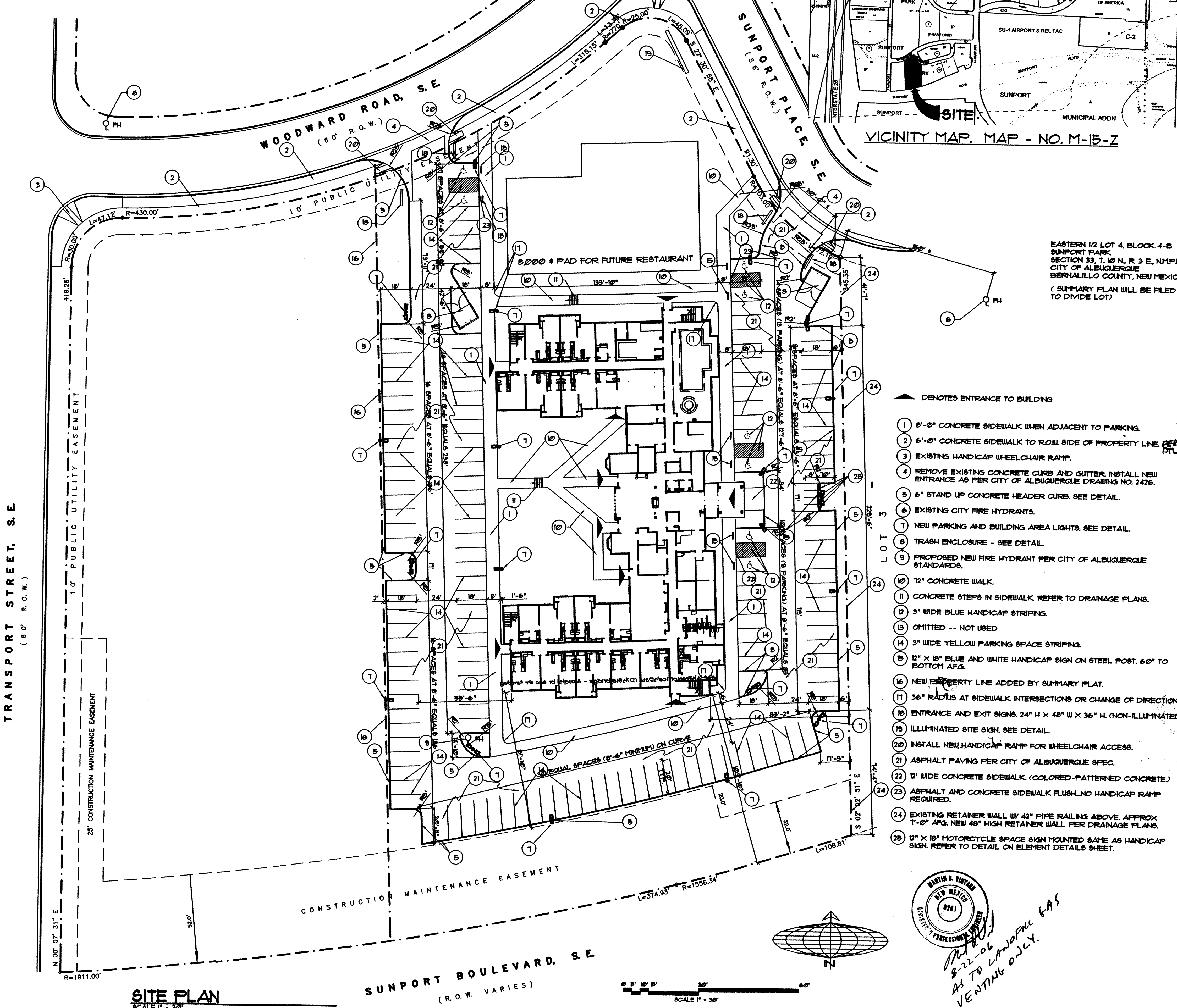


**PARKING CALCULATIONS**

100 GUEST ROOMS -- 1 SPACE PER ROOM =	100 SPACES
RESTAURANT -- PAD SITE (8000 SQ. FT. BLDG. AREA) -- 200/1200	40 SPACES
TOTAL SPACES REQUIRED	140 SPACES
TOTAL SPACES PROVIDED	140 SPACES
INCLUDED HANDICAP SPACES	9 SPACES (ALL VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED	4 SPACES



VICINITY MAP - MAP - NO. M-15-Z

EASTERN 1/2 LOT 4, BLOCK 4-B  
SUNPORT PARK  
SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
(SUMMARY PLAN WILL BE FILED  
TO DIVIDE LOT)

- ▲ DENOTES ENTRANCE TO BUILDING
- 1 8'-0" CONCRETE SIDEWALK WHEN ADJACENT TO PARKING.
- 2 6'-0" CONCRETE SIDEWALK TO ROW SIDE OF PROPERTY LINE.
- 3 EXISTING HANDICAP WHEELCHAIR RAMP.
- 4 REMOVE EXISTING CONCRETE CURB AND GUTTER. INSTALL NEW ENTRANCE AS PER CITY OF ALBUQUERQUE DRAWING NO. 2426.
- 5 6" STAND UP CONCRETE HEADER CURB. SEE DETAIL.
- 6 EXISTING CITY FIRE HYDRANTS.
- 7 NEW PARKING AND BUILDING AREA LIGHTS. SEE DETAIL.
- 8 TRASH ENCLOSURE - SEE DETAIL.
- 9 PROPOSED NEW FIRE HYDRANT PER CITY OF ALBUQUERQUE STANDARDS.
- 10 12" CONCRETE WALK.
- 11 CONCRETE STEPS IN SIDEWALK REFER TO DRAINAGE PLANS.
- 12 3" WIDE BLUE HANDICAP STRIPING.
- 13 OMITTED -- NOT USED
- 14 3" WIDE YELLOW PARKING SPACE STRIPING.
- 15 12" X 18" BLUE AND WHITE HANDICAP SIGN ON STEEL POST. 60" TO BOTTOM A.F.G.
- 16 NEW PROPERTY LINE ADDED BY SUMMARY PLAN.
- 17 36" RADIUS AT SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTIONS.
- 18 ENTRANCE AND EXIT SIGNS. 24" H X 48" W X 36" H. (NON-ILLUMINATED)
- 19 ILLUMINATED SITE SIGN. SEE DETAIL.
- 20 INSTALL NEW HANDICAP RAMP FOR WHEELCHAIR ACCESS.
- 21 ASPHALT PAVING PER CITY OF ALBUQUERQUE SPEC.
- 22 12" WIDE CONCRETE SIDEWALK (COLORED-PATTERNED CONCRETE)
- 23 ASPHALT AND CONCRETE SIDEWALK FLUSH. NO HANDICAP RAMP REQUIRED.
- 24 EXISTING RETAINER WALL W/ 42" PIPE RAILING ABOVE. APPROX T-20" A.F.G. NEW 48" HIGH RETAINER WALL PER DRAINAGE PLANS.
- 25 12" X 18" MOTORCYCLE SPACE SIGN MOUNTED SAME AS HANDICAP SIGN. REFER TO DETAIL ON ELEMENT DETAILS SHEET.

**DEVELOPMENT WITHIN CITY-DESIGNATED LANDFILL BUFFER ZONES.**

THE SUBJECT PROPERTY IS LOCATED 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 THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN LANDFILL BUFFER ZONES") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

A. AS PER VINYARD & ASSOC. JOB NO. 05-1-483, DATED JANUARY 6, 2006 AND REVISED BY LETTER DATED AUGUST 11, 2006, THE FOLLOWING SHALL BE DONE TO ACCOMMODATE THEIR RECOMMENDATIONS: VINYARD & ASSOC. RECOMMENDS THAT UTILITY TRENCH VENTING BARRIERS SHALL CONSIST OF 2'-4" FOOT LONG, ROUNDED (NOT CRUSHED) 1/2" INCH DIAMETER GRAVEL PLUG THAT EXTENDS THE FULL HEIGHT AND THE FULL WIDTH OF THE UTILITY TRENCH. 1-OUNCE NON-WOVEN FILTER FABRIC SHOULD BE PLACED OVER THE GRAVEL. LANDSCAPING MATERIAL (GRAVEL, BARK, ETC.) SHOULD BE PLACED OVER THE FILTER FABRIC. A 2" DIAMETER PERFORATED VENT PIPE (PVC OR METAL) SHALL EXTEND TO THE MID-POINT OF THE GRAVEL. PERFORATIONS SHALL BE 1/2" DIAMETER (MAXIMUM) ON 12" CENTERS ALL AROUND THE PIPE ABOVE GROUND. THE VENT PIPE SHALL BE PLACED 5' OR MORE RESISTANT PVC. THE TWO VENTING AREAS IN PERIMETER LANDSCAPING ARE CONSIDERED TO PRESENT A LOW POTENTIAL FOR PEDESTRIAN EXPOSURE. THEREFORE, THE VENT PIPES SHALL TERMINATE IN GOOSENECKS. THE GOOSENECK PIPE OPENINGS SHOULD BE COVERED WITH SCREEN AND OPEN BETWEEN 1-3 FEET ABOVE THE GROUND. UTILITY PENETRATIONS AND CRACKS THROUGH THE BUILDING SLAB SHOULD BE SEALED WITH NON-HARDENING CAULK. SECONDARY UTILITIES (SUCH AS ELECTRIC LINES TO SIGNS, LIGHT POLES AND SIGN POSTS, ETC) DO NOT NEED TO BE VENTED.

THE SLABS SHALL BE UNDERLAIN BY A 20 MIL. PLASTIC BARRIER. THE BARRIER SHOULD BE ATTACHED TO THE CONCRETE STEPS USING AN APPROPRIATE ADHESIVE. ALL UTILITY PENETRATIONS THROUGH THE PLASTIC BARRIER AND THE CONCRETE SLABS SHALL BE CAREFULLY SEALED. IF DESIRED 2" OF CLEAN SAND MAY BE PLACED OVER THE PLASTIC BARRIER TO AID SLAB CURING. 3/4" DIAMETER ROUNDED GRAVEL SHOULD BE PLACED BELOW THE PLASTIC BARRIER. A SYSTEM OF 4" DIAMETER SCHEDULE 80 PERFORATED PVC PIPE SHOULD BE PLACED AT THE MID-POINT OF THE GRAVEL LAYER. THE PVC SHOULD BE PERFORATED WITH MINIMUM RADIAL SPACING OF 12" WITH 3/8" TO 1/2" DIAMETER HOLES AT NO MORE THAN 12" ON CENTERS. THE 4" PVC PIPE SHOULD BE SPACED AT NO MORE THAN 50'-0" ON CENTERS. INLETS SHOULD BE PLACED OUTSIDE OF THE BUILDING IN A LANDSCAPED AREA AT LEAST 25 FEET AWAY FROM ANY OF THE BUILDING'S AIR INTAKES. THE INLET TO THE PERFORATED PIPE SYSTEM SHOULD CONSIST OF A GOOSENECK PIPE WITH AN OPENING BETWEEN 1-3 FEET ABOVE THE GROUND. PIPE EXPOSED ABOVE THE GROUND SHOULD BE GALVANIZED METAL. THE INLET SHOULD BE COVERED WITH WIRE SCREEN TO PREVENT RODENTS FROM ENTERING THE PERFORATED PIPE SYSTEM. THE 4" DIAMETER PVC PIPES BENEATH THE SLABS SHOULD BE MANIFOLDED TOGETHER. THE PERFORATED PIPE SYSTEM SHOULD BE CONNECTED VERTICALLY THROUGH WALLS OF THE BUILDING THAT VENT TO THE ATMOSPHERE AT LEAST 2' ABOVE THE ROOF OF THE BUILDING. OUTLET PIPE THAT IS EXPOSED ABOVE THE ROOF SHOULD BE GALVANIZED METAL. PASSIVE WIND TURBINES SHOULD BE ATTACHED TO THE TOPS OF THE EXHAUST PIPES.

CONSTRUCTION OF THE VENTING BARRIERS, THE VENTING SYSTEM UNDERNEATH THE SLABS, AND THE MEMBRANE SHOULD BE DOCUMENTED BY PHOTOGRAPHING, INSPECTION AND PHOTOGRAPHING OF THE METHANE ENGINEERING CONTROLS CAN BE PROVIDED BY VINYARD & ASSOCIATES AT A CHARGE UPON COMPLETION OF PROJECT. PROVIDE A LETTER CERTIFYING THAT THE LANDFILL GAS BARRIERS WERE CONSTRUCTED ACCORDING TO THE RECOMMENDATION BY A QUALIFIED ENVIRONMENTAL ENGINEER SUCH AS VINYARD & ASSOCIATES, INC.

FIRST LEVEL HEATED	20,330 SQ. FT.
SECOND LEVEL HEATED	19,108 SQ. FT.
THIRD LEVEL HEATED	20,128 SQ. FT.
FOURTH LEVEL HEATED	20,128 SQ. FT.
TOTAL HEATED	80,302 SQ. FT.
COVERED ENTRY	248 SQ. FT.
TOTAL AREA UNDER ROOF	80,550 SQ. FT.

1004985

PROJECT NUMBER: 1004985

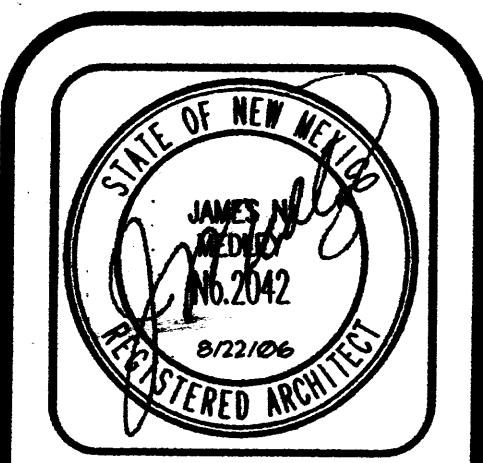
Application Number: 06-00916

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 APPROVAL:**

<i>[Signature]</i> Traffic Engineer, Transportation Division	8-29-06 Date
<i>[Signature]</i> Water Utility Department	8-23-06 Date
<i>[Signature]</i> Parks and Recreation Department	8/23/06 Date
<i>[Signature]</i> City Engineer	8/23/06 Date
<i>[Signature]</i> Environmental Health Department (conditional)	8/22/06 Date
<i>[Signature]</i> Solid Waste Management	8/24/06 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	10/6/06 Date

\* Environmental Health, if necessary  
5-13-05



**JIM MEDLEY, Architect AIA**  
MEZAS Certificate No. 36,296  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514 Fax (505) 294-5693  
email: jmedley@jim-medley-architect.com

Plan No. \_\_\_\_\_  
Date: August 10, 06  
Drawn by: JMT  
Checked by: JMT

Project: \_\_\_\_\_  
Date: \_\_\_\_\_  
Revision / Issue: \_\_\_\_\_  
No. 1/1

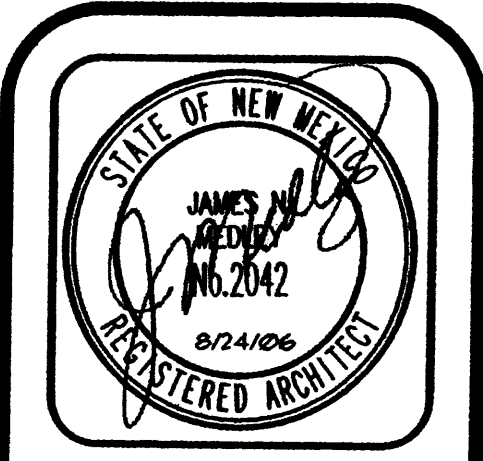
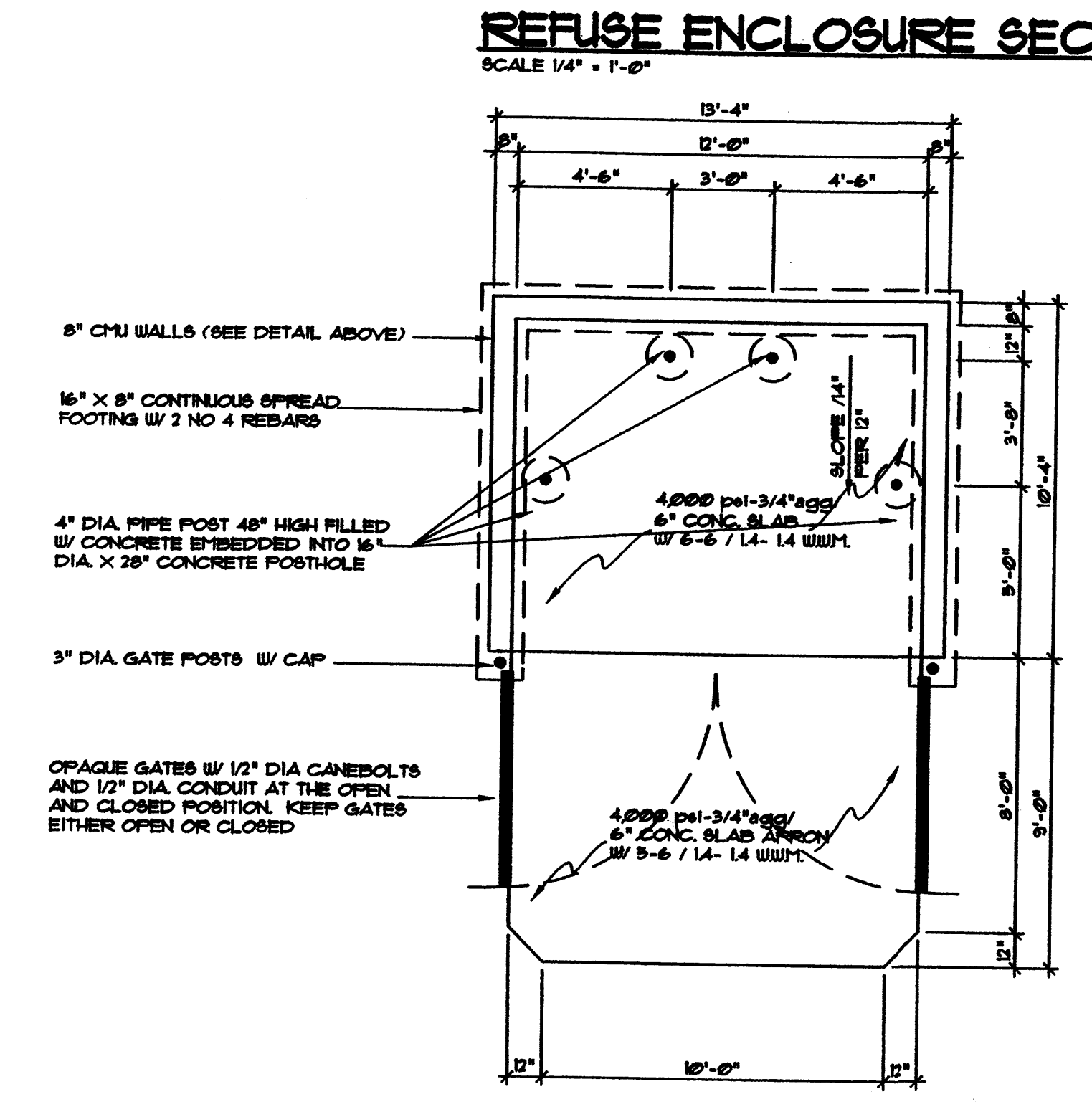
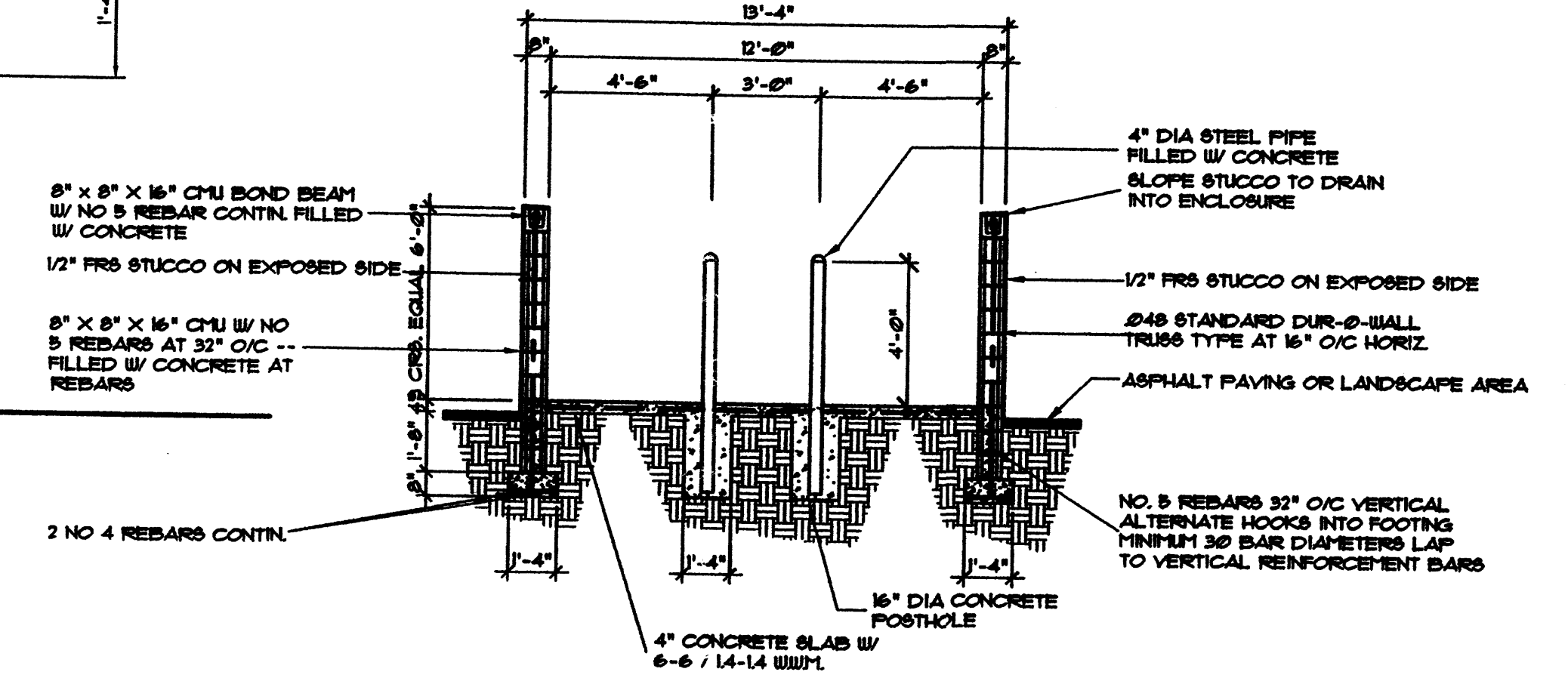
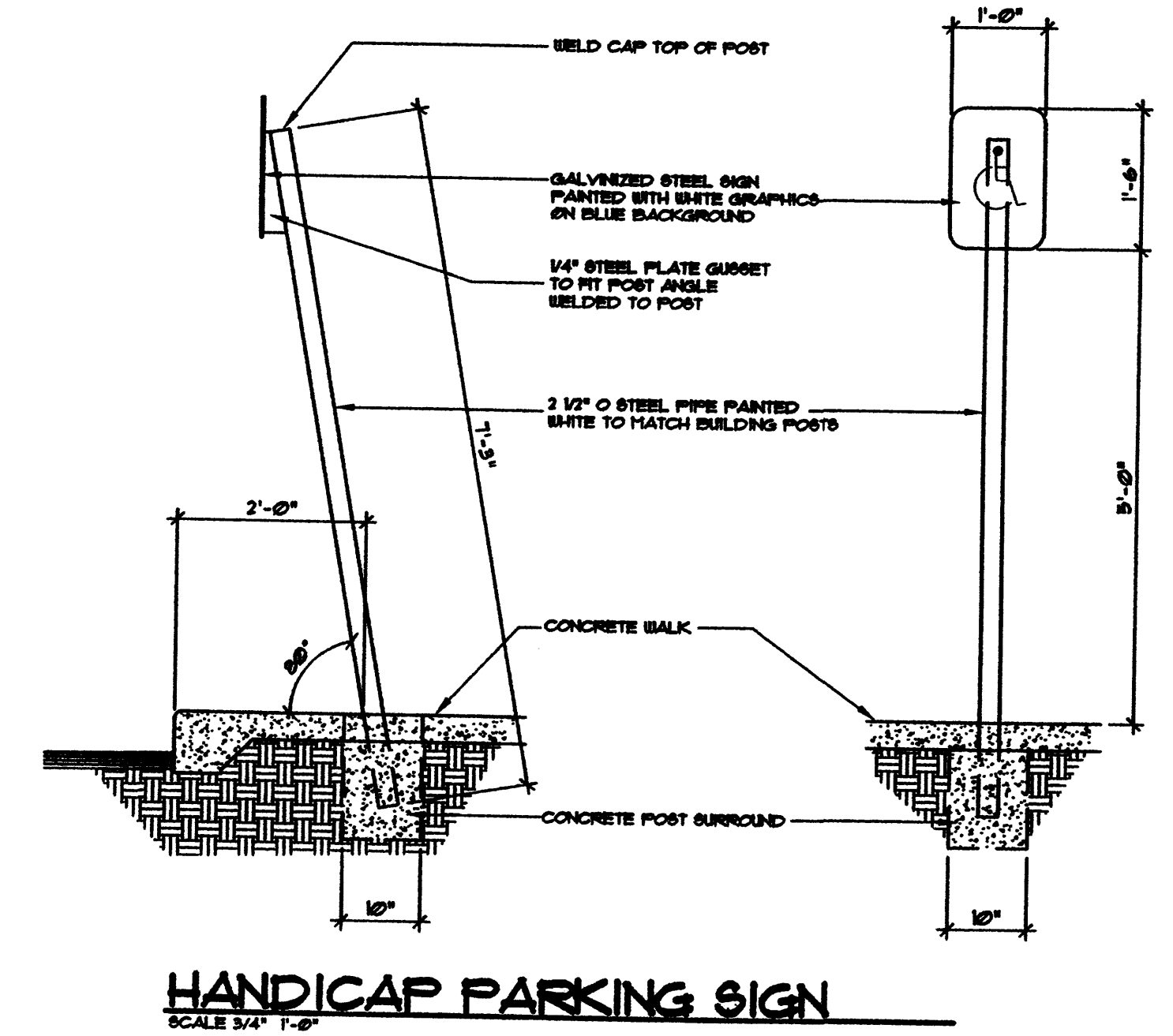
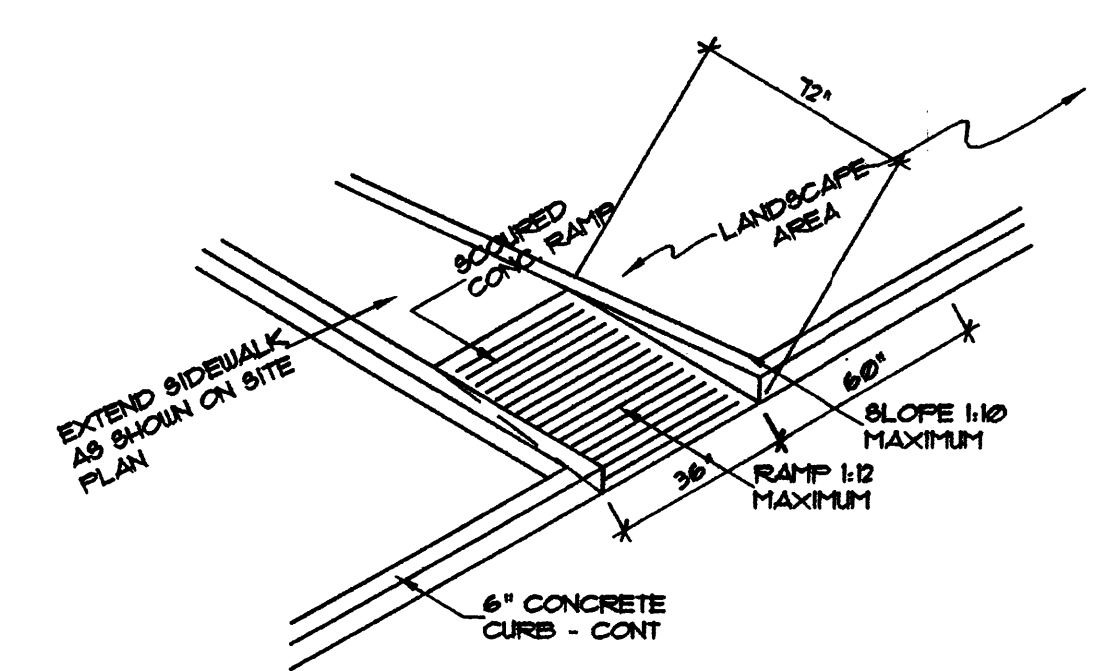
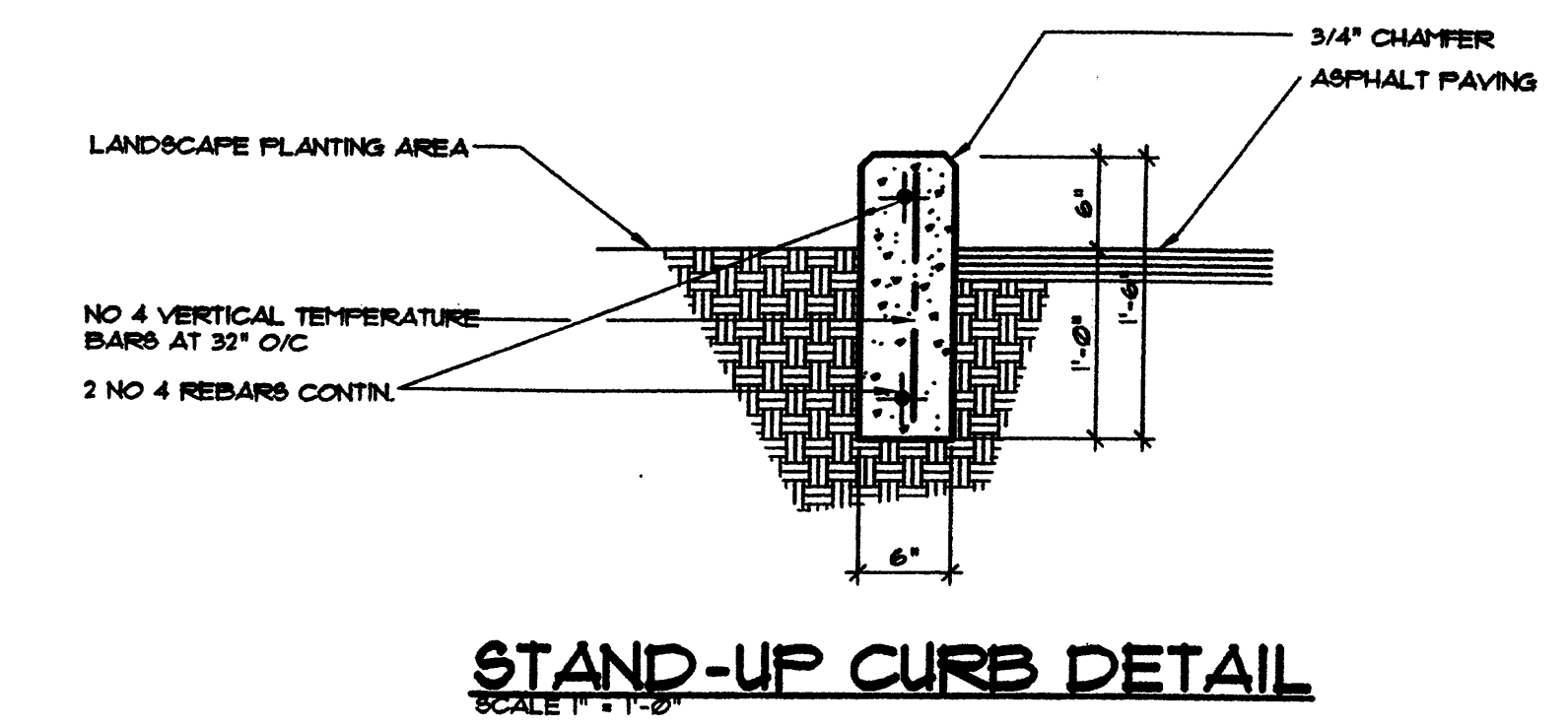
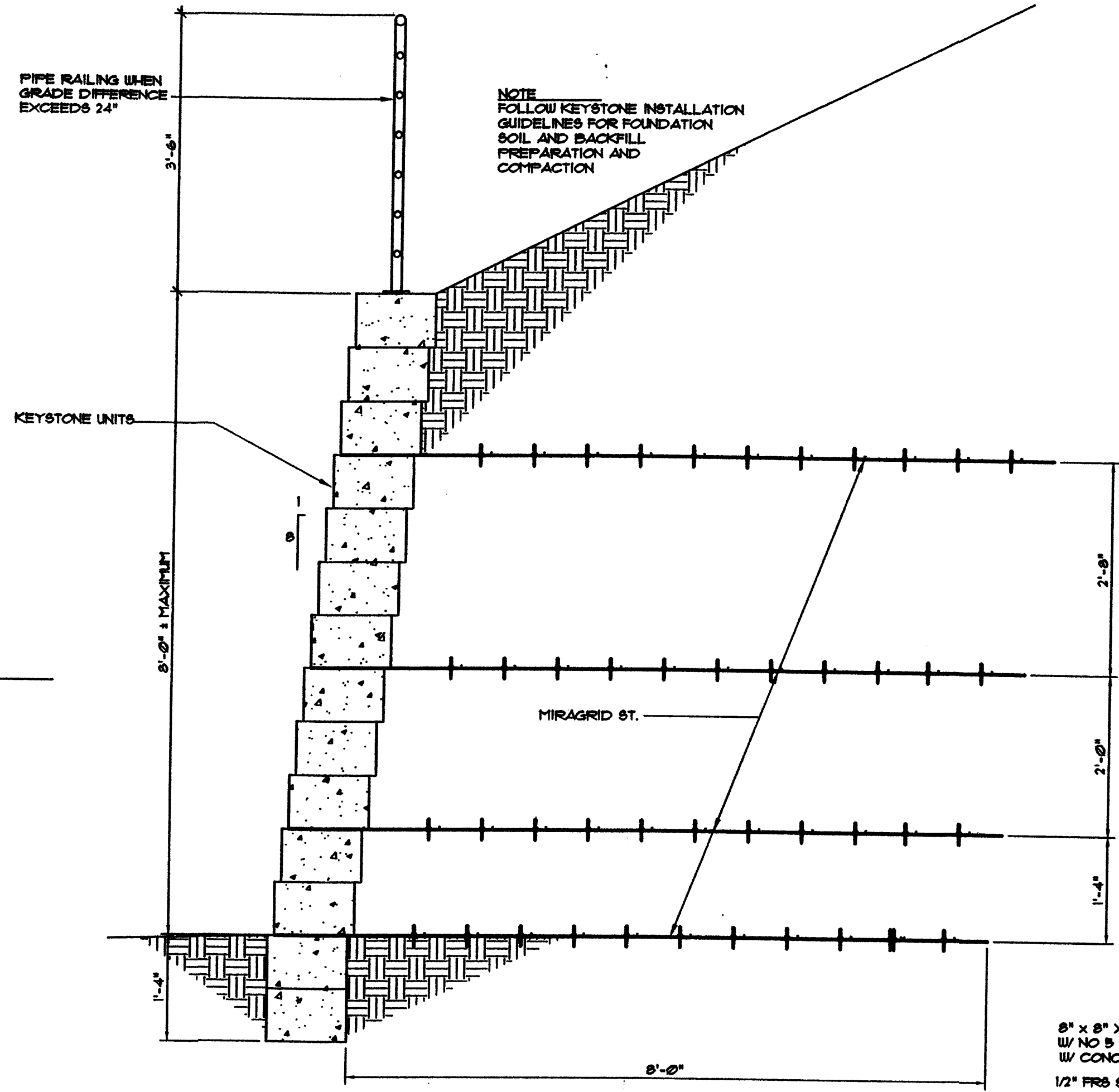
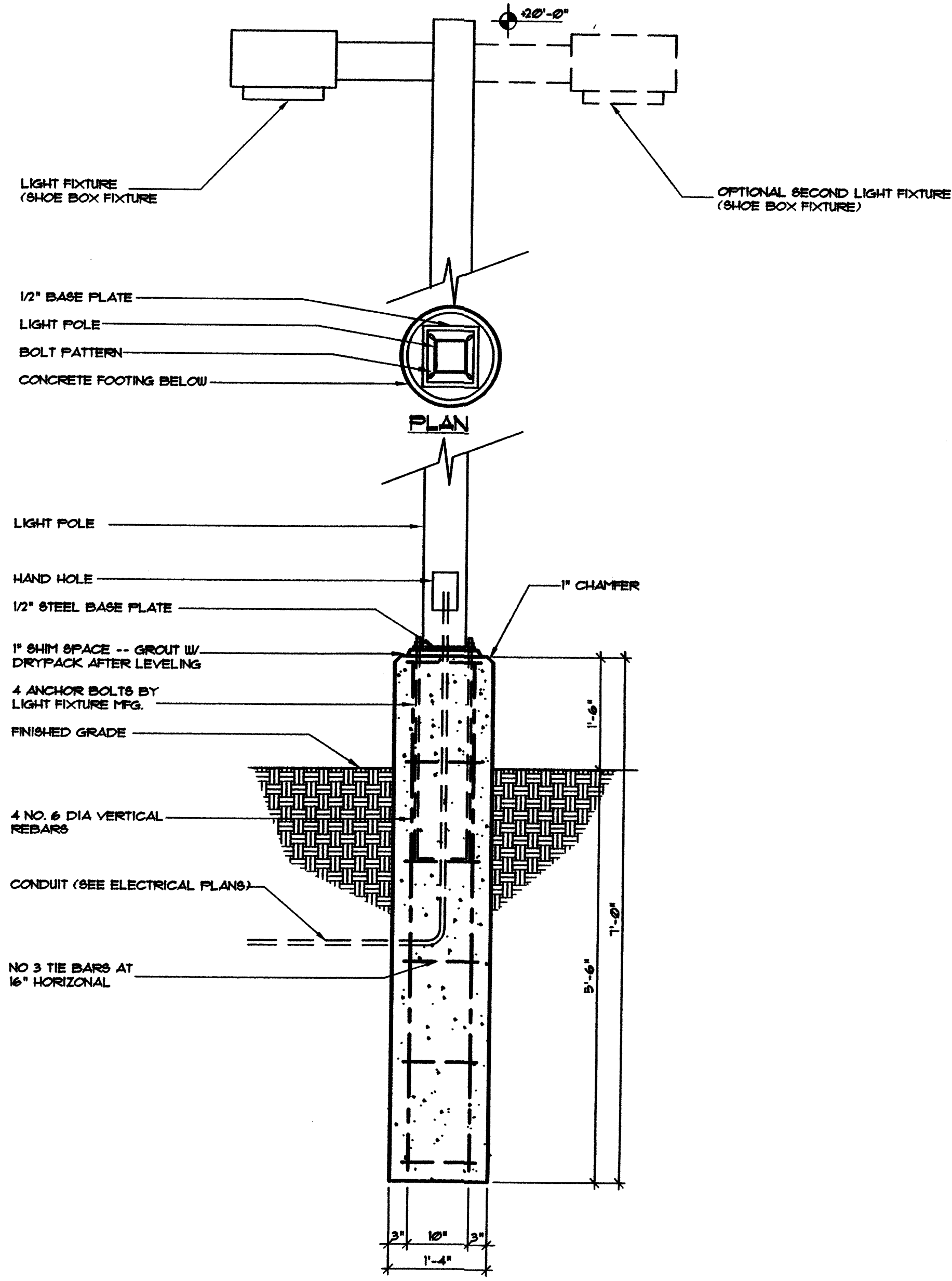
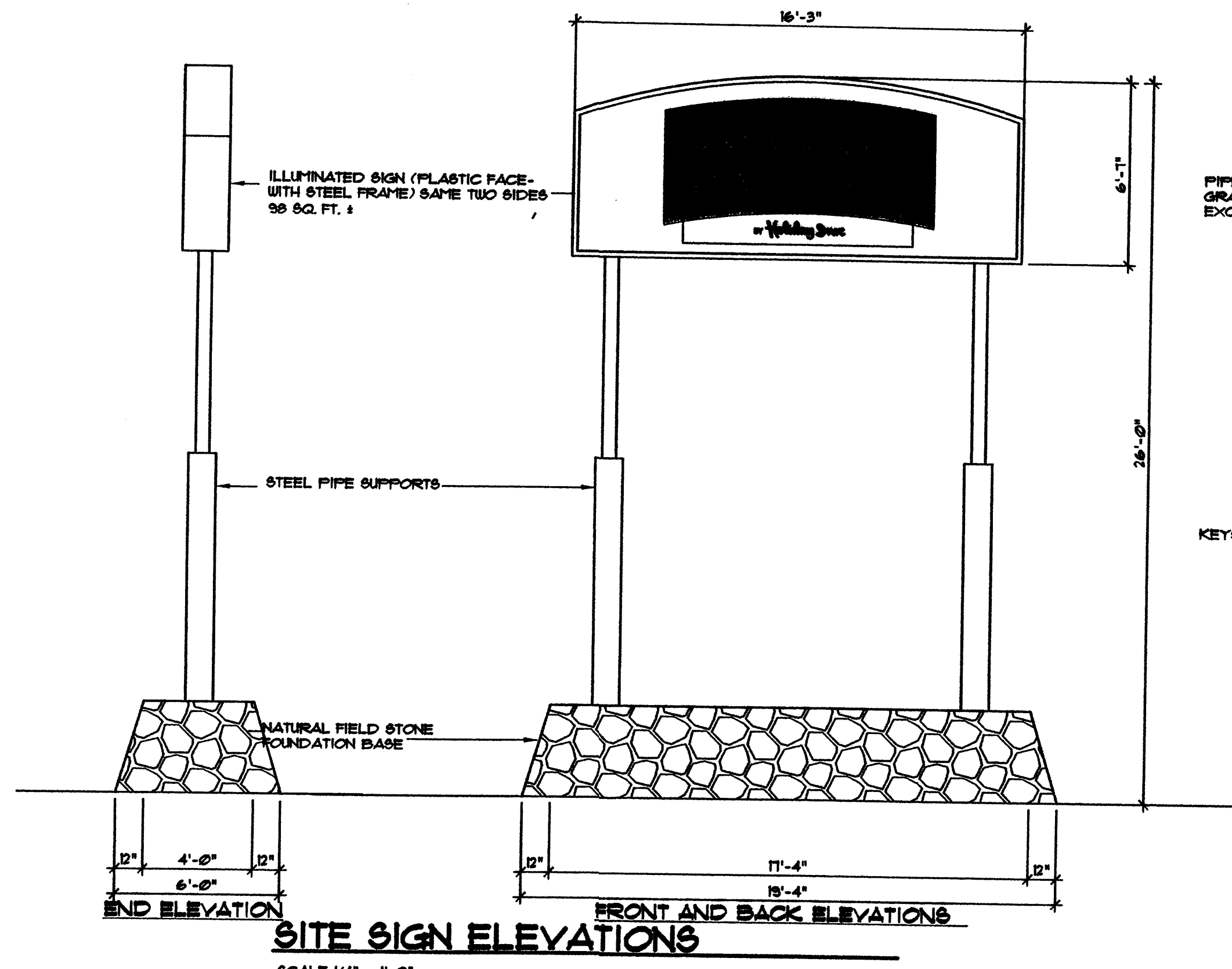
No.	1	2	3
Revision / Issue			

SHEET DESCRIPTION  
**SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT**

Sheet: **C1.1**

MARTIN R. VIVIANO  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
8281  
8-22-06  
AS TO LANDFILL GAS VENTING ONLY.





**JIM MEDLEY, Architect AIA**  
 No. 2042  
 8/24/06  
 REGISTERED ARCHITECT

3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593

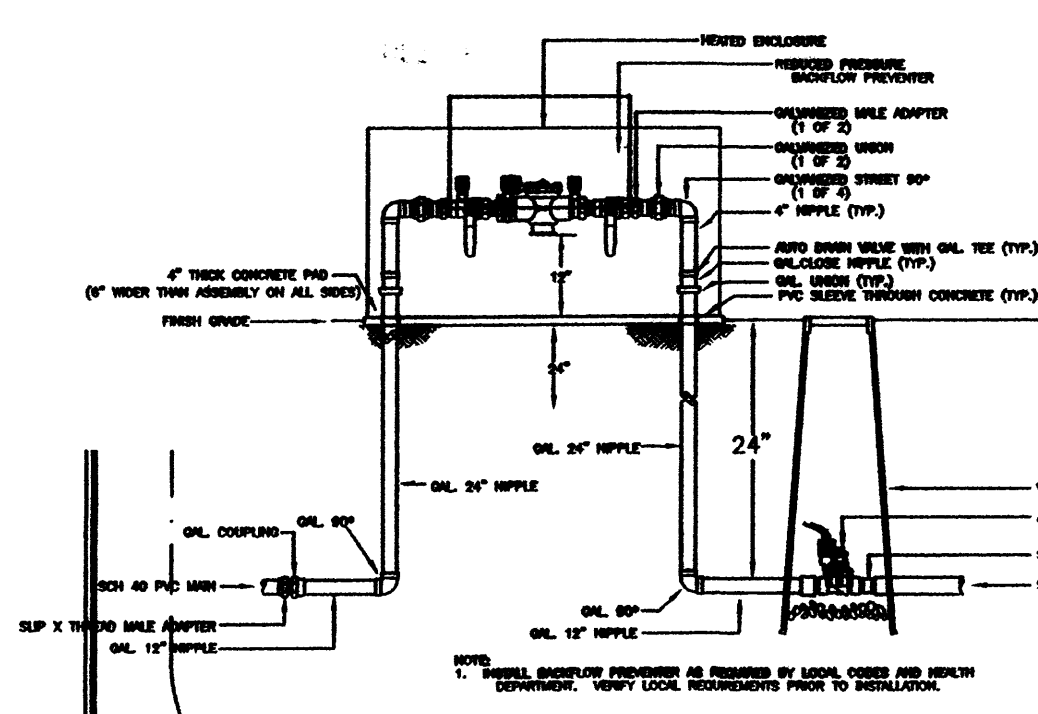
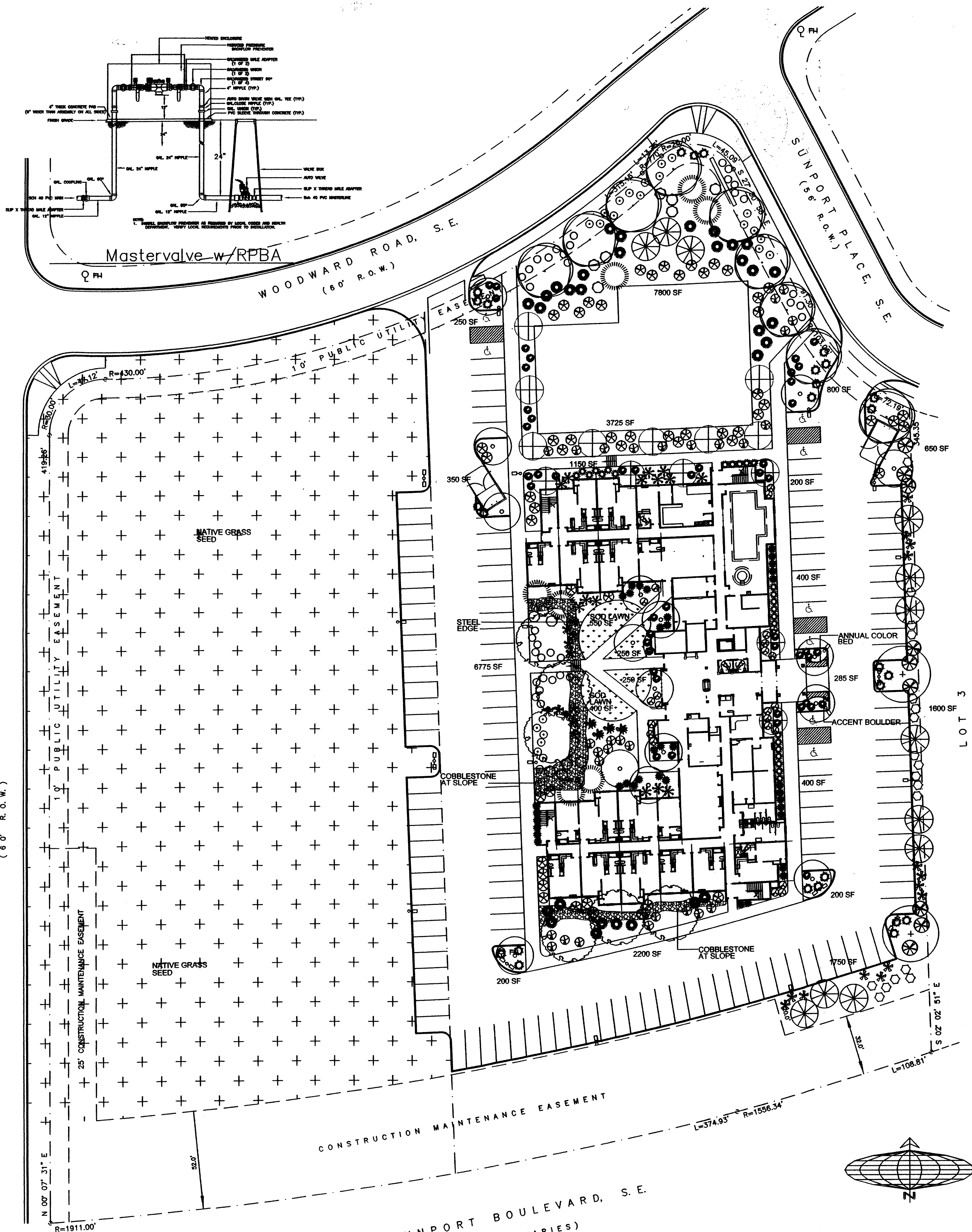
Plan No. \_\_\_\_\_  
 Date August 196  
 Drawn by JMT  
 Checked by JMT

Project: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 TMI Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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Sheet Description  
**SITE ELEMENTS DTLS.  
 SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT**

Sheet:  
**C2.1**



**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
<b>Trees</b>				
14	⊕	Crataegus phaenopyrum Washington Hawthorn	15-Gal	Medium+
2	⊙	Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	Medium+
9	⊙	Gleditsia triacanthos Honeylocust	2" B&B	Medium
7	⊙	Pinus nigra Austrian Pine	5'-6"	Medium
6	⊙	Pistacia chinensis Chinese Pistache	2" B&B	Medium +
16	⊙	Pyrus calleryana Flowering Pear	2" B&B	Medium +
12	⊙	Vitex agnus-castus Chaste Tree	5-Gal	Medium
<b>Shrubs/Groundcovers</b>				
14	⊕	Buddleia davidii Butterfly Bush	5-Gal	Medium
9	⊕	Cassia bina gilliesii Yellow Bird of Paradise	5-Gal	Low
25	⊕	Nelonia Oregon Grape Holly	5-Gal	Medium
55	⊕	Photinia Photinia	1-Gal	Low+
18	⊕	Falkugia paradoxa Apache Plume	5-Gal	Low
25	⊕	Hesperaloe parviflora Red Yucca	1-Gal	Low+
27	⊕	Rosmarinus off. pro. Creeping Rosemary	5-Gal	Low +
38	⊕	Lavandula angustifolia English Lavender	1-Gal	Low
37	⊕	Nandina domestica Nandina	5-Gal	Medium+
48	⊕	Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
29	⊕	Prunus besseyi Western Sand Cherry	5-Gal	Medium
23	⊕	Raphiolepis indica India Hawthorn	5-Gal	Medium
4	⊕	Rosmarinus officinalis Rosemary	5-Gal	Low +
25	⊕	Salvia greggii Cherry Sage	1-Gal	Medium
14	⊕	Cornus stolonifera Red Twig Dogwood	1-Gal	Low +
<b>Ornamental Grasses</b>				
31	⊕	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium

**SITE DATA**

GROSS LOT AREA	119,243 SF
LESS BUILDING(S)	28,340 SF
NET LOT AREA	90,903 SF
REQUIRED LANDSCAPE	13,635 SF
15% OF NET LOT AREA	28,310 SF
PROPOSED LANDSCAPE	32 %
PERCENT OF NET LOT AREA	
HIGH WATER USE TURF	5,512 SF
MAX. 20% OF LANDSCAPE AREA	1,450 SF
PROPOSED HIGH WATER USE TURF	5 %
PERCENT OF LANDSCAPE AREA	
REQUIRED STREET TREES	10
PROVIDED AT 30' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	14
PROVIDED AT 1 PER 10 SPACES (142 SPACES/10)	

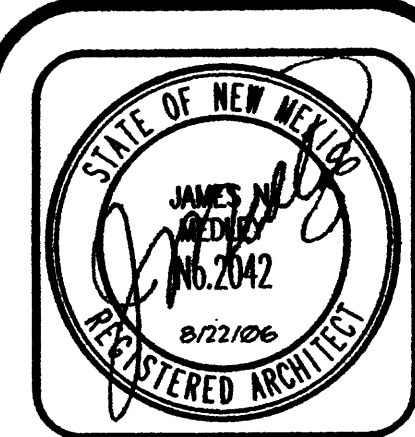
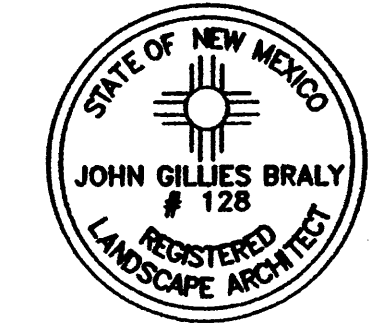
**PLANTING RESTRICTIONS APPROACH**

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 AND IRRIGATION PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) 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 GROUND COVER OF LANDSCAPE AREAS AT MATURITY  
 LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH  
 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 THAN 100' FROM A TREE.

**Growing Better Up Heads**  
 LANDSCAPE CONTRACTORS  
 www.headsuplandscape.com  
 P.O. BOX 10597  
 Albuquerque, NM 87184  
 505.898.9615  
 505.898.2105 (fax)  
 design@hulc.com



**JIM MEDLEY, Architect AIA**  
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 Phone (505) 292-3514 Fax (505) 294-5593

Plan No.	
Date	August '06
Drawn by	JMT
Checked by	JMT

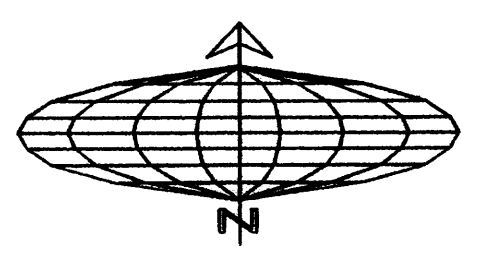
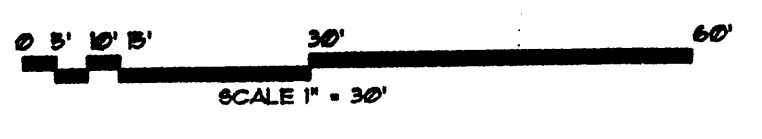
Project: **TNJ Construction & Management, Inc.**  
 Albuquerque, New Mexico

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Sheet Description:  
**LANDSCAPE PLAN  
 SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT**

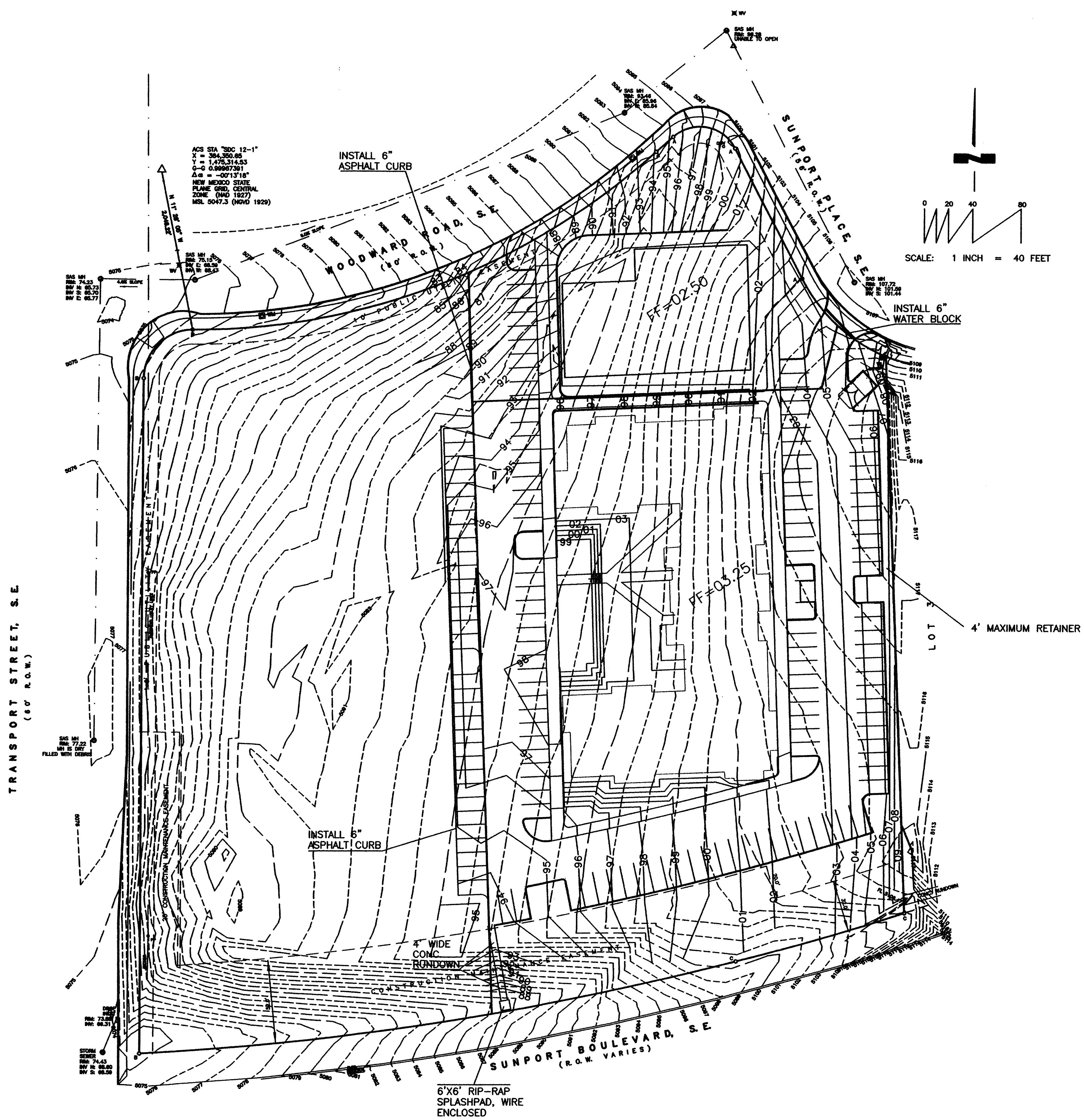
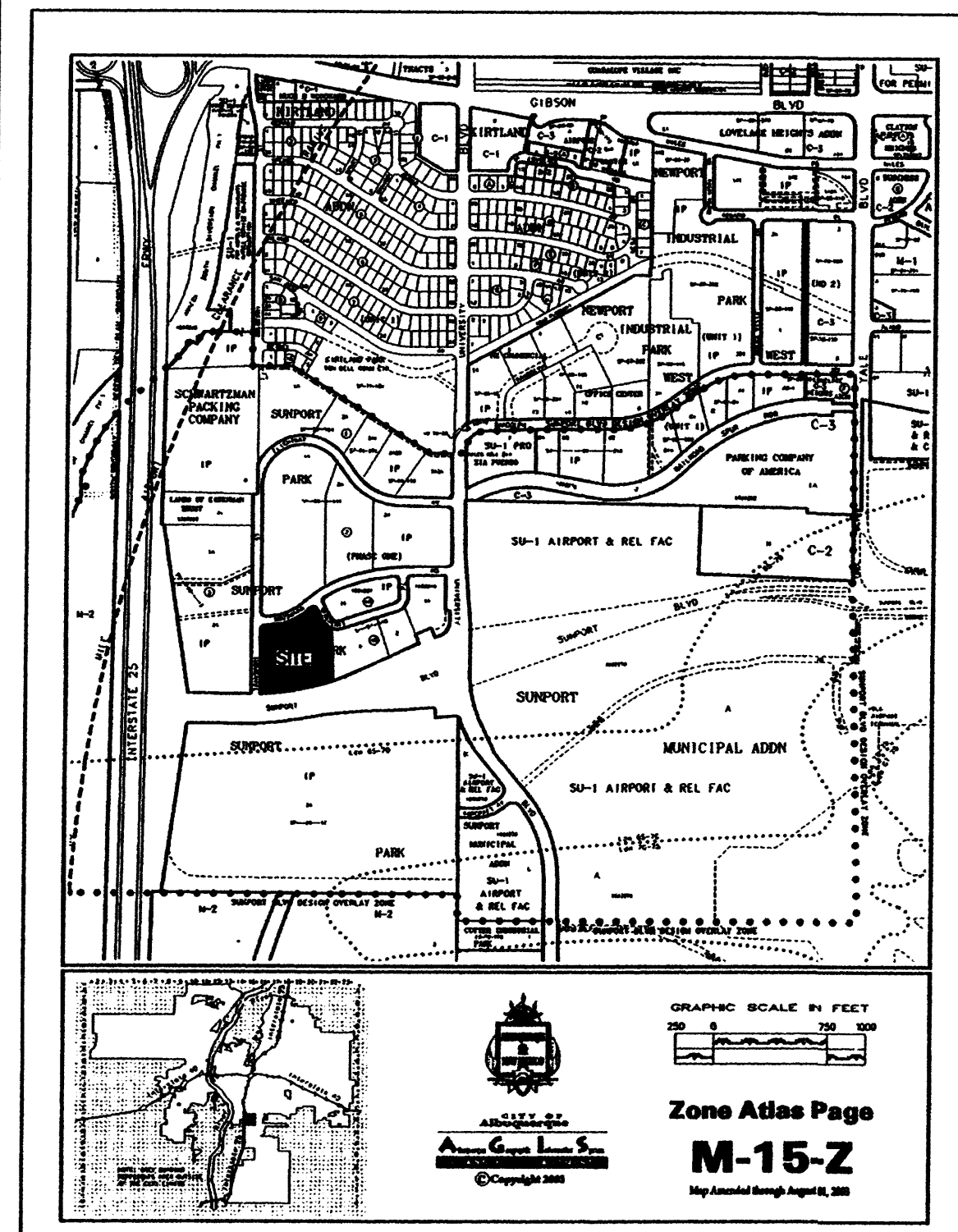
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**LANDSCAPE PLAN**  
 SCALE 1" = 30'





VICINITY MAP



**BENCH MARK**

BENCH MARK IS ACS MONUMENT "SDC 12-1" LOCATED 1500' S. OF THE GIBSON BRIDGE OVER AMAFCA SOUTH DIVERSION CHANNEL. NGVD 1929 ELEVATION: 5047.3

**OFFSITE FLOW INFORMATION**

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS NEGLIGIBLE.

**DRAINAGE NOTES:**

- ROOF DRAINAGE CONVEYED TO PARKING LOTS OR LANDSCAPING VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

**DRAINAGE CONCEPT**

THIS SITE CURRENTLY FREE DISCHARGES TO TRANSPORT ST., S.E., SUNPORT BLVD., VIA THE 30' CONSTRUCTION EASEMENT AT THE SOUTH END OF THE SITE, OR TO WOODWARD ROAD, S.E., DEPENDING ON THE LOCATION ON THE SITE. THE PROPOSED CONFIGURATION WOULD ALLOW FOR FREE DISCHARGE OF THE SITE AT TWO CONSTRUCTED LOCATIONS, ONE ON WOODWARD ROAD, S.E. AND ONE ON TRANSPORT ST., S.E. THE AMOUNT OF RUNOFF TO SUNPORT BLVD. WOULD BE GREATLY REDUCED DUE TO THE ADDITION OF CURB AND GUTTER AT THE SOUTH END OF THE DEVELOPED AREA OF THE SITE. NUISANCE RUNOFF SOUTH OF THE NEW CURB AND GUTTER AT THE SOUTH END OF THE SITE WOULD STILL BE ALLOWED TO DRAIN TOWARD SUNPORT BLVD., S.E.

**NOTICE TO CONTRACTOR**

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EPA NPDES, PHASE 2 PERMIT. DUE TO THE SIZE OF THE SITE, A SWPPP WILL BE REQUIRED.

**OTHER NOTES**

- RETAINING WALL DESIGN BY OTHERS
- TRAFFIC CIRCULATION PLAN BY OTHERS

**ONSITE HYDROLOGY**

**DRAINAGE DATA**  
THIS SITE LIES WITHIN PRECIPITATION ZONE 2

Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/acre)	Volume (cu. Ft.)	Rate
							(cfs)
EXISTING	100	A	0	0.53	1.58	0.0	0.00
		B	213,647	0.78	2.28	13,887.1	11.18
		C	0	1.13	3.14	0.0	0.00
		D	0	2.12	4.70	0.0	0.00
EXISTING	10	A	0	0.13	0.38	0.0	0.00
		B	213,647	0.28	0.95	4,985.1	4.68
		C	0	0.52	1.71	0.0	0.00
		D	0	1.34	3.14	0.0	0.00
DEVELOPED	100	A	0	0.53	1.58	0.0	0.00
		B	105,381	0.78	2.28	6,849.8	5.52
		C	10,500	1.13	3.14	988.8	0.76
		D	97,766	2.12	4.70	17,272.0	10.55
DEVELOPED	10	A	0	0.13	0.38	0.0	0.00
		B	105,381	0.28	0.95	2,458.9	2.30
		C	10,500	0.52	1.71	455.0	0.41
		D	97,766	1.34	3.14	10,917.2	7.05
TOTAL (EXT)	100					13,887.1	11.2
	10					4,985.1	4.7
TOTAL (DEV)	100					25,110.5	16.8
	10					13,831.1	9.8

FLOW RATE INCREASES (100-YR) = 5.6 CFS  
 FLOW RATE INCREASES (10-YR) = 5.1 CFS  
 6-HOUR RUNOFF INCREASE (100-YR) = 11,223.5 CU. FT.  
 6-HOUR RUNOFF INCREASE (10-YR) = 8,846.0 CU. FT.

FLOW RATE INCREASES OF 5.6 CFS AND 5.1 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 11223.5 CUBIC FEET FOR THE 100-YEAR STORM & 8846.0 CUBIC FEET FOR THE 10-YEAR STORM.

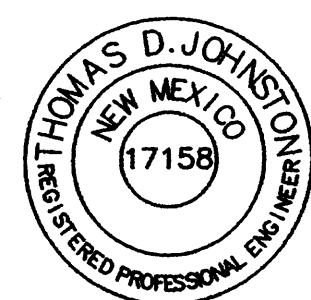
**LEGEND**

- 4958 — EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4956 — EXISTING CONTOURS @ 1 FT. INTERVALS
- 56 — PROPOSED CONTOURS @ 1.0' INTERVALS
- 58.0 — EXISTING SPOT ELEVATION
- ◆ 58.0 — PROPOSED SPOT ELEVATION
- — — — FLOW LINE
- — — — PROPOSED RETAINER
- TC — TOP OF CONCRETE
- FL — FLOW LINE
- TSW — TOP OF SIDEWALK
- RIM — RIM OF MANHOLE

**LEGAL DESCRIPTION AND FLOOD ZONE**

Lot numbered Four (4) in Block numbered Four-B (4-B) of SUNPORT PARK, Albuquerque, New Mexico, 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 March 7, 1997, in Plat Book 97C, folio 73.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0143. E, dated November 19, 2003, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

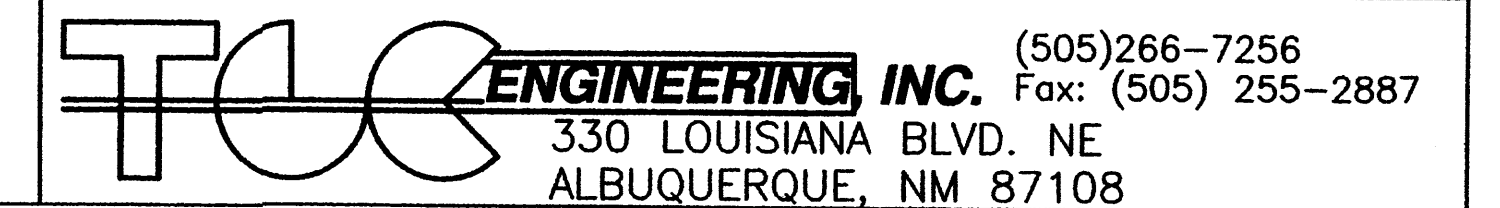


I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MAY 28, 2004, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

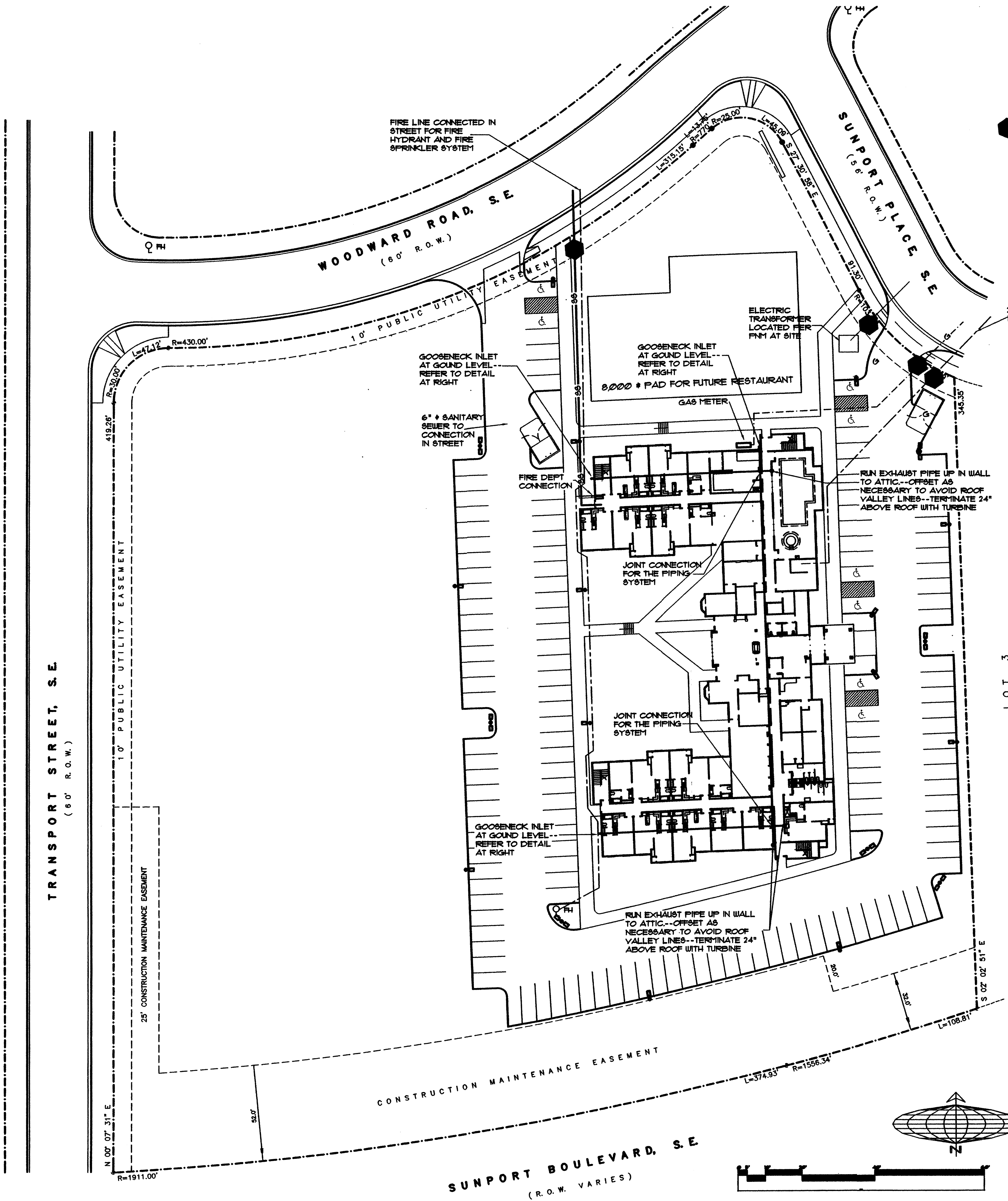
6-13-06

THOMAS JOHNSTON, NMPE NO. 17158

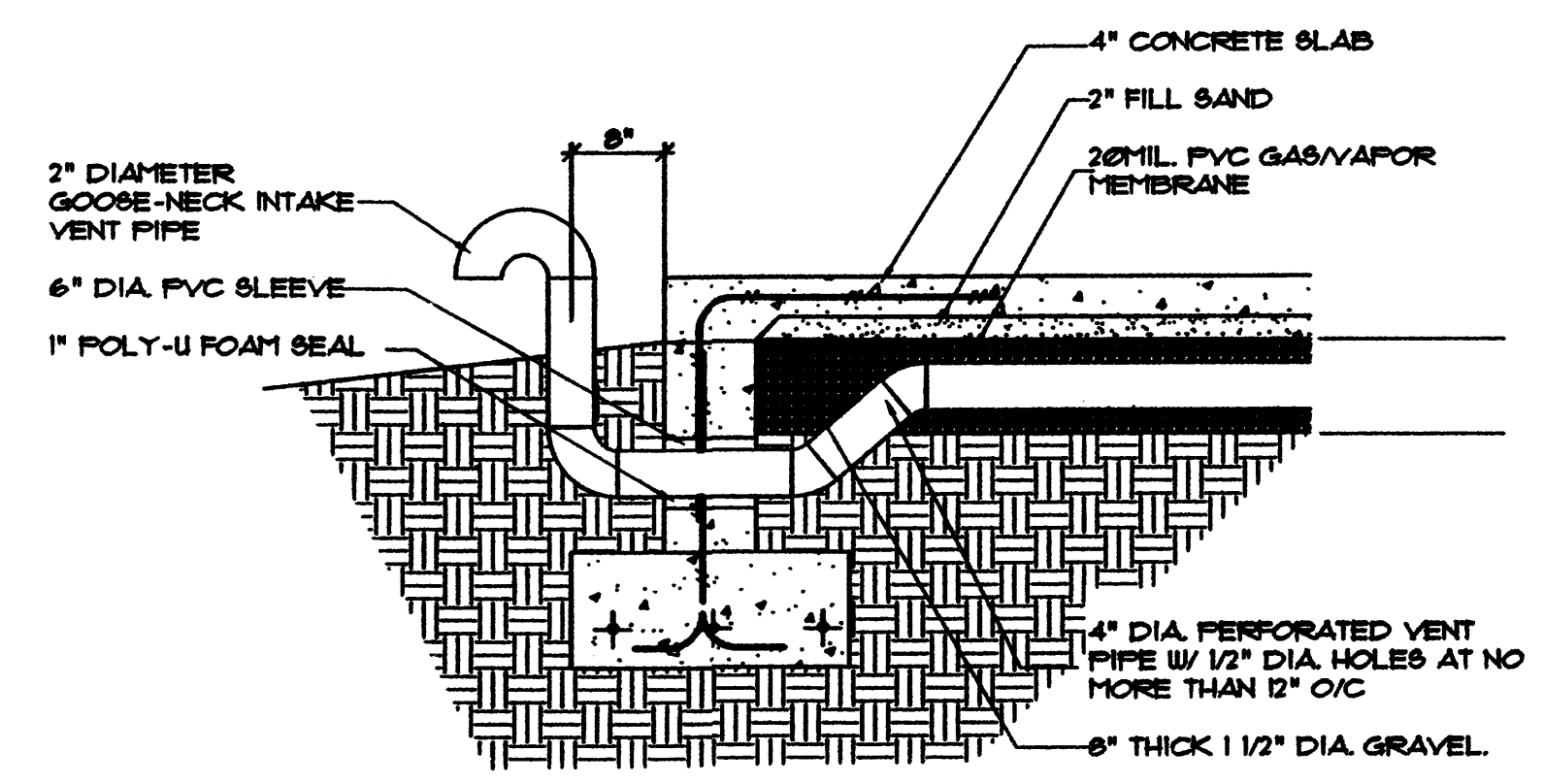
**CONCEPTUAL DRAINAGE AND GRADING PLAN**  
 STAYBRIDGE  
 LOT 4, BLOCK 4-B, SUNPORT PARK  
 FOR: 786 SUNPORT LLC







● DENOTES LOCATIONS FOR VENTING BARRIERS.

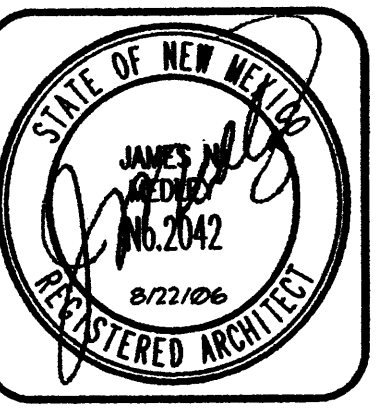
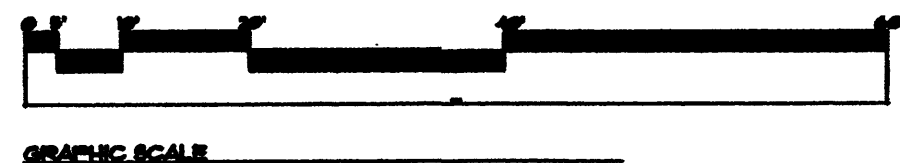


**FOUNDATION VENTING SYSTEM  
SITE REMEDIATION DETAIL**  
SCALE 3/4" = 1'-0"



*M.B. Vintar*  
8-22-06  
AS TO LANDFILL GAS  
VENTING ONLY.

**CONCEPTIONAL UTILITY SITE PLAN  
WITH CONCEPTIONAL LANDFILL GAS  
REMEDATION OVERLAY**



**JIM MEDLEY, Architect AIA**  
NCARB Certificate No. 35,898  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514  
Fax (505) 294-5593  
e-mail: jmedley@jim-medley-architect.com

Plan No.	
Date	August '06
Drawn By	JM
Checked By	JM

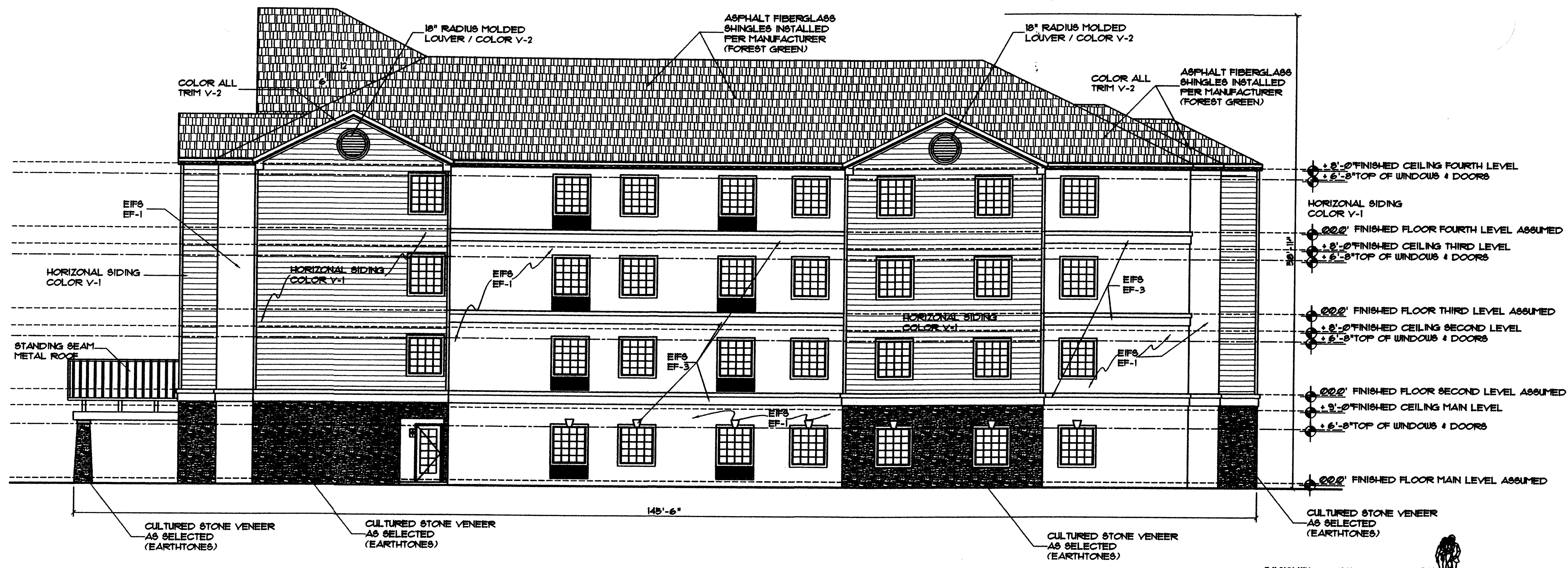
Project: **TNI Construction & Management, Inc.**  
Albuquerque, New Mexico

No.	Revision / Issue	Date
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3		

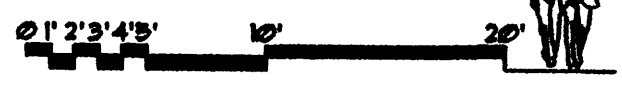
Sheet Description:  
**CONCEPTIONAL UTILITY  
SITE PLAN WITH LANDFILL  
GAS REMEDIATION  
OVERLAY--SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT**

Sheet:  
**U1.1**





**NORTH ELEVATION**

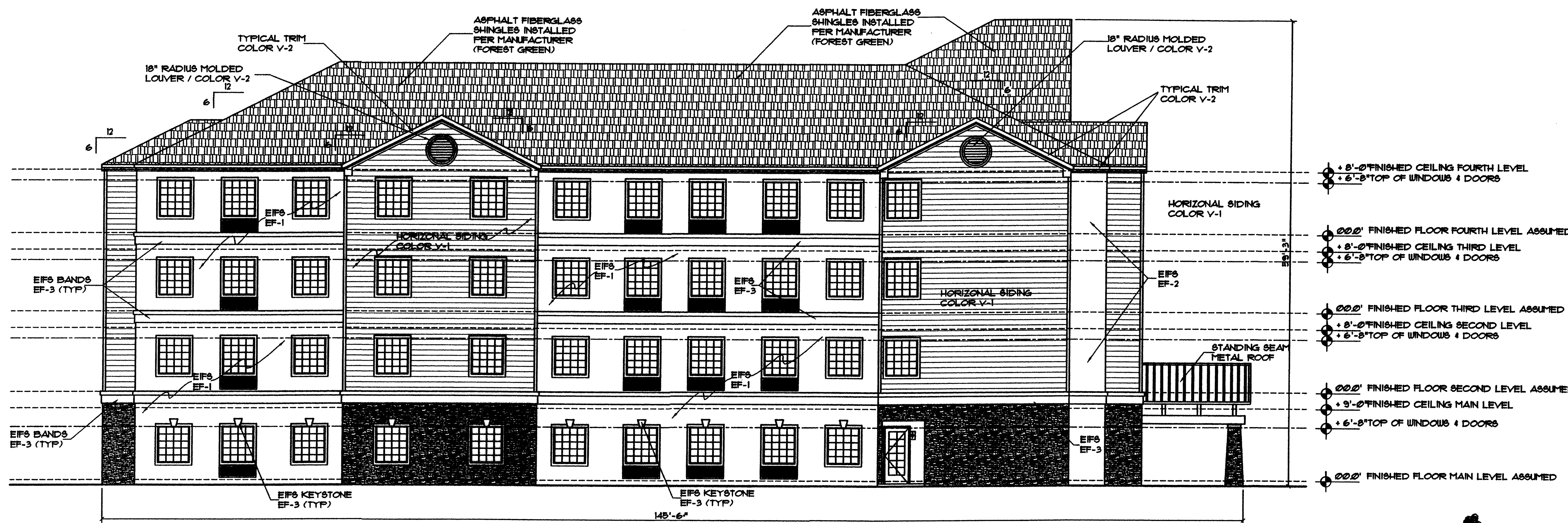


**SIDING COLORS:**  
 V-1: BANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 207Y61/071  
 V-2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 407Y83/064  
 CEMENTIOUS SIDING IS ACCEPTABLE.

**EIFS COLORS:**  
 EF-1: CARDAMON # 9052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT # 9100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS # 9045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER SENERGY.

**NOTE:** THE MINIMUM EIFS THICKNESS IS 1" SEE EIFS BAND NOTES FOR OTHER THICKNESS.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY. INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**SOUTH ELEVATION**



**JIM MEDLEY, Architect AIA**  
 NCARB Certificate No. 98,896  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No. \_\_\_\_\_  
 Date August 10, 2006  
 Drawn by JMM  
 Checked by \_\_\_\_\_

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Revision / Issue: \_\_\_\_\_  
 No. 1 2 3

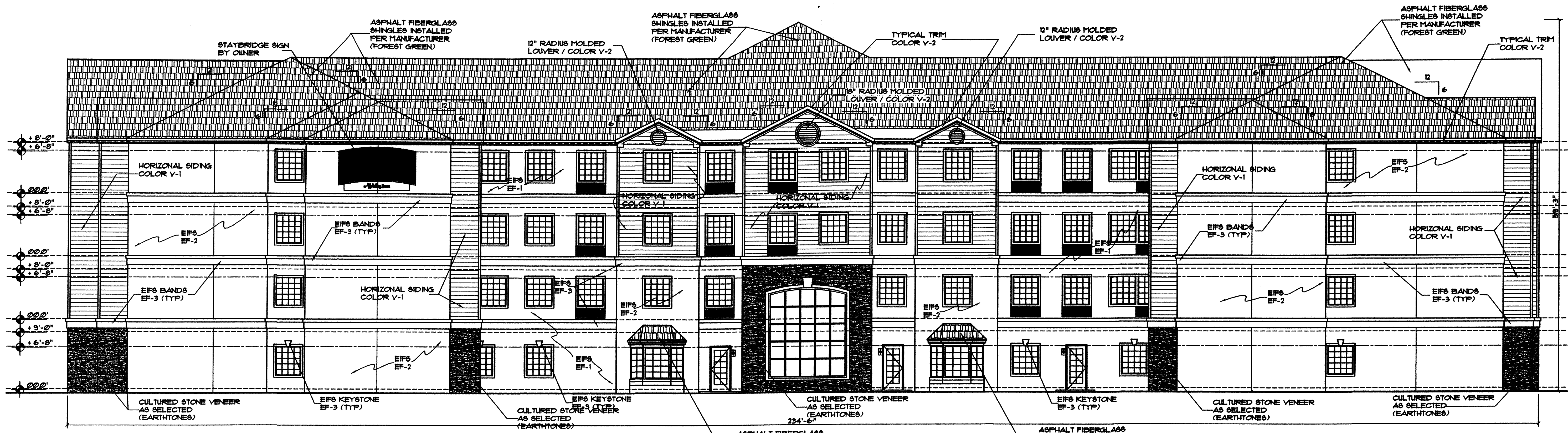
TNI Construction & Management, Inc.  
 Albuquerque, New Mexico

Revision / Issue	Date
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Sheet Description  
**SITE DEVELOPMENT PLAN  
 NORTH AND SOUTH AND  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.1**





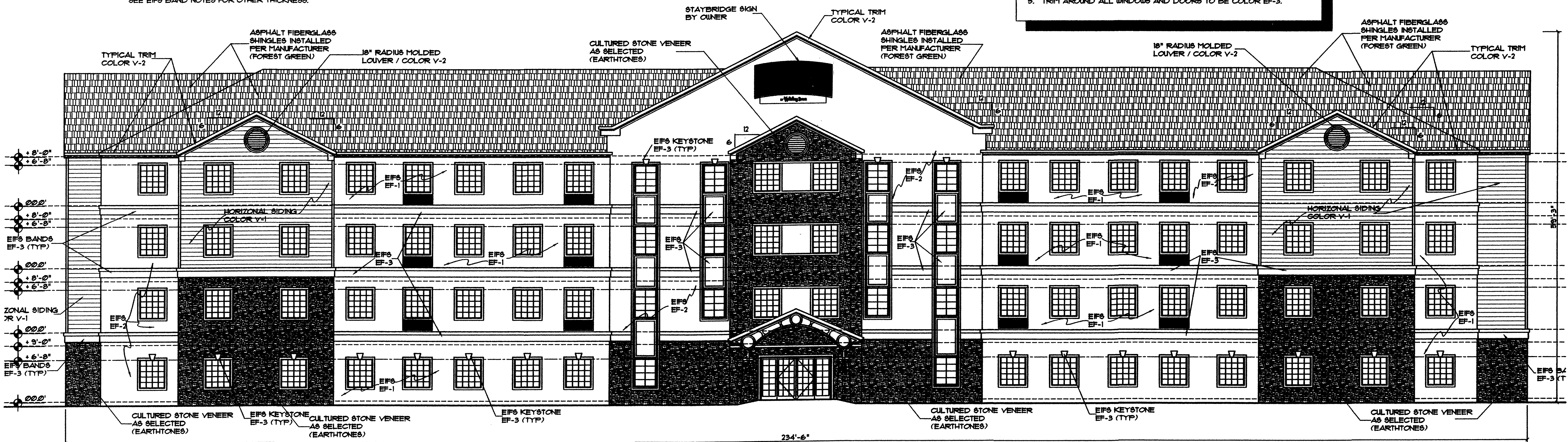
**WEST ELEVATION**

**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT #3100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS #3045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER SENERGY.

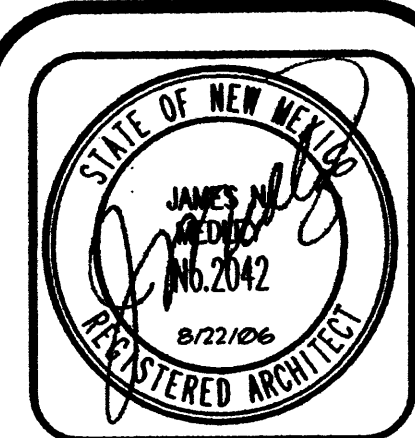
NOTE: THE MINIMUM EIFS THICKNESS IS 1" SEE EIFS BAND NOTES FOR OTHER THICKNESS.

**SIDING COLORS:**  
 V-1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20YY61/21  
 V-2: GAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40YY83/064  
 CEMENTIOUS SIDING IS ACCEPTABLE.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS, PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**EAST ELEVATION**



**JIM MEDLEY, Architect AIA**  
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 Phone (505) 292-3514 Fax (505) 294-5593

Plan No.  
 Date: August 05  
 Drawn by: JMT  
 Checked by: JMT

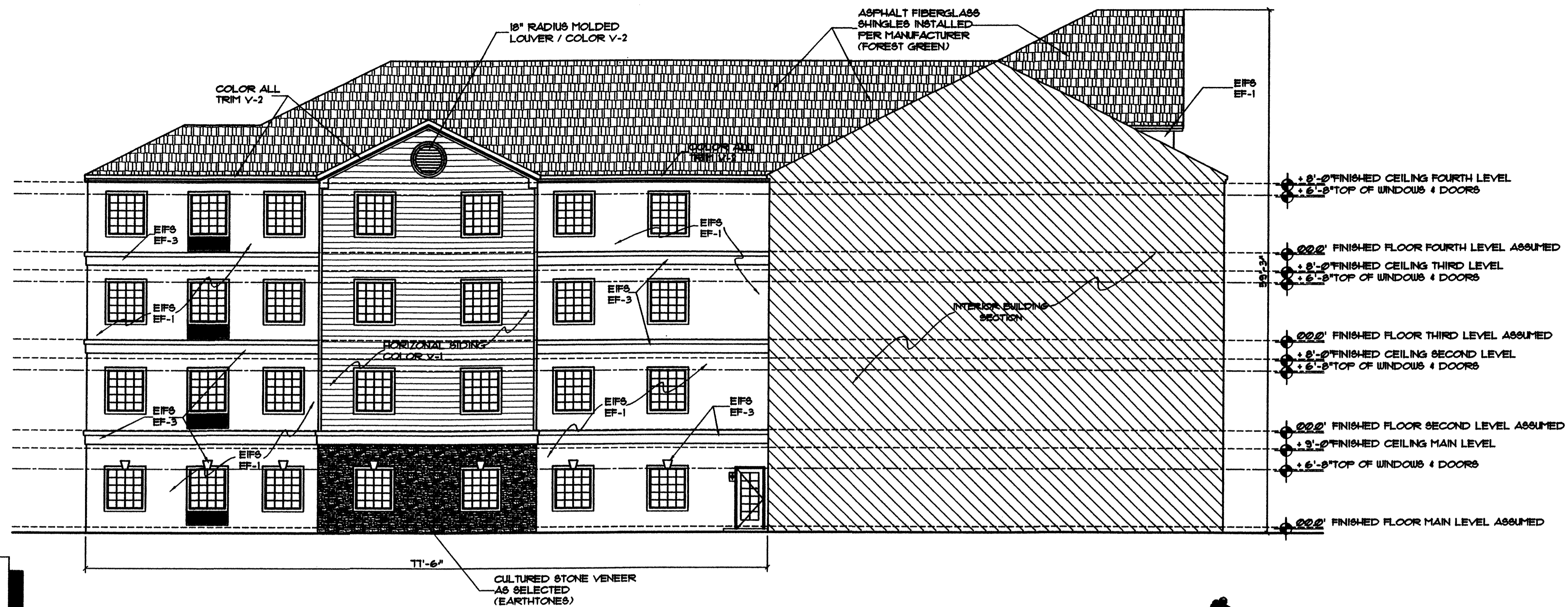
Project: **TNJ Construction & Management, Inc.**  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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Sheet Description:  
**SITE DEVELOPMENT PLAN  
 EAST AND WEST  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.2**





**SOUTH ELEVATION of COURTYARD**

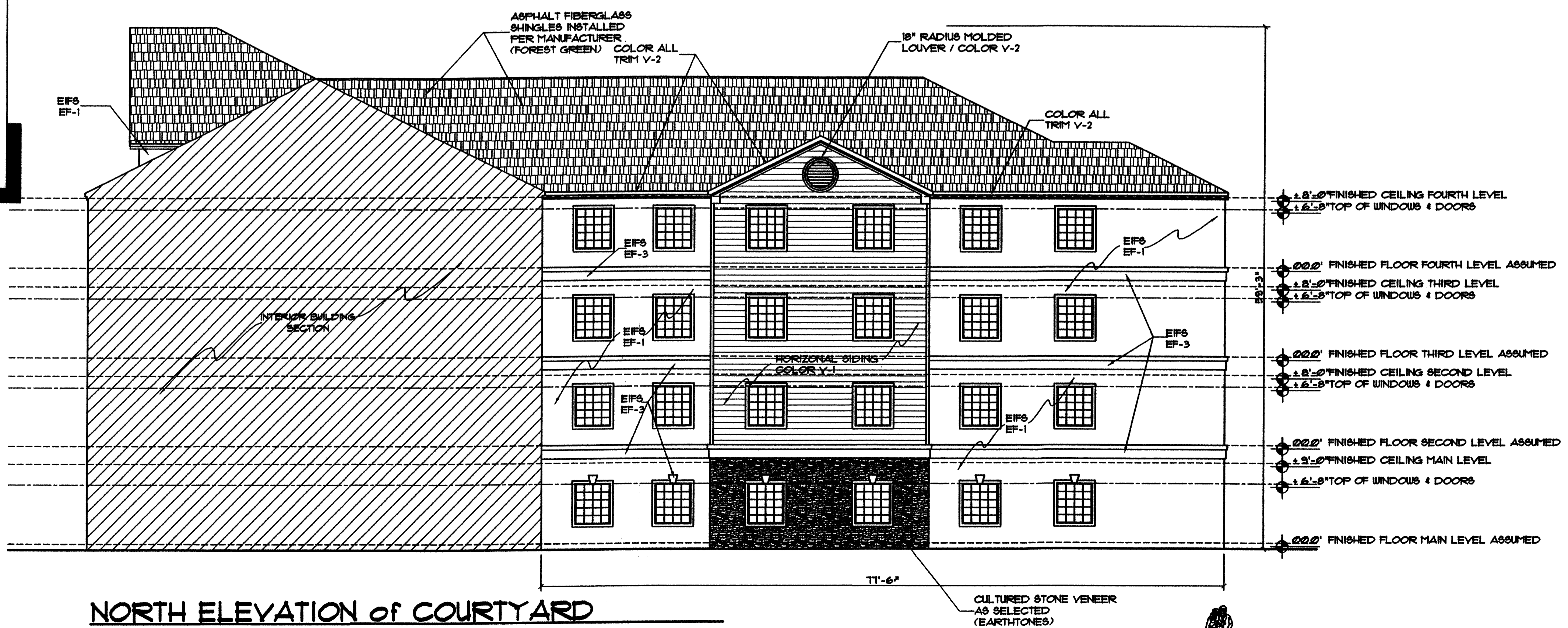


**SIDING COLORS:**  
 V - 1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20TY61/21  
 V - 2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40TY83/06-4  
 CEMENTIOUS SIDING IS ACCEPTABLE.

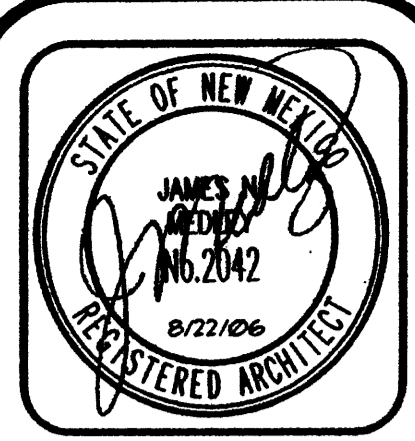
**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT #3100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS #3045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER BENERGY.

NOTE: THE MINIMUM EIFS THICKNESS IS 1"  
 SEE EIFS BAND NOTES FOR OTHER THICKNESSES.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS, PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM FTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**NORTH ELEVATION of COURTYARD**



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 Phone: (505) 292-3514 Fax: (505) 294-5593

Plan No. \_\_\_\_\_  
 Date August '06  
 Drawn by JMT  
 Checked by JMT

Project: \_\_\_\_\_  
**TJM Construction & Management, Inc.**  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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2		
3		

Sheet Description  
**SITE DEVELOPMENT PLAN  
 NORTH AND COURTYARD  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.3**