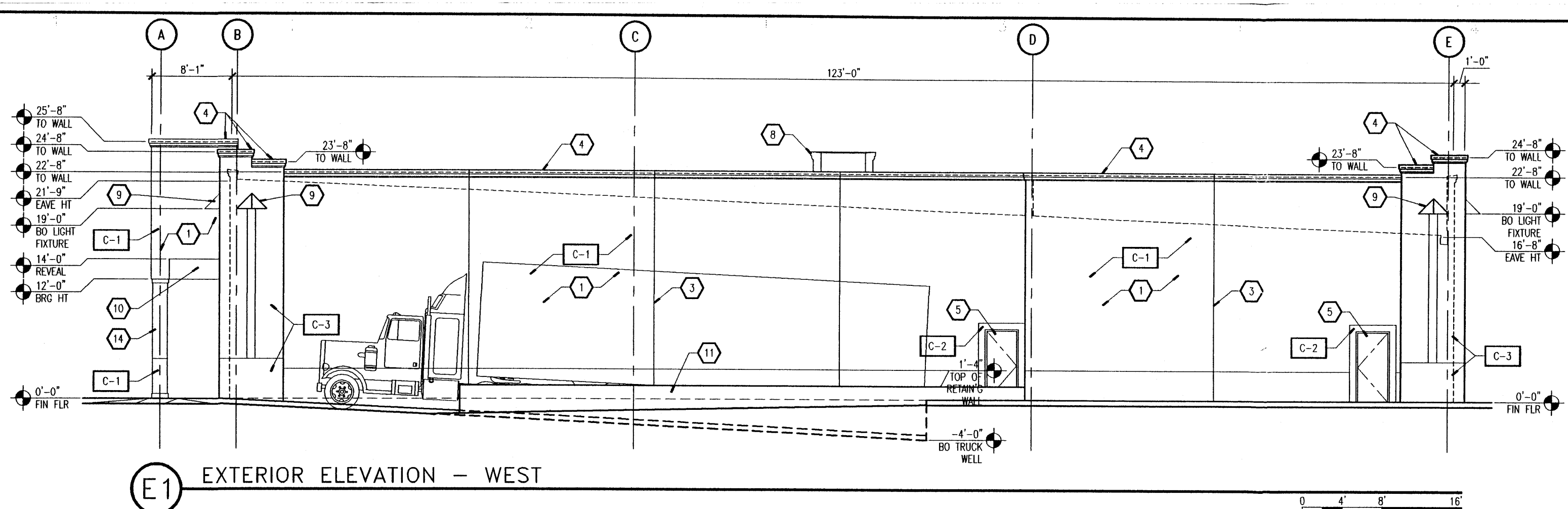
ADVANCED ENGINEERING and CONSULTING, LLC

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

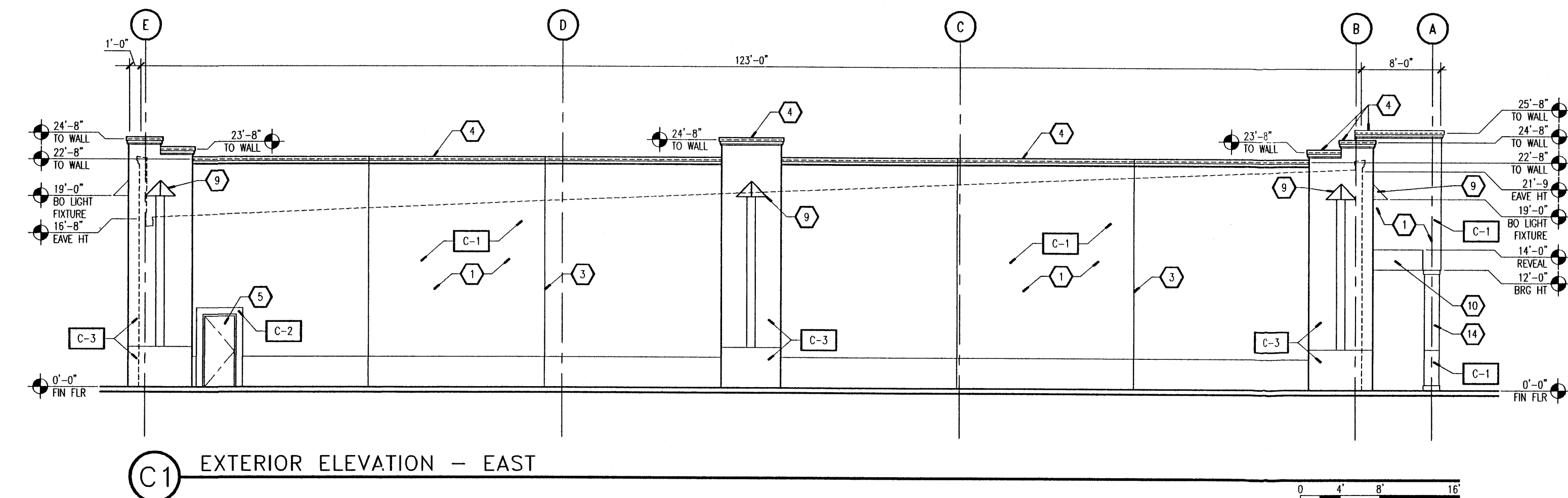
TRACT F-6-A-1, ATRISCO BUSINESS PARK GRADING AND DRAINAGE PLAN

DRAWING: 200450-GR.DWG	DRAWN BY: SHH	DATE: 11-30-2004	SHEET # 3 OF 4
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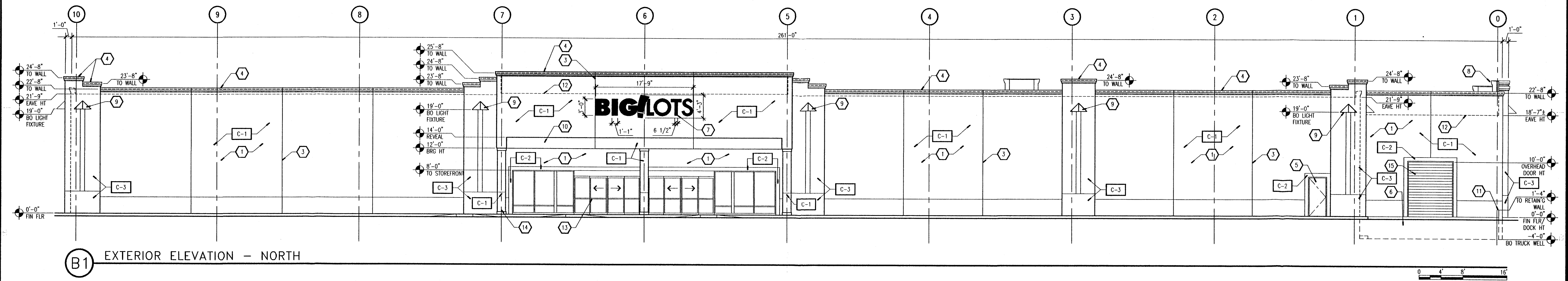
LAST REVISION: 12-07-2004



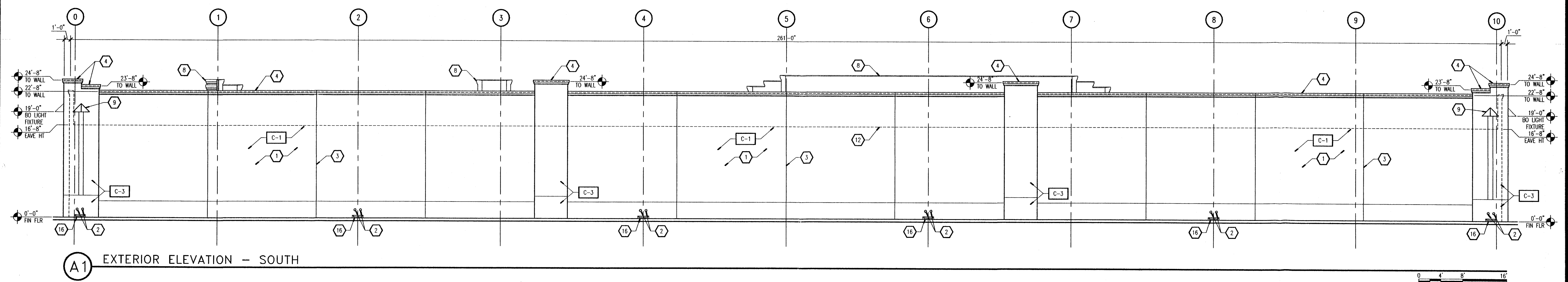
E1 EXTERIOR ELEVATION - WEST



C1 EXTERIOR ELEVATION - EAST



B1 EXTERIOR ELEVATION - NORTH



A1 EXTERIOR ELEVATION - SOUTH

FINISH LEGEND

- C-1 STUCCO FIELD COLOR - CHAMPAGNE
- C-2 STUCCO COLOR AT DOOR AND STOREFRONT TRIM - SAGE GREEN
- C-3 STUCCO TRIM AT BUILD-OUTS - DEEP CANYON (BROWN)

GENERAL NOTES

- A. COORDINATE WORK ON THIS SHEET WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.
- B. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF STUD. EDGE OF SLAB (REFER TO STRUCTURAL) OR FACE OF MASONRY (SIZE OF MASONRY IS NOMINAL, REFER TO STRUCTURAL), UNLESS NOTED OTHERWISE.
- C. FOR DOOR SCHEDULE INFORMATION REFER TO SHEET A-601.
- D. FOR BUILDING FINISH SCHEDULE INFORMATION REFER TO SHEET A-601.

SHEET KEYNOTES

- 1. STUCCO EXTERIOR FINISH
- 2. ROOF DRAIN DOWNSPOUT NOZZLE - "TOW TONGUE"
- 3. CONTROL JOINT, TYP.
- 4. STUCCO CAP - CONTINUOUS, TOP OF ALL WALLS
- 5. HOLLOW METAL DOOR - SEE DOOR SCHEDULE
- 6. LOADING DOCK
- 7. BUSINESS SIGNAGE BY TENANT. SEE SIGN SPECIFICATIONS BELOW.
- 8. BEYOND
- 9. WATERPROOF EXTERIOR LIGHT FIXTURE
- 10. 1" STUCCO REVEAL IN WALL
- 11. LOADING DOCK/TRUCK WELL RETAINING WALL. SEE CIVIL
- 12. LINE OF ROOF EAVE
- 13. 1" INSULATED GLASS IN ALUMINUM STOREFRONT ENTRY SYSTEM - SEE DOOR SCHEDULE
- 14. ENTRY COLUMNS - SEE DETAIL
- 15. OVERHEAD COILING DOOR - SEE DOOR SCHEDULE
- 16. CONCRETE SPLASH BLOCK

SIGN SPECIFICATIONS

INDIVIDUAL NEON ILLUMINATED CHanneled LETTERS STANDARD SIZES AND SPECIFICATIONS

SIGN SPECIFICATIONS: BIG LOTS
 CUSTOM FABRICATED 9" ALUMINUM CHanneled LETTERS FINISHED BLACK

FACES, 150" ACRYLSTEEL #2119 ORANGE WITH 2" ORANGE TRIM CAP RETAINERS

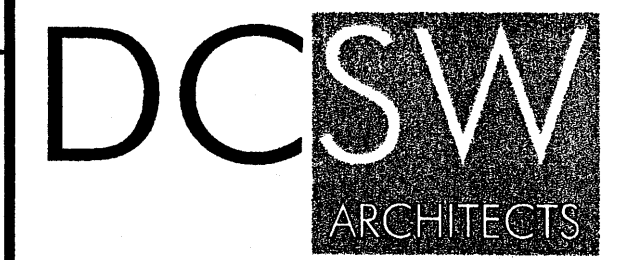
INTERNALLY ILLUMINATED WITH 15MM CLEAR RED NEON TUBING POWERED BY SOMA SELF-CONTAINED TRANSFORMERS

SIGN SPECIFICATIONS: EXCLAMATION
 CUSTOM FABRICATED 9" ALUMINUM CHanneled LETTERS FINISHED BLACK

FACES, 150" ACRYLSTEEL #2119 ORANGE WITH OPAQUE WHITE VINYL OUTLINE AND WHITE TRIM CAP RETAINER

INTERNALLY ILLUMINATED WITH 15MM CLEAR RED NEON TUBING POWERED BY SOMA SELF-CONTAINED TRANSFORMERS

NOTE: FABRICATION AND INSTALLATION PER UL SPECIFICATIONS. INSTALL IN ACCORDANCE WITH THE N.E.C. ALL SIGNAGE EQUIPPED WITH DISCONNECT SWITCHES.



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 E-Mail: dcsww@dcswarchitects.com

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CONSULTANTS

Architect	Engineer

Architect Engineer

NOT FOR CONSTRUCTION

BIG LOTS! STORE
AT ATRISCO
BUSINESS PARK
 COORS BOULEVARD, NW
 ALBUQUERQUE, NM 87121

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



MARK	DATE	DESCRIPTION
ISSUE:	DRB SUBMITTAL	
PROJECT NO:	0412.1	
CAD DWG FILE:	0412.14.A.DWG	
DRAWN BY:	LLM	
CHECKED BY:	JDD	
DATE:	12/06/04	

SHEET TITLE
 EXTERIOR ELEVATIONS