

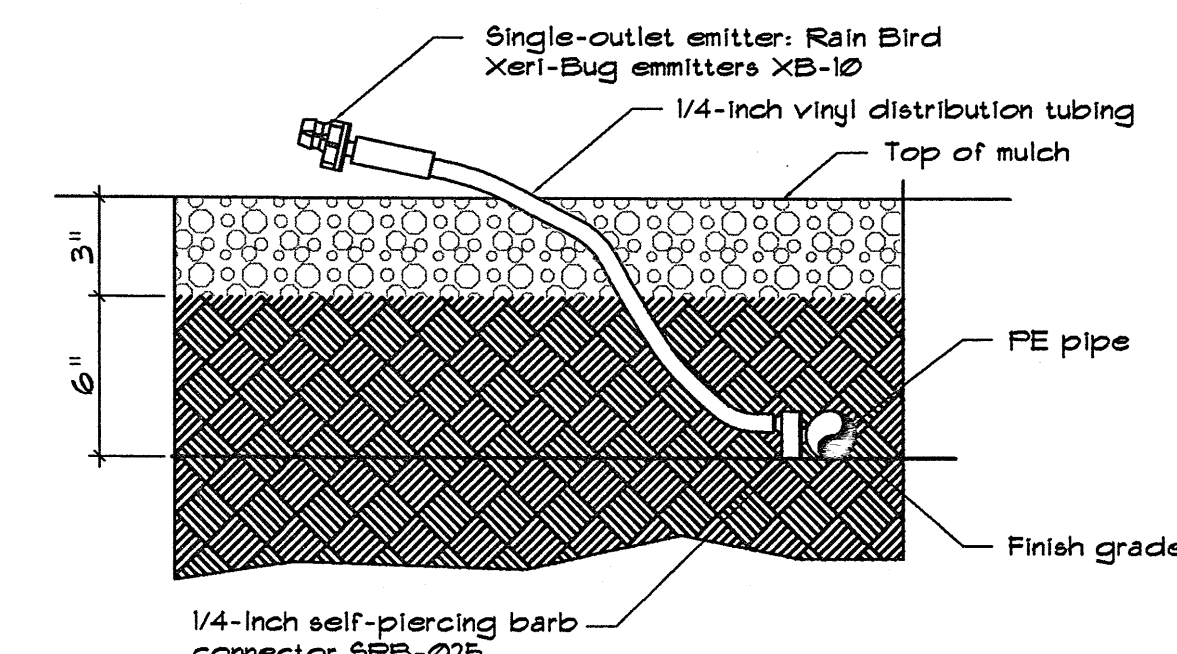
**PLANT LEGEND**

Qty.	Symbol	Common Name Scientific Name	Size	Installed Size Mature Size	Water Use
<b>Trees</b>					
6	○	Chitalpa Chitalpa tashkentensis	2' B&B	8' ht. x 4' spr. 30' ht. x 30' spr.	Medium
17	⊕	New Mexico Olive Forestiera neomexicana	15-Gal.	8' ht. x 4' spr. 15' ht. x 15' spr.	Medium
12	⊗	Purple Robe Locust Robinia ambigua 'Purple Robe'	2' B&B	16' ht. x 6' spr. 30' ht. x 30' spr.	Medium
6	○	Austrian Pine Pinus nigra	B&B	10' min. ht. 35' ht. x 25' spr.	Medium
9	⊕	Texas Honey Mesquite Prosopis glandulosa 'Maverick'	2' B&B	14' ht. x 6' spr. 25' ht. x 30' spr.	Low +
9	○	Mexican Elder Sambucus mexicana	15-Gal.	8' ht. x 3' spr. 20' ht. x 25' spr.	Low +
12	⊗	Coffeeberry Rhamnus californica	15-Gal.	6' ht. x 3' spr. 15' ht. x 10' spr.	Low +
17	⊗	Mexican Buckeye Ungnadia speciosa	15-Gal.	6' ht. x 3' spr. 15' ht. x 15' spr.	Medium

<b>Shrubs/Omnamental Grasses/Desert Accents</b>					
58	⊗	Apache Plume Fallugia paradoxa	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
20	⊗	Dwarf Butterfly Bush Buddleia davidii nanhoensis	5-Gal.	4' o.c. 5' ht. x 4' spr.	Medium
47	○	Chamisa Chrysothamnus nauseosus	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
36	○	Frickly Pear Opuntia macrocentra	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
76	*	Parry's Agave Agave parryi	1-Gal.	3' o.c. 1' ht. x 3' spr.	Low
55	⊗	Chihuahuan Sage Leucophyllum laevigatum	5-Gal.	4' o.c. 3' ht. x 4' spr.	Low+
75	○	Sugar Bush Rhus ovata	5-Gal.	5' o.c. 7' ht. x 5' spr.	Medium
58	○	Curve Leaf Yucca Yucca recurvifolia	5-Gal.	3' o.c. 3' ht. x 4' spr.	Low
33	⊗	Scotch Broom Cytisus scoparius	1-Gal.	4' o.c. 4' ht. x 4' spr.	Low +
51	⊗	Muhly Grass Muhlenbergia cap. 'Regal Mist'	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
73	*	Threadgrass Nassella tenuissima	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
47	⊗	Fountain Grass Pennisetum Alopecuroides	5-Gal.	4' o.c. 4' ht. x 5' spr.	Low +
66	⊗	Maiden Hair Grass Miscanthus sinensis	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low
9	⊗	Silver Lacevine Polygonum Aubertii	5-Gal.	20' o.c. 20' spr.	Low +

<b>Flowering Perennials/Grasscovers</b>					
53	⊗	Gayfeather Liatris spicata	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low +
24	⊗	Apricot Globemallow Sphaeralcea ambigua	1-Gal.	2' o.c. 1' ht. x 2' spr.	Low +
14	⊕	Winecups Callirhoe involucrata	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
21	⊕	Sand Penstemon Penstemon ambiguus	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
64	⊕	Mexican Evening Primrose Oenothera speciosa	1-Gal.	4' o.c. 1' ht. x 4' spr.	Low +
21	○	Guara Guara lindheimeri	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
13	○	Purple Cone Flower Echinacea purpurea	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
13	⊗	Blue Flax Linum lewisii	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low
15	⊗	White Aster Aster ericoides	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +

- 37,147 SF Gravel Mulch Mixture (On & Off Site Landscape Areas)
- 5,482 SF Cobble Mulch (On & Off Site Landscape Areas)
- Stamped Colored Concrete - Plaza Surface
- Concrete Pots w/ Seasonal Annuals



2 EMITTER DETAIL nts

**GENERAL NOTES**

**MULCHES**  
All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines, 5/8" - 1" Amoretto Brown Rock Mulch, and 2" - 4" Santa Ana Tan Cobble. The Cobble should be used in areas that require accenting.

**IRRIGATION SYSTEM**  
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone.

**MAINTENANCE RESPONSIBILITY**  
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Owner.

**STATEMENT OF WATER WASTE**  
Per the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Unser McMahon Towne Center is limited to using high water use turf over a maximum of 20 percent of the required landscape area. We are not providing any high water use turf on the Unser McMahon Towne Center landscape. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

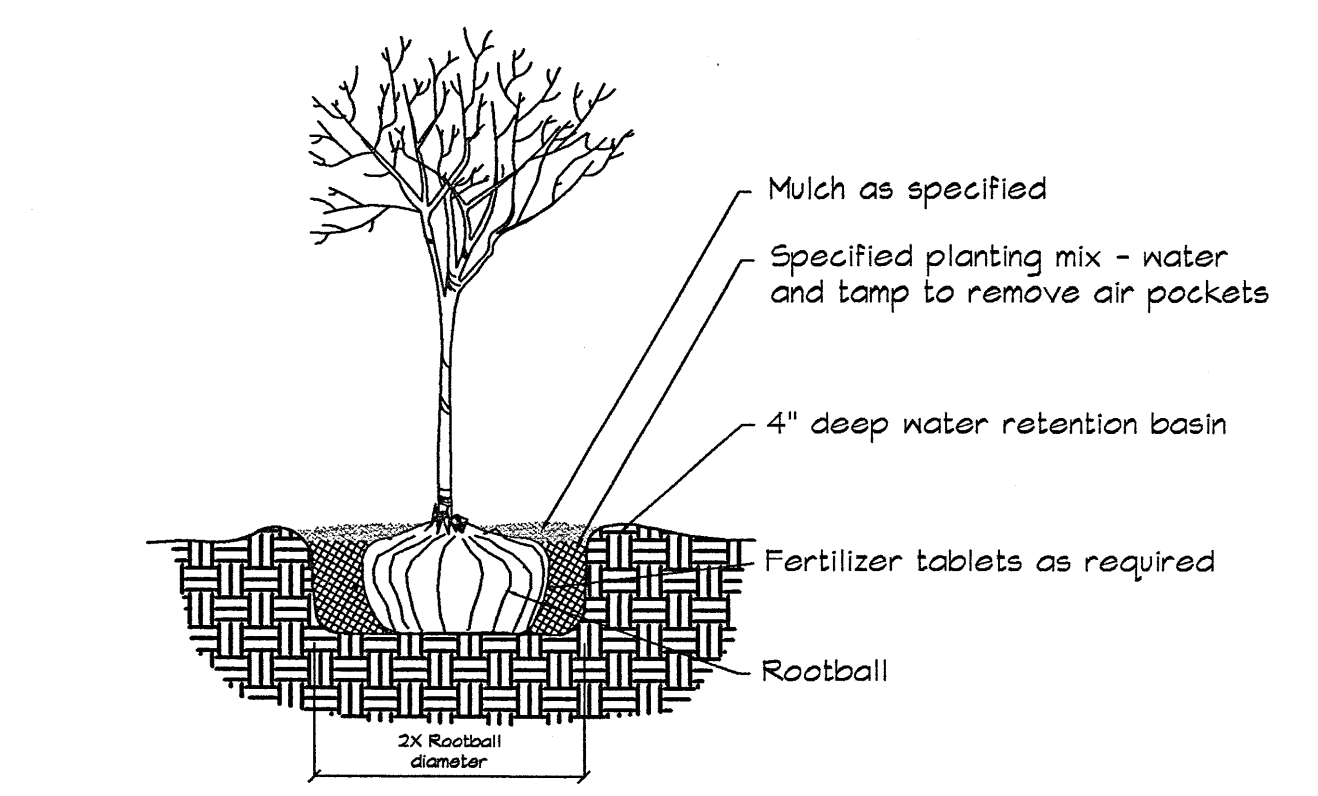
**STREET TREES**  
There is 50 feet of PNM underground gas line easement (20 foot and 30 foot) along McMahon Boulevard and a 10 foot PNM easement with overhead utility line along Unser Boulevard. Large street trees are not permitted by PNM to be planted within its easements. To meet the intent of the City's Street Tree Ordinance, street trees smaller in stature and shrubs have been provided within the easements and larger trees outside of the easements either within the public right-of-way or within landscape islands have been provided. Several types of trees have been used to provide variety in color, texture, and form. New Mexico Olive, Coffeeberry, and Mexican Buckeye are provided in the landscape buffer along Unser Blvd. due to their maximum height and the limitations of plantings underneath overhead power lines.

**ROOT BARRIER**  
Root barriers shall be provided adjacent to the utility easement where drainage, gas or sewer lines are in close proximity to the Texas Honey Mesquite.

**LANDSCAPE COVERAGE**  
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

**LANDSCAPE CALCULATIONS**

Site Area: (3.6 AC.)	156,816 S.F.
Building Area:	- 26,500 S.F.
<b>Total</b>	<b>130,316 S.F.</b>
<b>Required Landscape: (15%)</b>	<b>19,547 S.F.</b>
<b>Provided Landscape:</b>	
On-site	35,342 S.F. (27%)
Off-Site	+ 8,935 S.F.
<b>Total Provided:</b>	<b>44,277 S.F.</b>

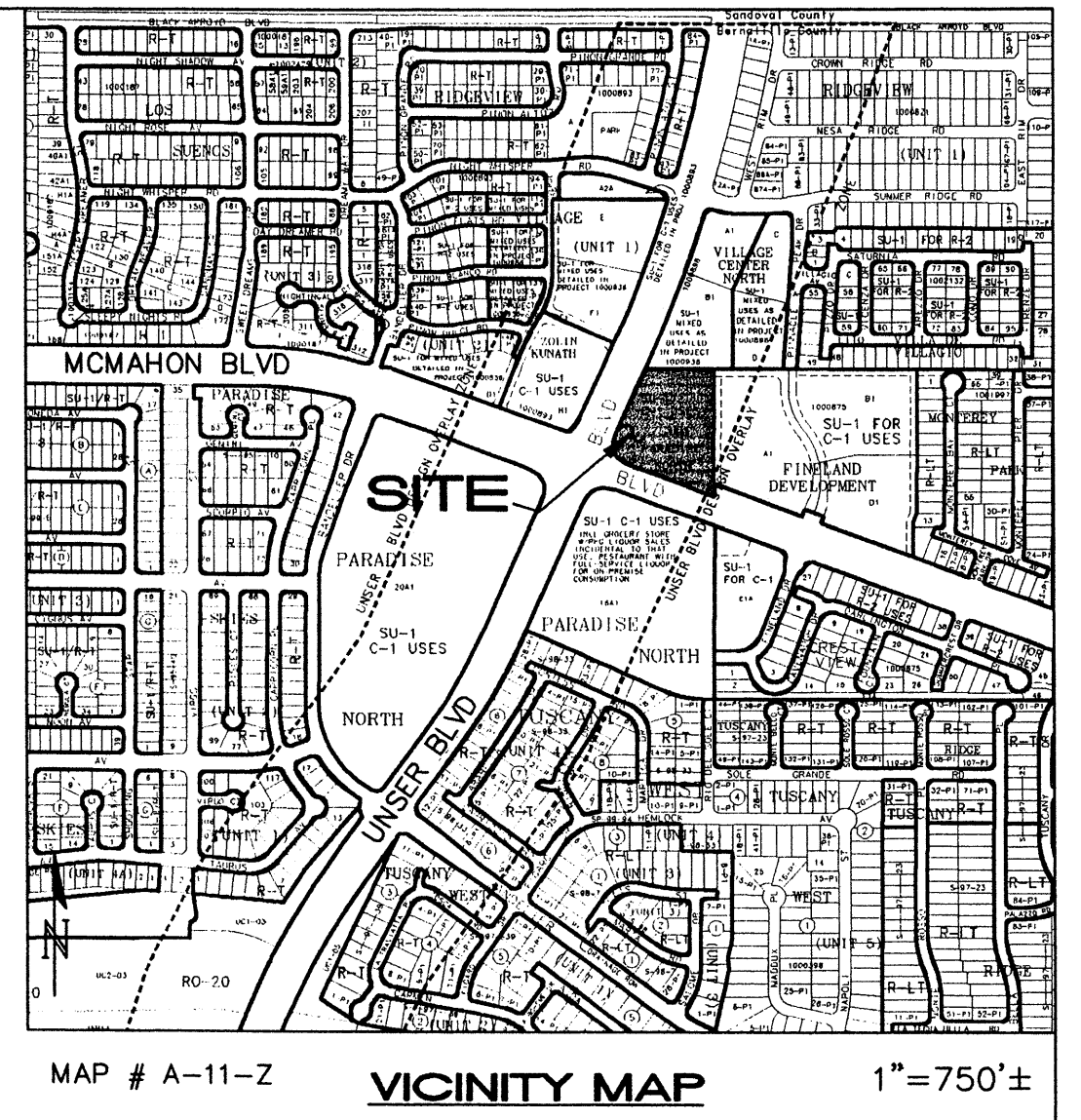
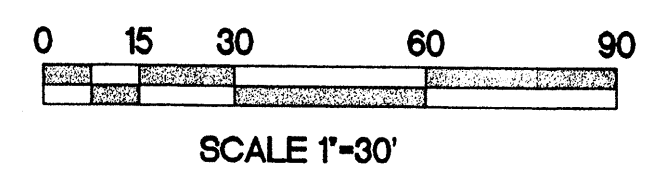
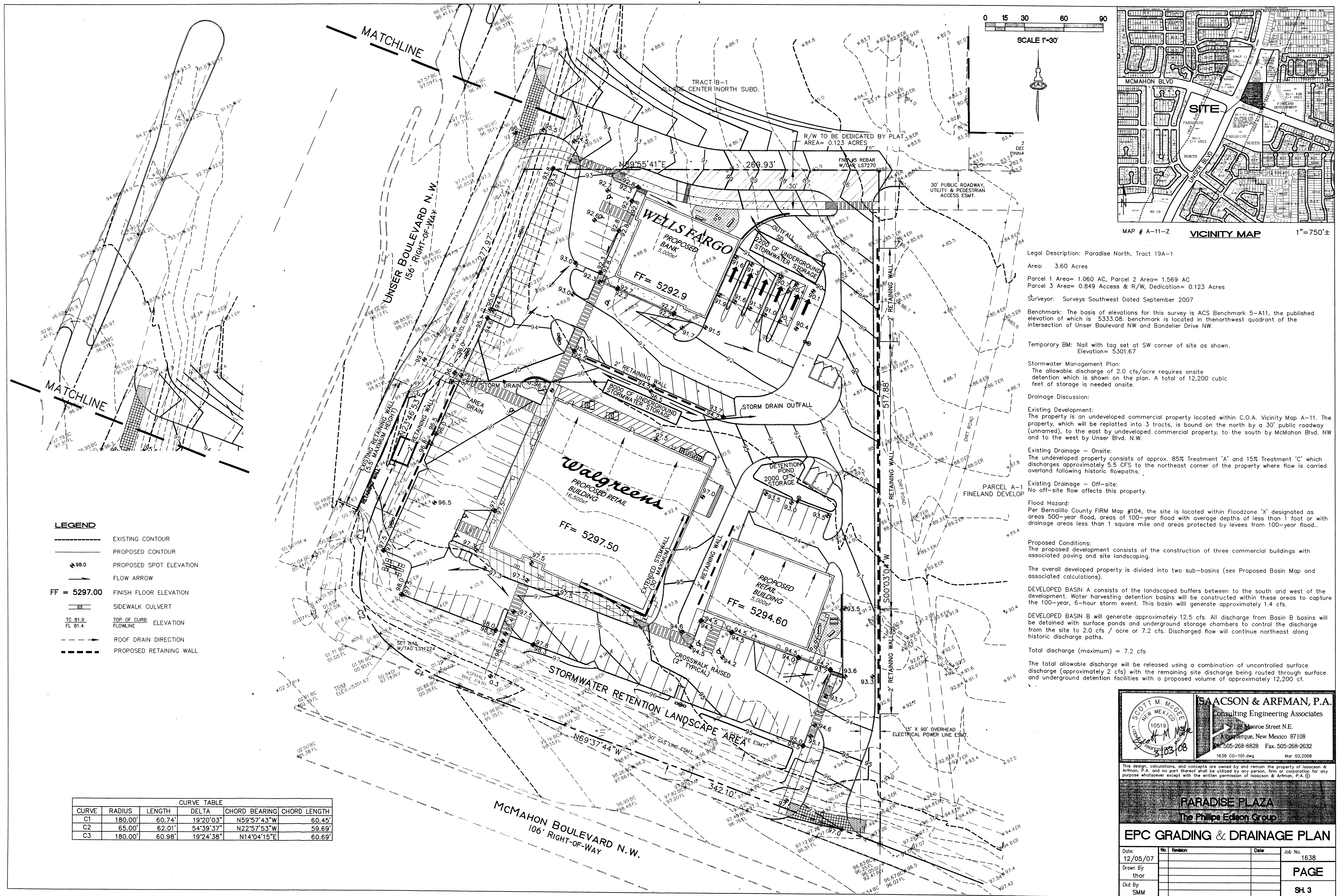


1 TREE PLANTING DETAIL nts

**LANDSCAPE PLAN  
PARADISE PLAZA**

Prepared by:  
Phillips Edison and Co.  
11501 North Lake Drive  
Cincinnati, OH 45249

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



Legal Description: Paradise North, Tract 19A-1  
 Area: 3.60 Acres  
 Parcel 1 Area= 1.060 AC, Parcel 2 Area= 1.569 AC  
 Parcel 3 Area= 0.849 Access & R/W, Dedication= 0.123 Acres  
 Surveyor: Surveys Southwest Dated September 2007  
 Benchmark: The basis of elevations for this survey is ACS Benchmark 5-A11, the published elevation of which is 5333.08, benchmark is located in the northwest quadrant of the intersection of Unser Boulevard NW and Bandelier Drive NW.  
 Temporary BM: Nail with tag set at SW corner of site as shown. Elevation= 5301.67  
 Stormwater Management Plan:  
 The allowable discharge of 2.0 cfs/acre requires onsite detention which is shown on the plan. A total of 12,200 cubic feet of storage is needed onsite.  
 Drainage Discussion:  
 Existing Development:  
 The property is an undeveloped commercial property located within C.O.A. Vicinity Map A-11. The property, which will be replatted into 3 tracts, is bound on the north by a 30' public roadway (unnamed), to the east by undeveloped commercial property, to the south by McMahon Blvd. NW and to the west by Unser Blvd. N.W.  
 Existing Drainage - Onsite:  
 The undeveloped property consists of approx. 85% Treatment 'A' and 15% Treatment 'C' which discharges approximately 5.5 cfs to the northeast corner of the property where flow is carried overland following historic flowpaths.  
 Existing Drainage - Off-site:  
 No off-site flow affects this property.

Flood Hazard:  
 Per Bernalillo County FIRM Map #104, the site is located within Floodzone 'X' designated as areas 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood.  
 Proposed Conditions:  
 The proposed development consists of the construction of three commercial buildings with associated paving and site landscaping.  
 The overall developed property is divided into two sub-basins (see Proposed Basin Map and associated calculations).  
 DEVELOPED BASIN A consists of the landscaped buffers between to the south and west of the development. Water harvesting detention basins will be constructed within these areas to capture the 100-year, 6-hour storm event. This basin will generate approximately 1.4 cfs.  
 DEVELOPED BASIN B will generate approximately 12.5 cfs. All discharge from Basin B basins will be detained with surface ponds and underground storage chambers to control the discharge from the site to 2.0 cfs / acre or 7.2 cfs. Discharged flow will continue northeast along historic discharge paths.  
 Total discharge (maximum) = 7.2 cfs  
 The total allowable discharge will be released using a combination of uncontrolled surface discharge (approximately 2 cfs) with the remaining site discharge being routed through surface and underground detention facilities with a proposed volume of approximately 12,200 cf.

- LEGEND**
- EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - 98.0 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - FF = 5297.00 FINISH FLOOR ELEVATION
  - ▬ SIDEWALK CULVERT
  - TC 81.9 FL 81.4 TOP OF CURB FLOWLINE ELEVATION
  - ROOF DRAIN DIRECTION
  - PROPOSED RETAINING WALL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.00'	60.74'	19°20'03"	N59°57'43"W	60.45'
C2	65.00'	62.01'	54°39'37"	N22°57'53"W	59.69'
C3	180.00'	60.98'	19°24'38"	N14°04'15"E	60.69'

SCOTT M. MCGEE  
 10519  
 PROFESSIONAL ENGINEER  
 3/03/08

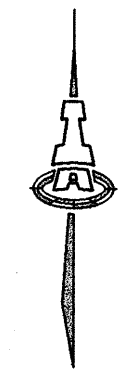
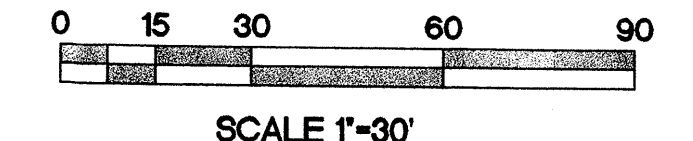
**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Tel. 505-268-8828 Fax. 505-268-2632  
 1638 CG-101.dwg Mar 03,2008

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**PARADISE PLAZA**  
 The Philips Edison Group  
**EPC GRADING & DRAINAGE PLAN**

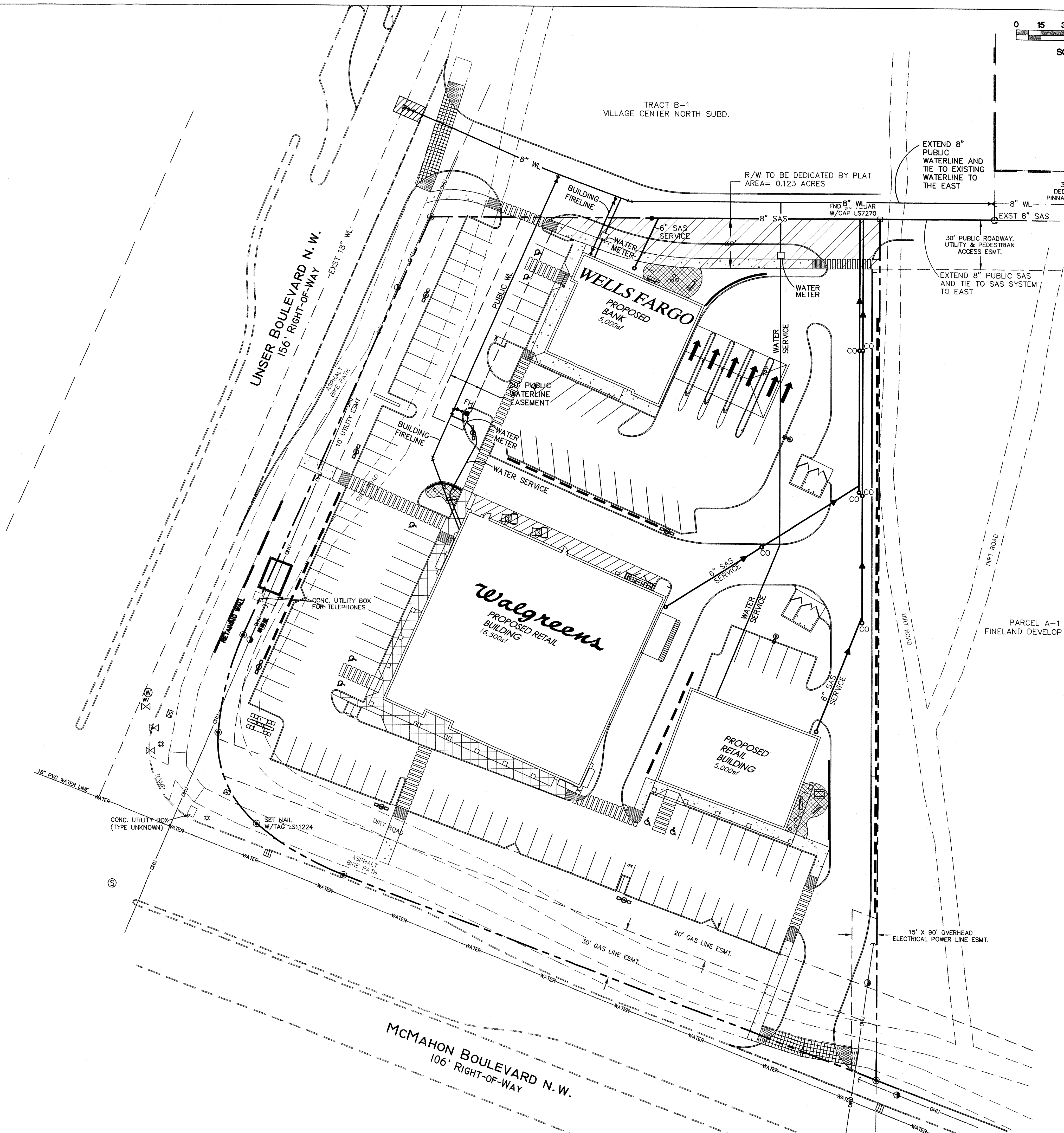
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**GENERAL NOTES:**

1. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHOWN SHALL MEET NMUI STANDARDS AND REQUIREMENTS.
2. CROSS-LOT UTILITY EASEMENTS SHALL BE GRANTED WITH PLAT.



**LEGEND**

- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- PAVEMENT REMOVAL & REPLACEMENT

SCOTT M. MCGEE  
NEW MEXICO  
10519  
LICENSED PROFESSIONAL ENGINEER

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
1638 CU-101.dwg  
Mar 03, 2008

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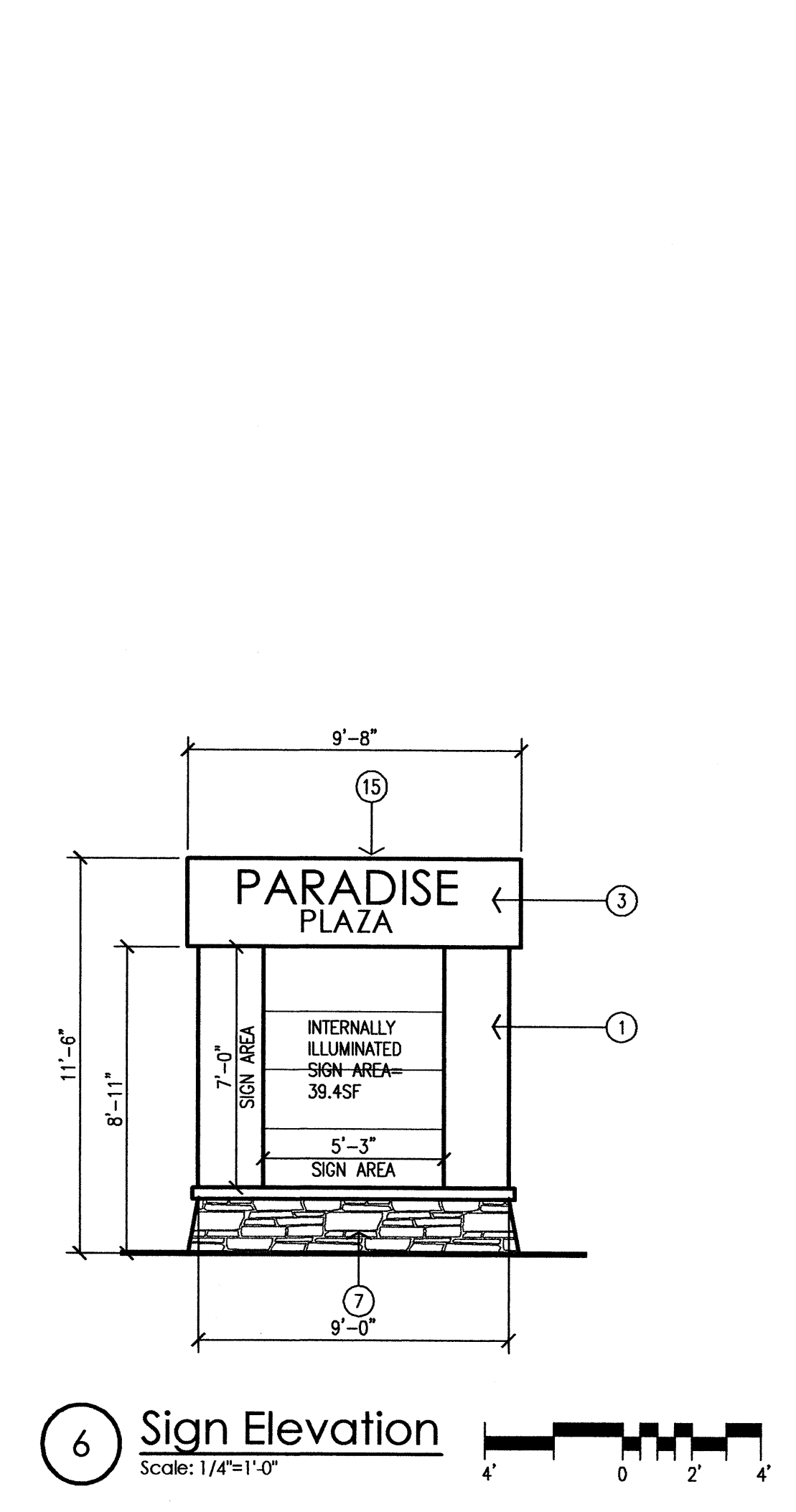
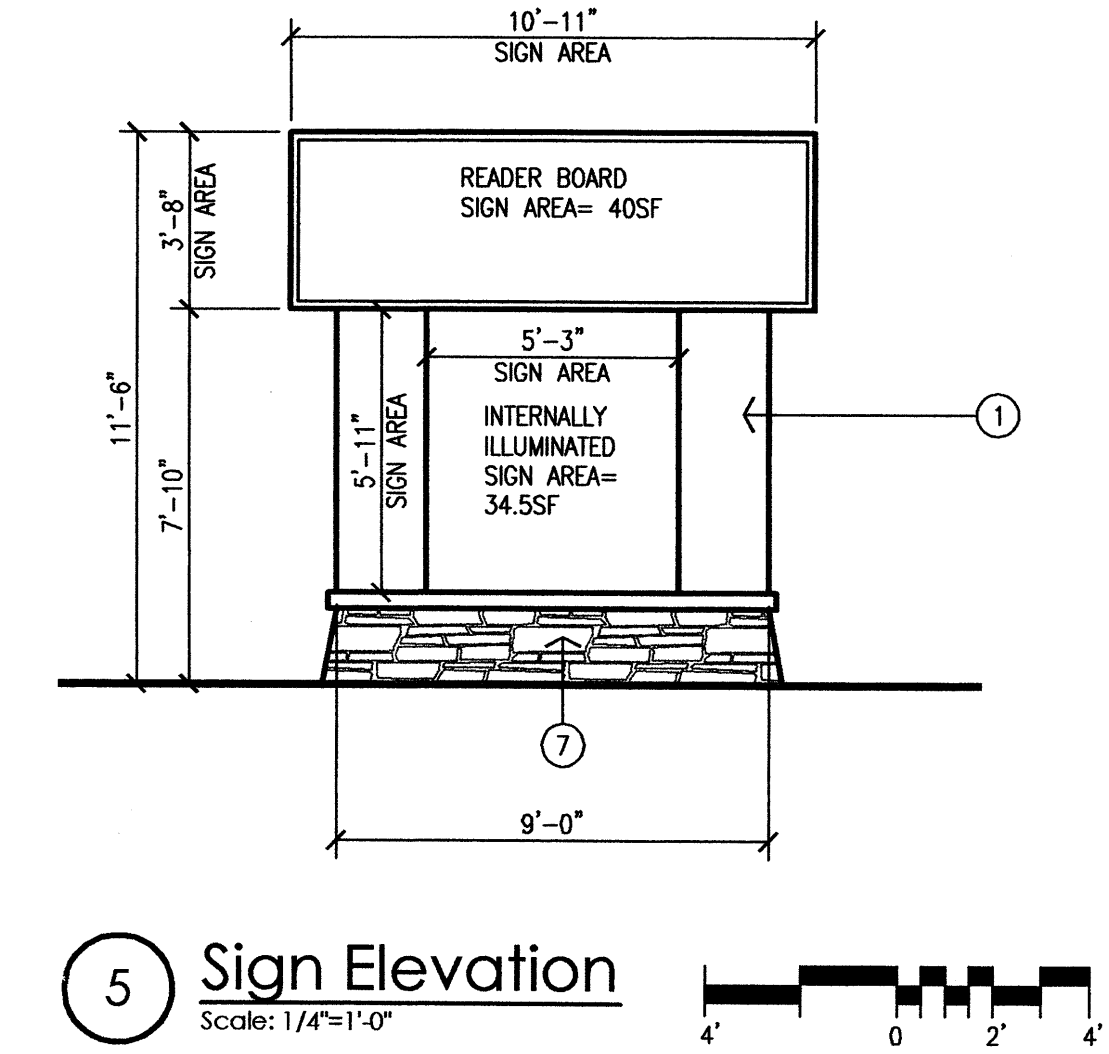
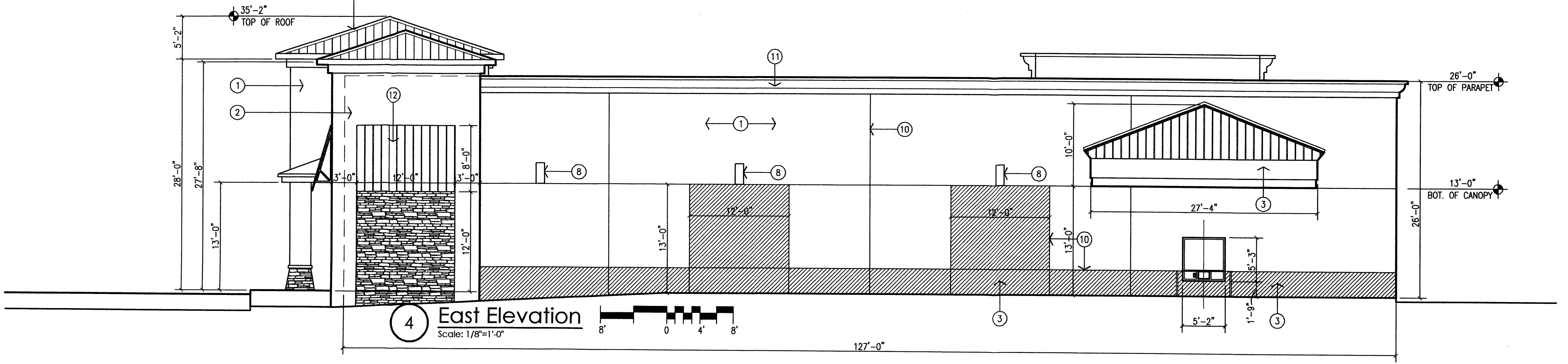
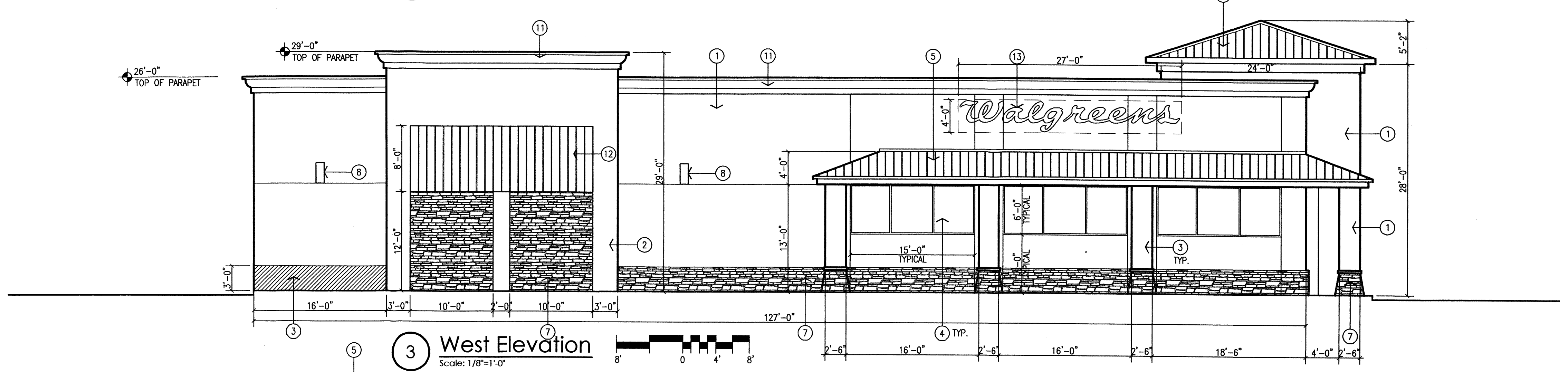
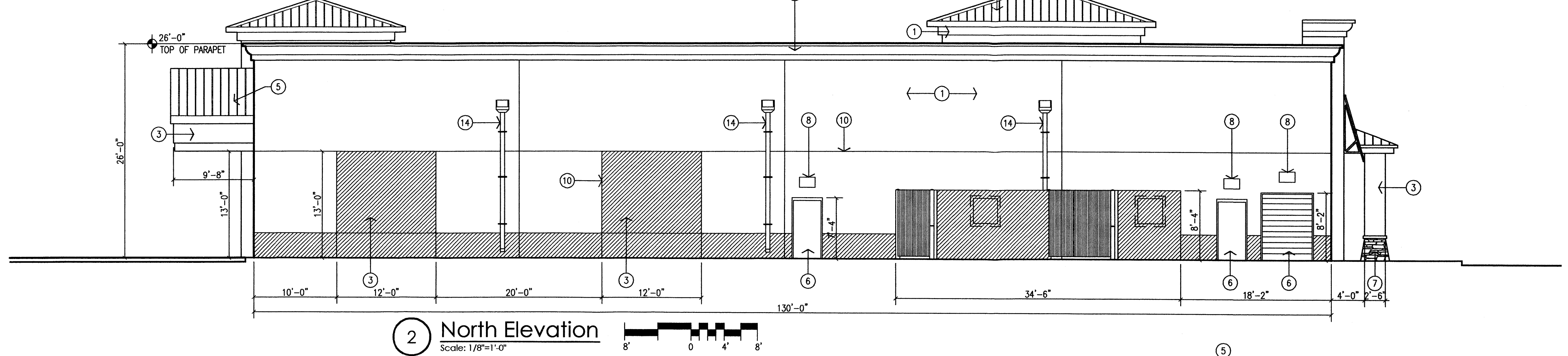
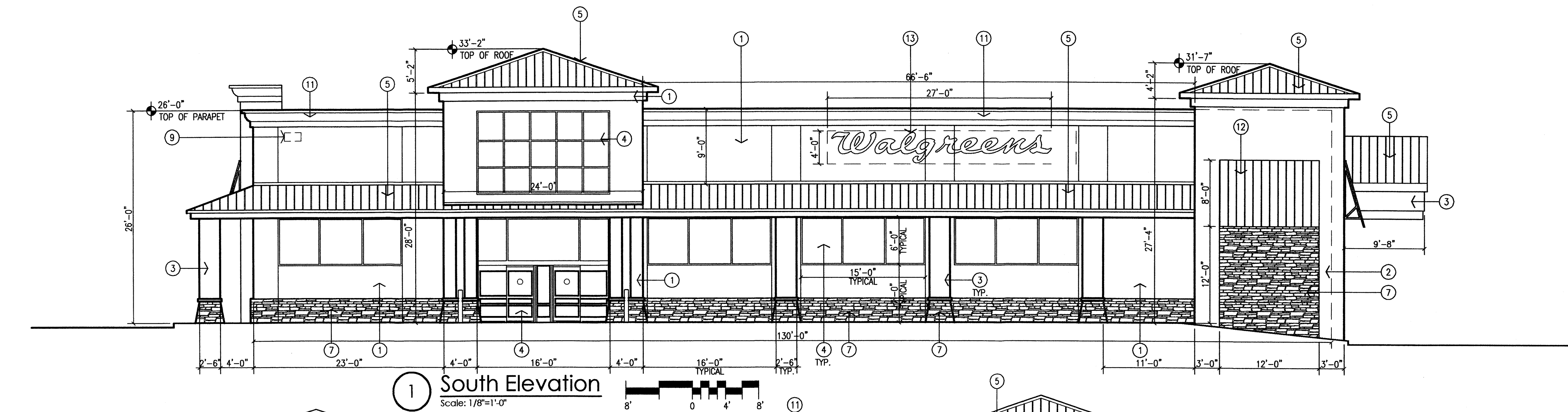
**PARADISE PLAZA**  
The Phillips Edison Group

**EPC UTILITY PLAN**

Date:	No. Revisions	Date	Job No.
12/05/07			1638
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Chk By:	SMM		<b>SH. 4</b>

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- EXTERIOR ELEVATION KEYED NOTES:**
- [1] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: TAN.
  - [2] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: LIGHT TAN.
  - [3] 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH COAT. COLOR: DARK GRAY.
  - [4] CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED INSULATED GLAZING.
  - [5] STANDING SEAM METAL ROOFING. COLOR: DARK GRAY.
  - [6] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STUCCO.
  - [7] CULTURED STONE VENEER. COLOR: TAN/GRAY/RED.
  - [8] EXTERIOR LIGHT FIXTURE.
  - [9] 12" HIGH ADDRESS CHANNEL LETTERS.
  - [10] STUCCO CONTROL JOINT, TYPICAL.
  - [11] FOAM STUCCO CORNICE, COLOR: DARK GRAY.
  - [12] STANDING SEAM ROOFING OVER STEEL CANOPY. COLOR: DARK GRAY.
  - [13] INTERNALLY ILLUMINATED SIGNAGE 108 SF.
  - [14] PRE FINISHED SHEET METAL DOWN SPOUT AND COLLECTOR BOX.
  - [15] 12" HIGH "DEVELOPMENT NAME" CHANNEL LETTERS.

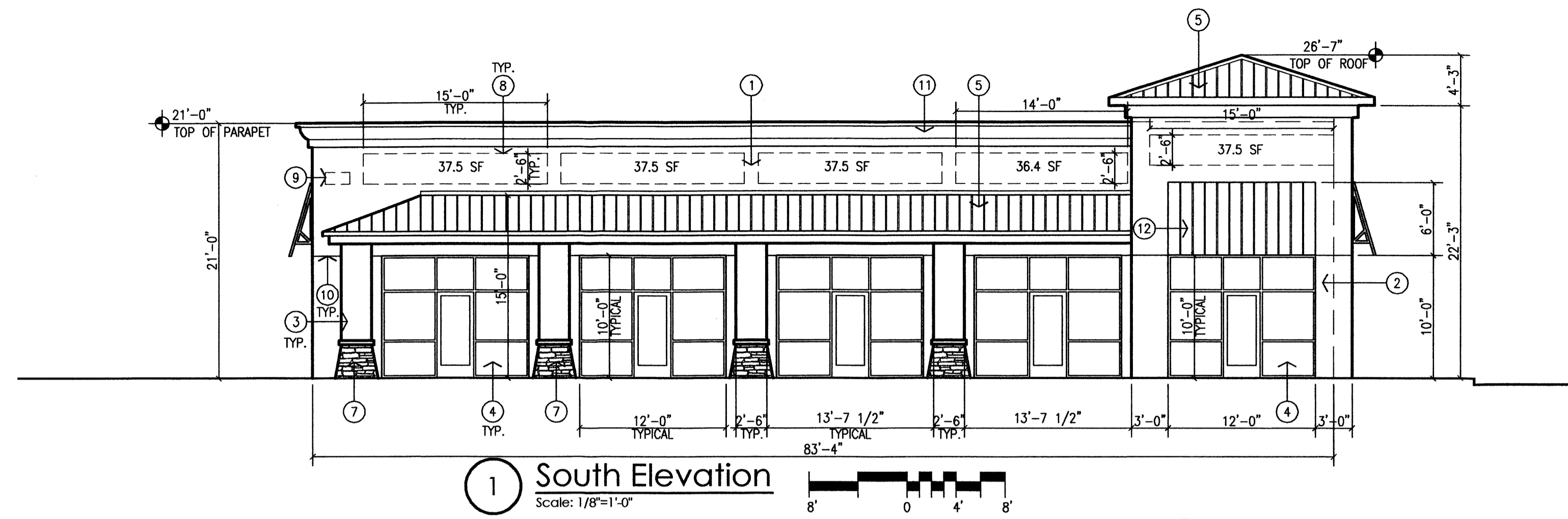


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1	4/8/09	MMS	PER TRANSPORTATION COMMENTS
2	12/13/07	JDH	PER PLANNING COMMENTS

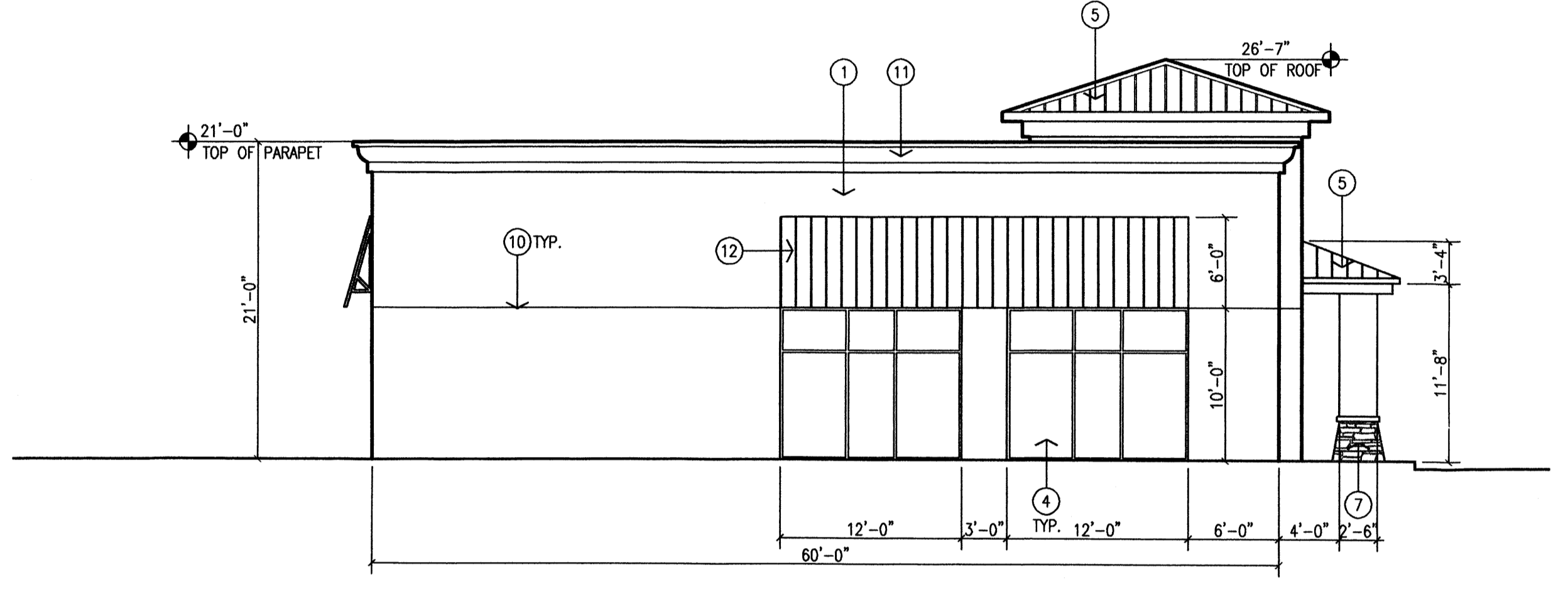
**MH**  
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Architecture P.C.  
924 Park Avenue SW  
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505 268 4144 [p]  
505 268 4244 [f]

07.35	JDH
JDH	JDH
JDH	JDH
12/16/07	JDH

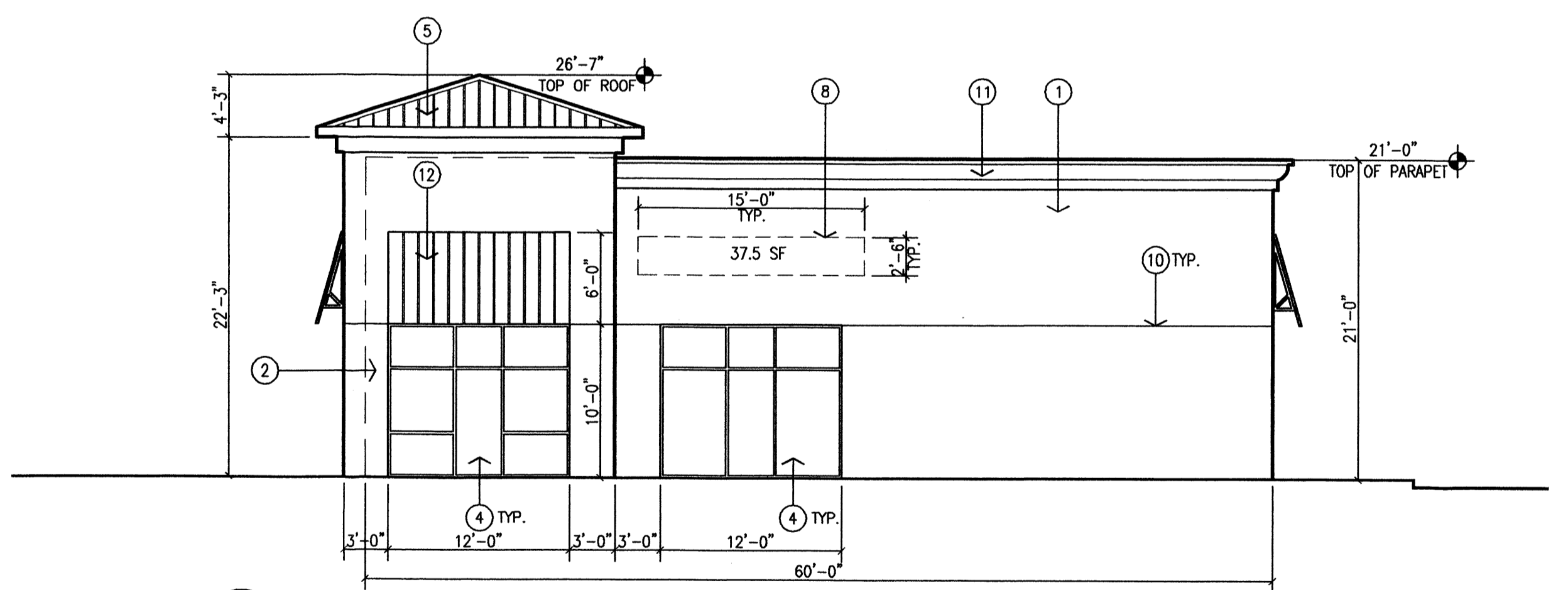
project title  
**Paradise Plaza**  
Southeast Corner of Unser Blvd. NW and McMahon Blvd. NW  
Albuquerque, New Mexico  
sheet title  
**Exterior Elevations**



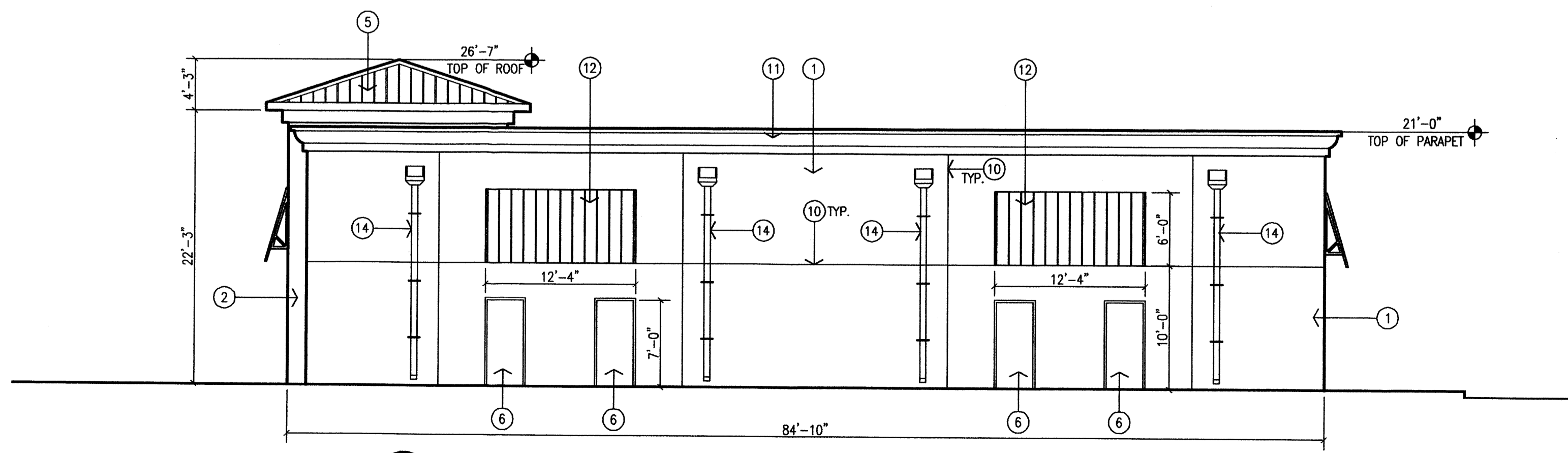
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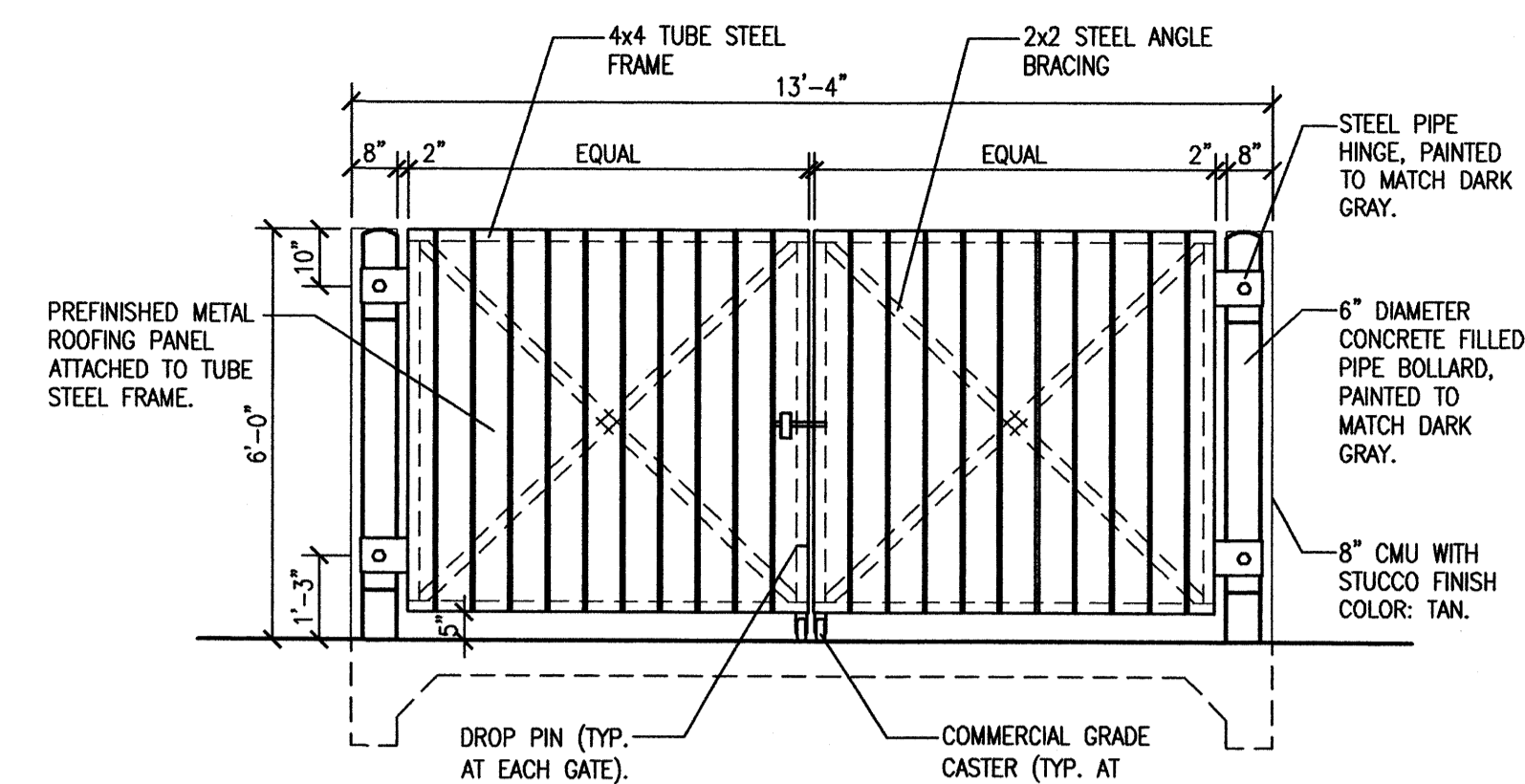
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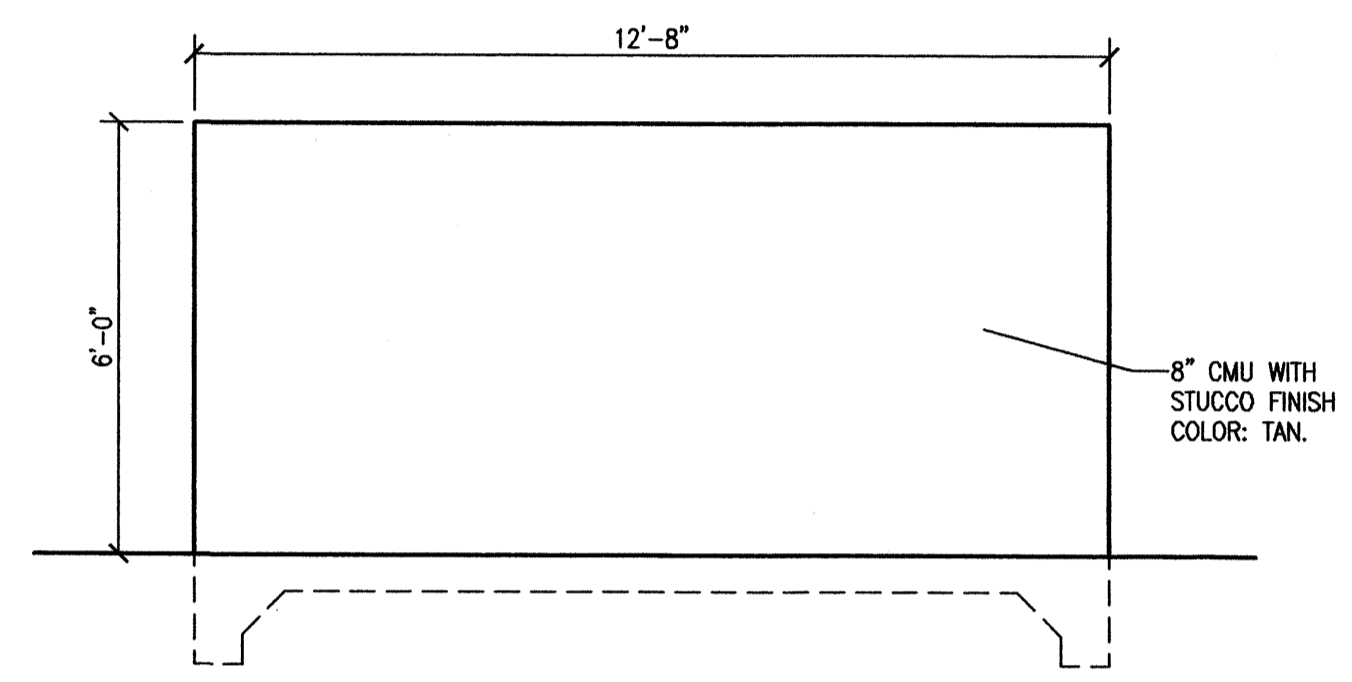
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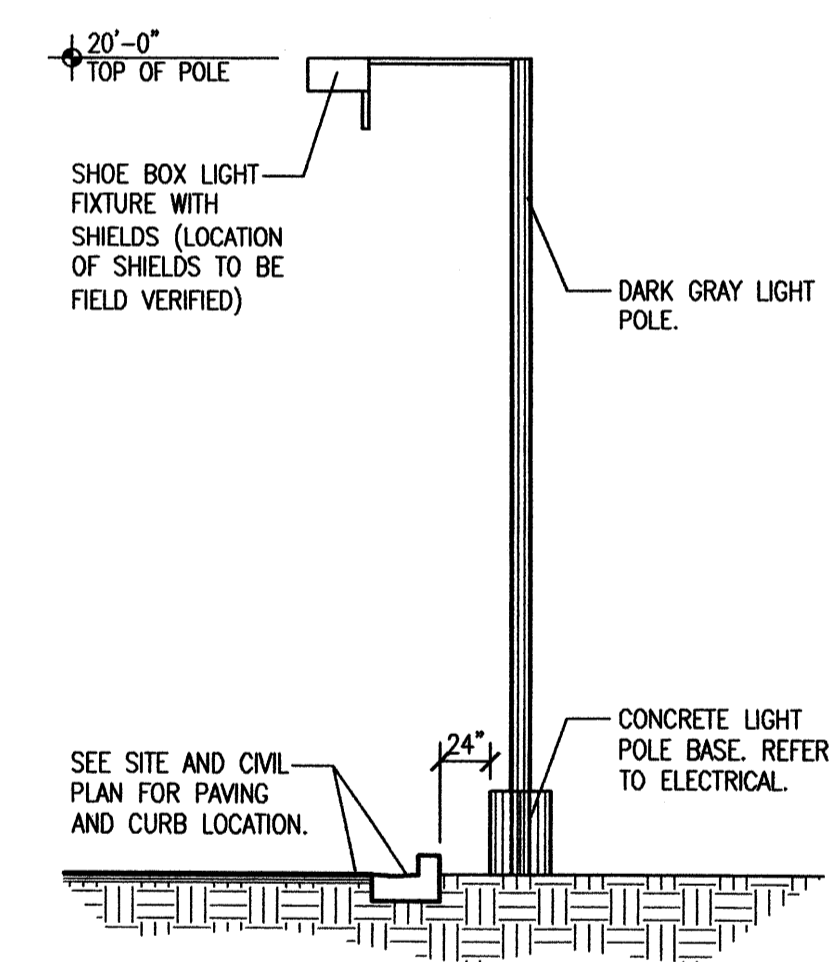
4 North Elevation  
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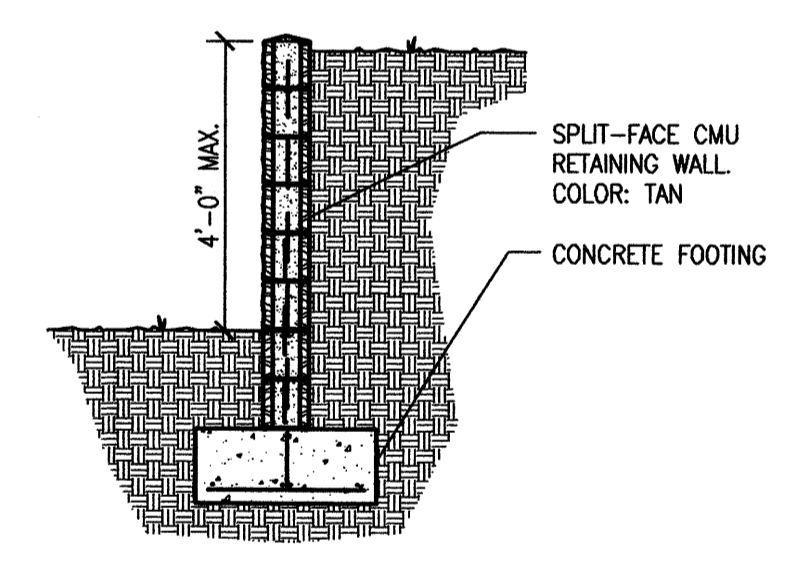
5 Dumpster Enclosure Front Elevation  
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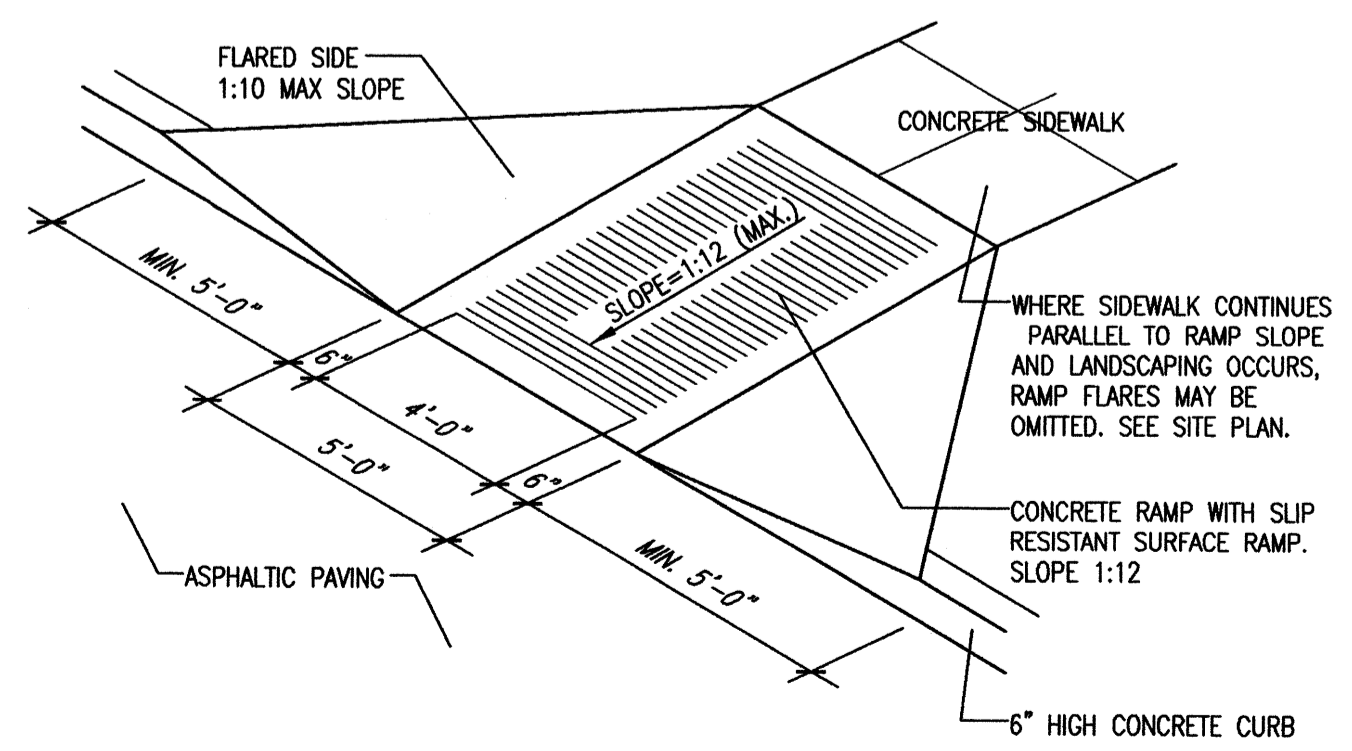
6 Dumpster Enclosure Side Elevation  
Scale: 3/8"=1'-0"



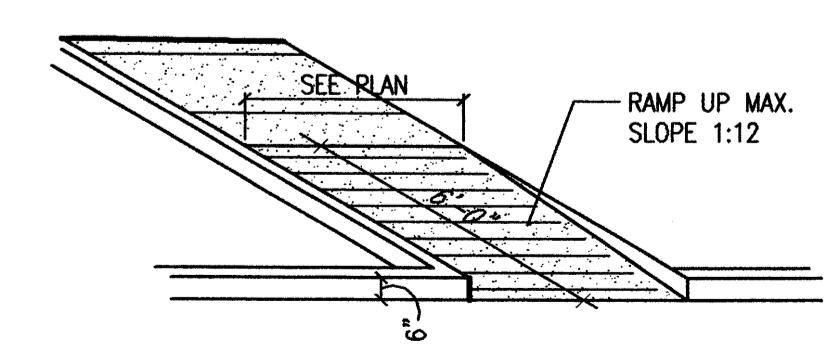
7 Site Lighting Elevation  
Scale: Not to Scale



8 Retaining Wall Section  
Scale: 3/8"=1'-0"



9 H.C. Ramp Detail  
Scale: Not To Scale (Isometric)



10 H.C. Ramp Detail  
Scale: Not To Scale (Isometric)

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revision	by	date	rev

project number	07-35
drawn by	JDH
project manager	JDH
date	12/6/07

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