

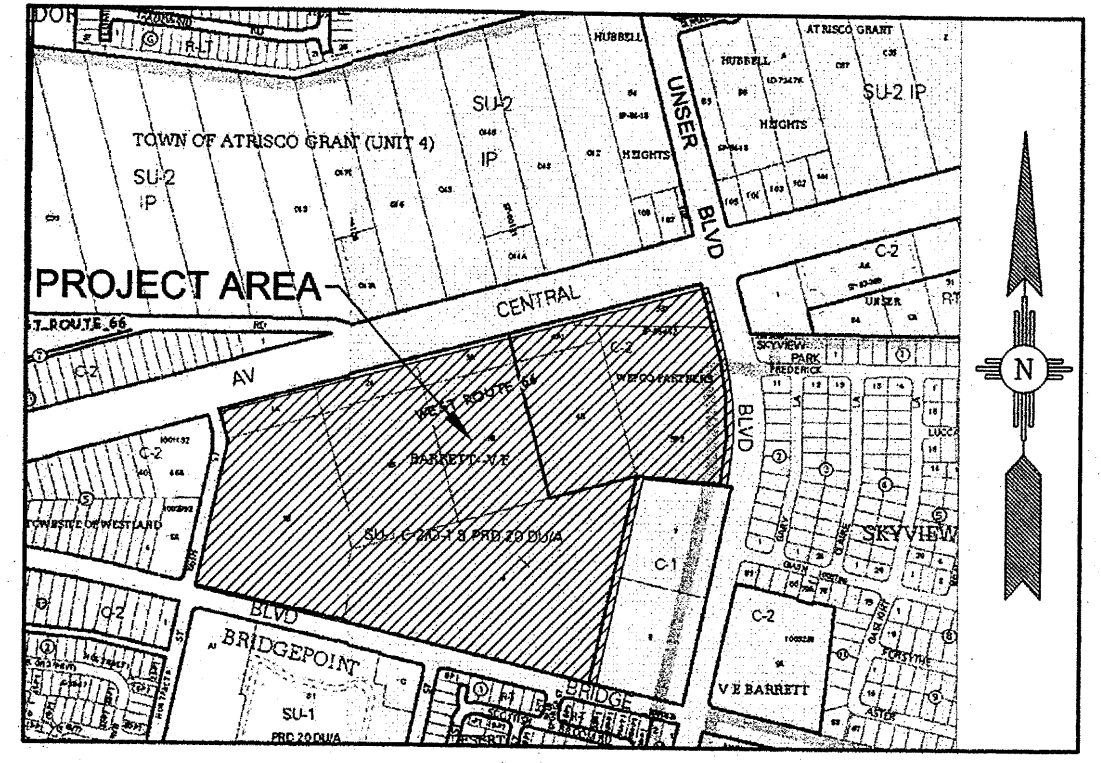
Building #	Use	Building SF	Parking Calculations										Plaza Requirements		
			Required	Transit	Required	Required	Provided	Disabled	Disabled	Motorcycle	Motorcycle	Bike Pkg	Bike Pkg	Plaza SF	Plaza SF
1	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
2	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
3	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
4	Retail	5,200	26	4	22	50	70	1	4	2	2	1	5	234	2,001
5	Retail	6,500	33	5	28	56	72	2	4	3	4	2	5	130	2,249
6	Health Club	40,000	267	41	226	226	347	8	8	5	6	14	15	800	3,773
7A	Retail	30,000	135	21	114	214	214	8	4	13	5	6	15	3,511	7,904
7B	Retail	20,000	95	15	80	214	214	8	4	13	5	6	15	3,511	7,904
7C1	Retail	4,800	24	4	20	214	214	8	4	13	5	6	15	3,511	7,904
7C2	Retail	4,800	24	4	20	214	214	8	4	13	5	6	15	3,511	7,904
7D	Retail	18,000	87	14	73	417	455	4	18	6	6	5	25	2,513	Share with Bldg 8
7E	Retail	87,942	392	68	324	402	438	12	12	6	6	24	25	2,513	Share with Bldg 8
8	Home Improvement	125,601	474	72	402	402	438	12	12	6	6	24	25	2,513	Share with Bldg 8
Total		372,243	1,646	253	1,393	1,393	1,648	59	61	29	32	86	95	7,448	22,838

Parking Calculation Notes:
 1. Parking provided includes disabled parking spaces.
 2. Required parking for Building 8 (Health Club/Gym) calculated using 1 space per 150 SF. All other buildings follow section 14-16-3-1-A-27 of the City of Albuquerque zoning code.
 3. Transit discount of 15% taken due to the fact that the site is adjacent to a regular Albuquerque Transit system route and two transit rider shelters will be built with this project.
 4. First column of required parking is without transit discount.
 5. Provided parking is divided into logical grouping of buildings to allow users to park once and visit multiple retailers.

MONUMENT SIGNS*	TYPE
◇	A
◇	B
◇	C
◇	D
◇	E
◇	F
◇	G

*ALL ON-SITE SIGNAGE HAS BEEN SUBMITTED TO EPC (08EPC-40063) AND WILL RETURN SEPARATELY TO DRB.

TRANSIT DEPARTMENT NOTE:
 1. THE SW MESA PARK & RIDE IS LOCATED NEAR THE NW CORNER OF CENTRAL & UNSER.
 2. AS OF 3/15/08, BUS ROUTES 766, 162, 66, AND 54 HAVE A STOP NEAR OR ADJACENT TO THE SITE.
 3. PARTICIPATION IN TRANSIT DEMAND MANAGEMENT PROGRAM IS ENCOURAGED FOR USERS OF THE SITE.



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Bohannon & Huston
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

Mitchell Associates, LLC
 Landscape Architects
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ARMSTRONG DEVELOPMENT
 PROPERTIES, INC.

SHEET INDEX

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LS-102 LANDSCAPE DETAILS	A-107E-1 ELEVATIONS BUILDING 7
C-101 CONCEPTUAL GRADING & DRAINAGE PLAN	A-107E-2 ELEVATIONS BUILDING 7
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A-102 ELEVATIONS BUILDING 2	A-108C ELEVATIONS BUILDING 8
A-103 ELEVATIONS BUILDING 3	C-003 SITE PLAN FOR SUBDIVISION
A-104 ELEVATIONS BUILDING 4	C-101 DESIGN STANDARDS
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A-106A ELEVATIONS BUILDING 6	C-103 DESIGN STANDARDS
A-106B ELEVATIONS BUILDING 6	
A-107A ELEVATIONS BUILDING 7	

KEYED NOTES

- 6" CONCRETE CURB.
- COA STANDARD CURB & GUTTER PER COA STD DWG 2415A. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- 6" TEMPORARY ASPHALT CURB.
- 14" WIDE CONCRETE SIDEWALK.
- 6" WIDE CONCRETE SIDEWALK PER COA STD DWG 2430. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- 8" WIDE CONCRETE SIDEWALK.
- 10" WIDE CONCRETE SIDEWALK SLOPE TO LANDSCAPE AREA IF POSSIBLE.
- 6"x8" LANDSCAPE PLANTER.
- BIKE RACK PER 3/C-002.
- LIGHT POLE PER 5/C-002.
- REFUSE ENCLOSURE PER 2/C-002 & 9/C-002.
- 6" HIGH SCREEN WALL PER 9/C-002.
- HANDICAP PARKING SPACE PER 4/C-002.
- TRANSIT STOP WITH SHELTER PER COA STD DWG 2535. PEDESTRIAN AMENITIES SHALL BE PER SECTION M OF THE SITE PLAN FOR SUBDIVISION.
- COLOR, TEXTURED, CONCRETE CROSSWALK.
- LOADING DOCK.
- END ISLAND PLANTER PER 1/C-002.
- 10' WIDE CONTRACTOR PARKING SPACES. TOTAL OF 24.
- TRASH COMPACTOR.
- NEW DRIVEWAY FULL ACCESS. NEW SIGNAL RECOMMENDED BY TRAFFIC ENGINEER PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW RIGHT IN/RIGHT OUT DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW FULL ACCESS DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW RIGHT IN, RIGHT OUT, LEFT IN DRIVEWAY. DRIVEWAY PER COA STD DWG 2426. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- CART CORRAL, WELDED METAL PIPE, PAINTED TO MATCH BUILDING.
- MOTORCYCLE PARKING WITH SIGN PER 8/C-002.
- WALL MOUNTED LIGHT.
- PROPOSED DECEL LANE/TURN LANE TO BE COMPLETED WITH PUBLIC INFRASTRUCTURE PLANS.
- APPLIANCE AND PALLET RECYCLING STORAGE UNIT.
- CROSS ACCESS EASEMENT TO BE CREATED BY PLATTING ACTION WITH THIS PROJECT.
- COLUMN, SEE ARCHITECTURAL ELEVATION.
- 8" HIGH SCREEN WALL BEHIND LOADING DOCKS PER 9/C-002.
- PROPOSED FIRE HYDRANT LOCATION.
- EXISTING BUS STOP LOCATION.
- FUTURE PEDESTRIAN CONNECTION TO ADJACENT PAD SITES.
- ADA ACCESSIBLE RAMP AND STEPS FOR PEDESTRIAN CONNECTION.
- NEW HANDICAP RAMP PER COA STD DWG 2441. TO BE COMPLETED AS A PUBLIC WORK ORDER.
- NEW WHEELCHAIR RAMP PER COA STD DWG 2426. MAX SLOPE IS 12:1.

PROJECT NUMBER: 1007204
 Application Number: 08 DRB-70276

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 15, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No. If yes, then a set of approved DRB 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:

Traffic Engineering, Transportation Division
Roy A. Green 7/9/08
 Date

Water-Utility Department
Christina Sandoval 7/9/08
 Date

Parks and Recreation Department
Bradley L. Blythe 7/16/08
 Date

City Engineer
Michael Hagan 9/18/08
 Date

Solid Waste Management
Paul Cook 7/15/08
 Date

DRB Chairperson, Planning Department
 9/18/08
 Date

Rev. 1 June 24, 2008
 Rev. 2 July 8, 2008

Job Number
 Drawn By BO
 Checked RM/BJS
 Issue Date June 17, 2008

SITE PLAN FOR BUILDING PERMIT

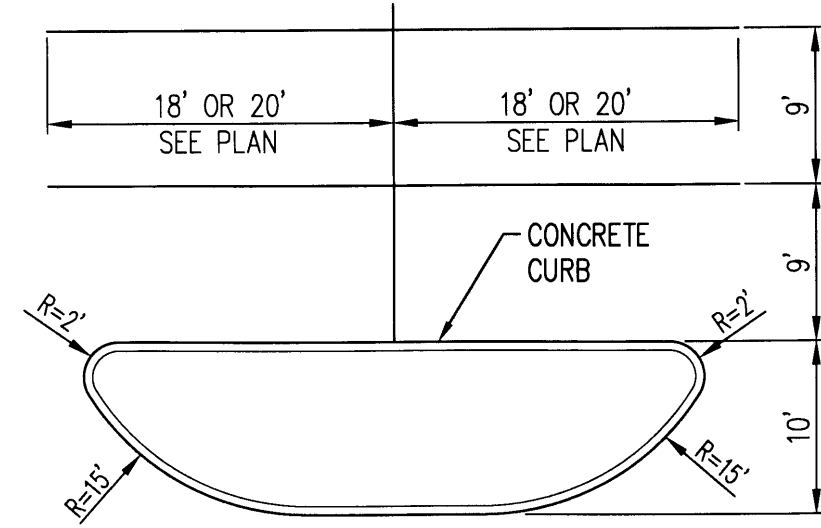
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C-001

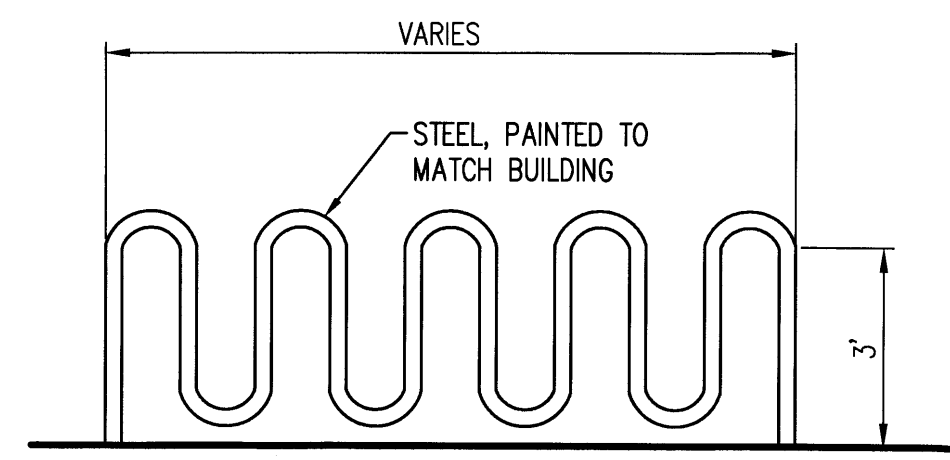
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Unser Crossing
DRB Submittal
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

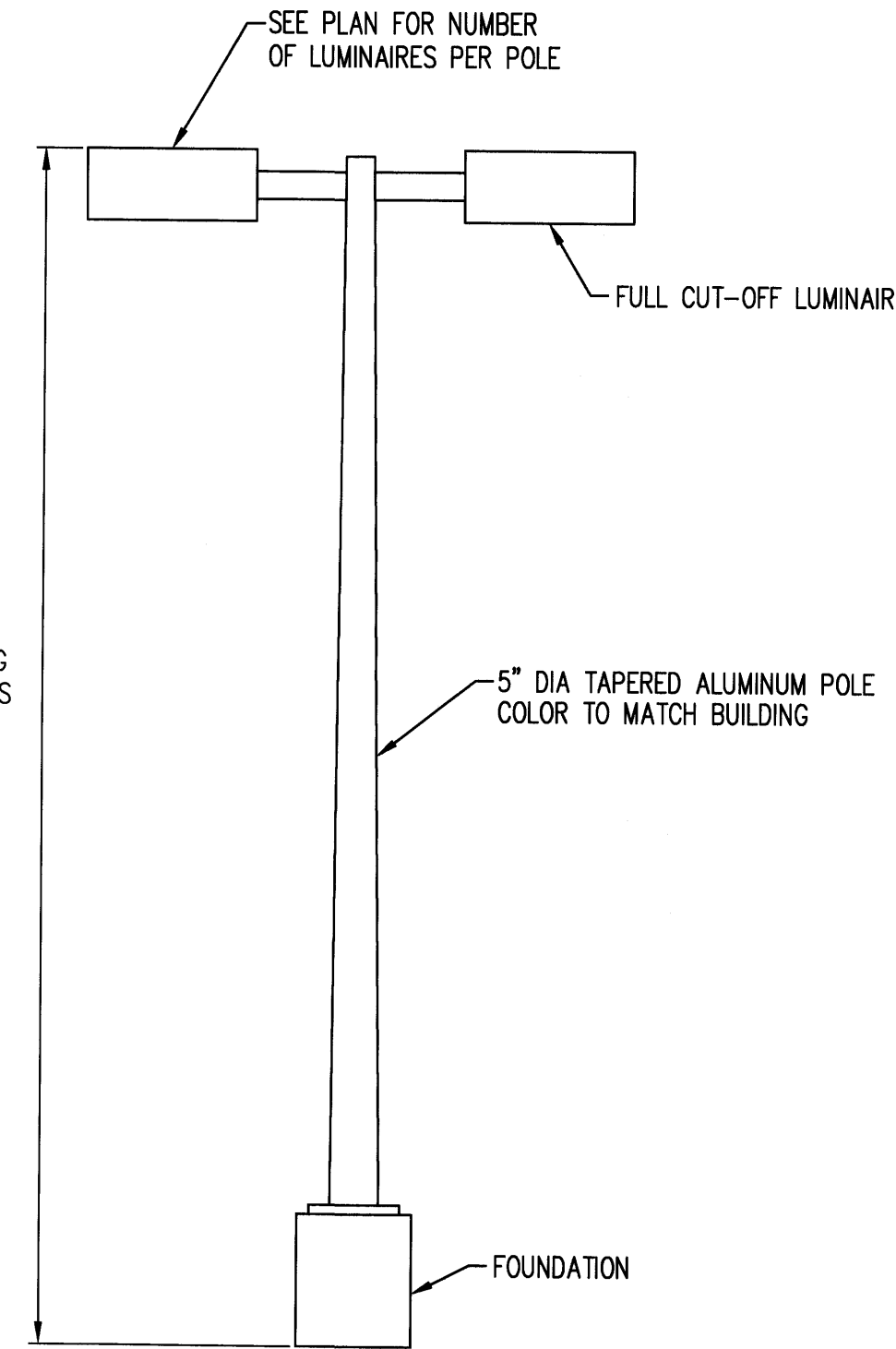
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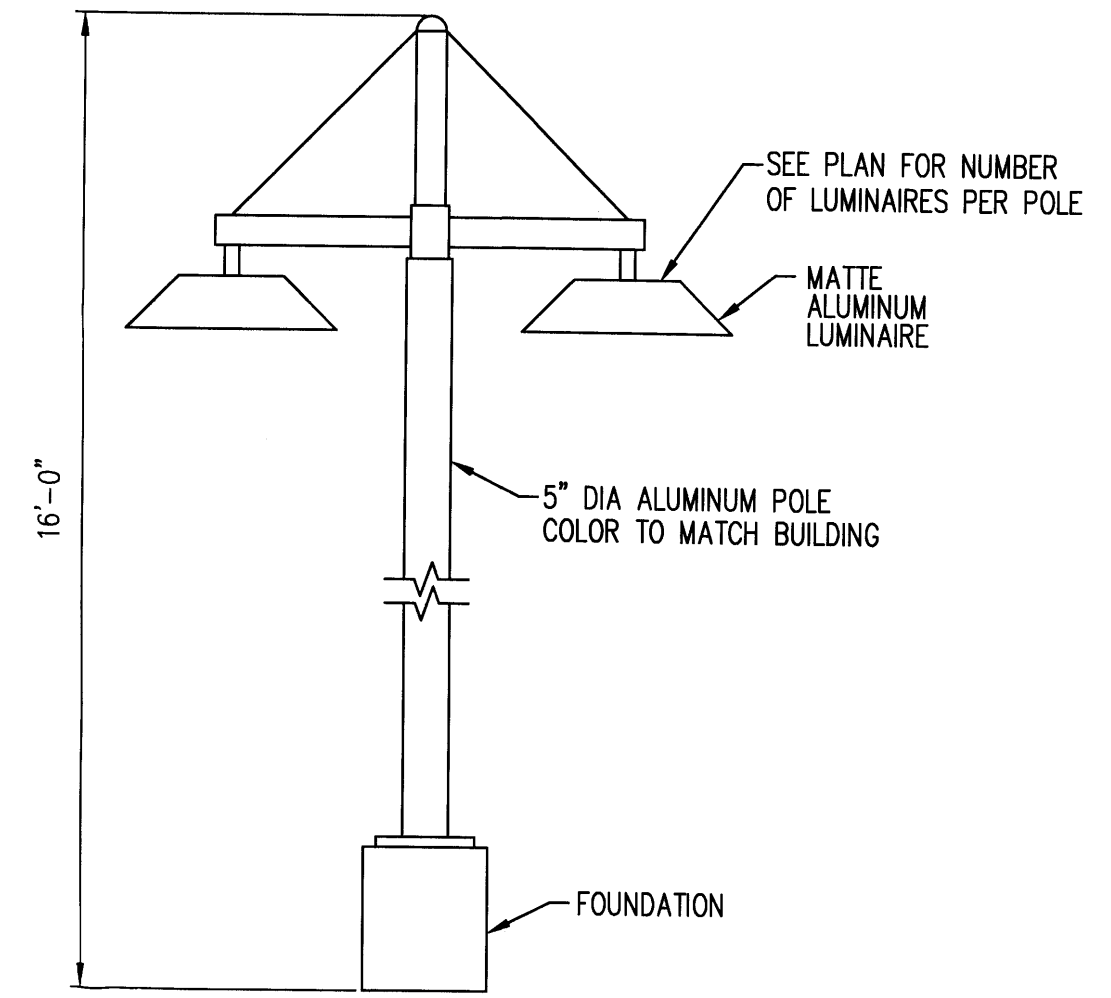
1 TYPICAL END PLANTER ISLAND & PARKING LOT STRIPING
NTS



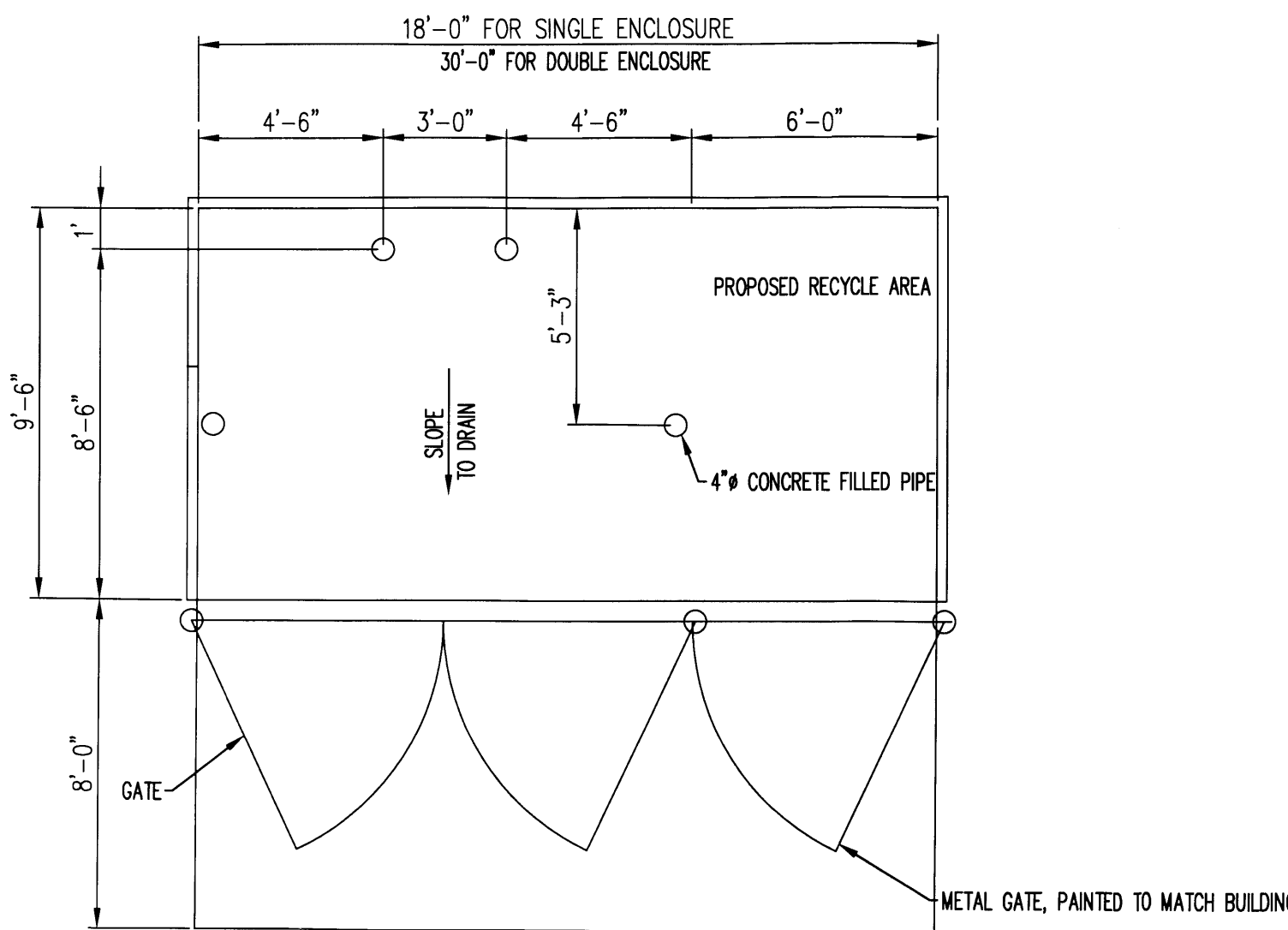
3 BIKE RACK
NTS



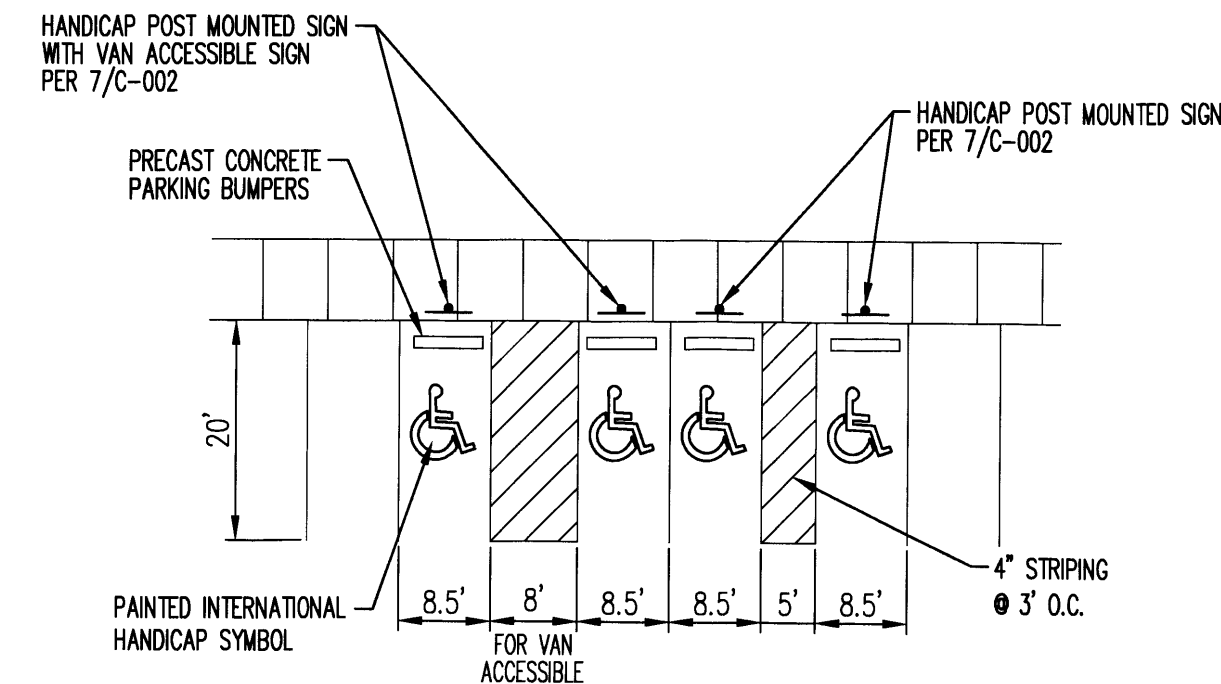
5 TYPICAL POLE MOUNTED LIGHT
NTS



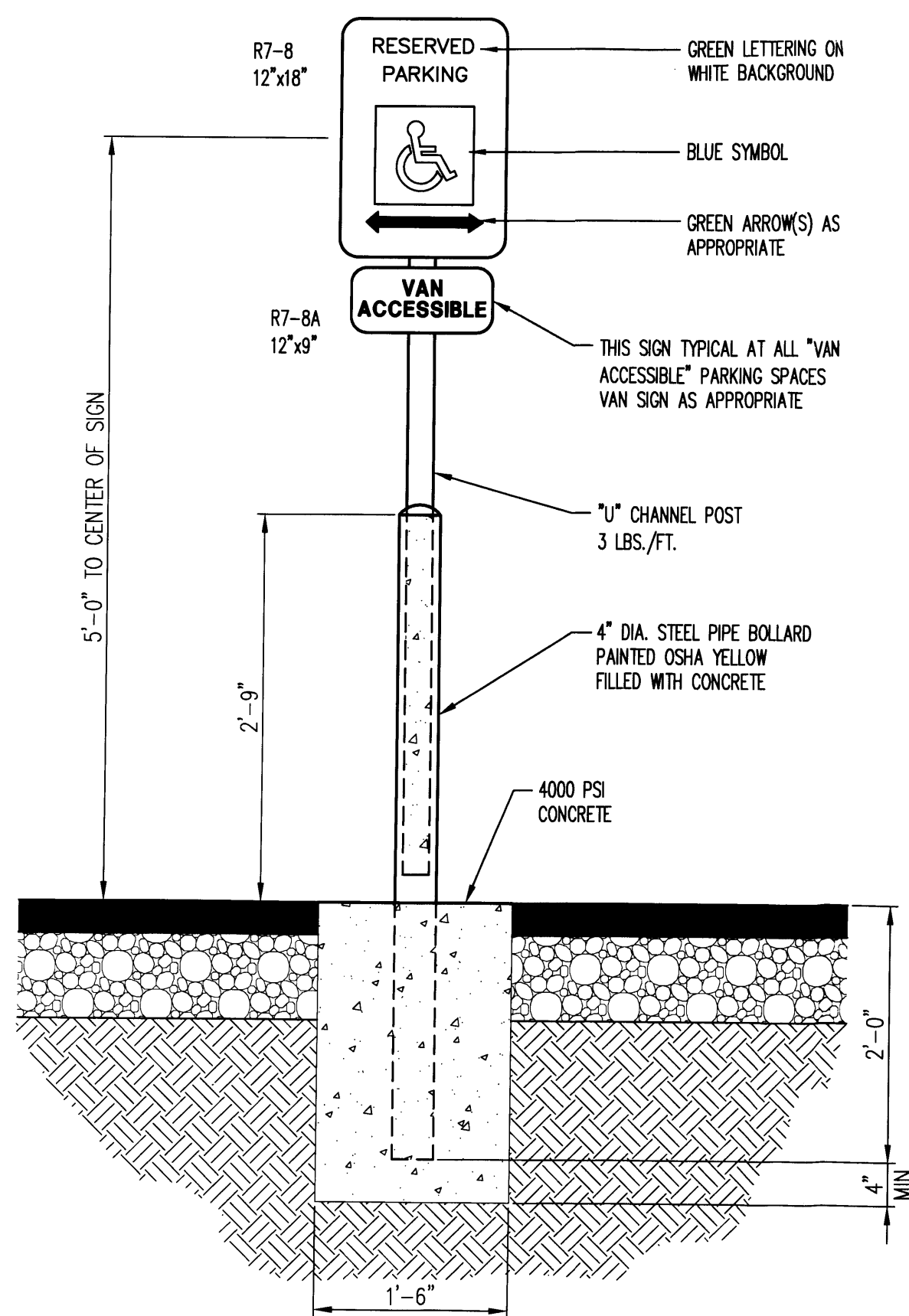
6 DECORATIVE POLE MOUNTED LIGHT
NTS



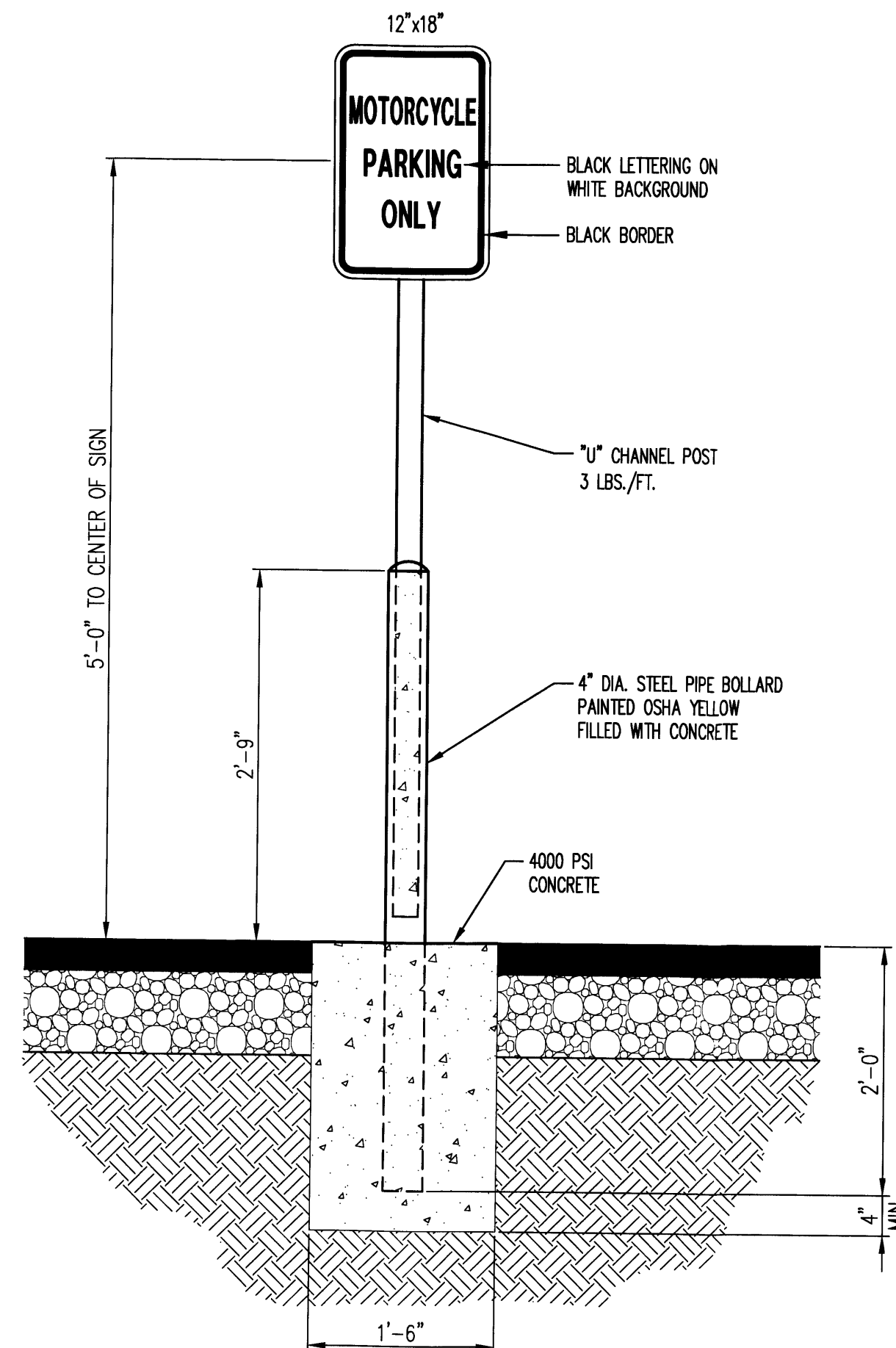
2 SINGLE & DOUBLE REFUSE ENCLOSURE
NTS



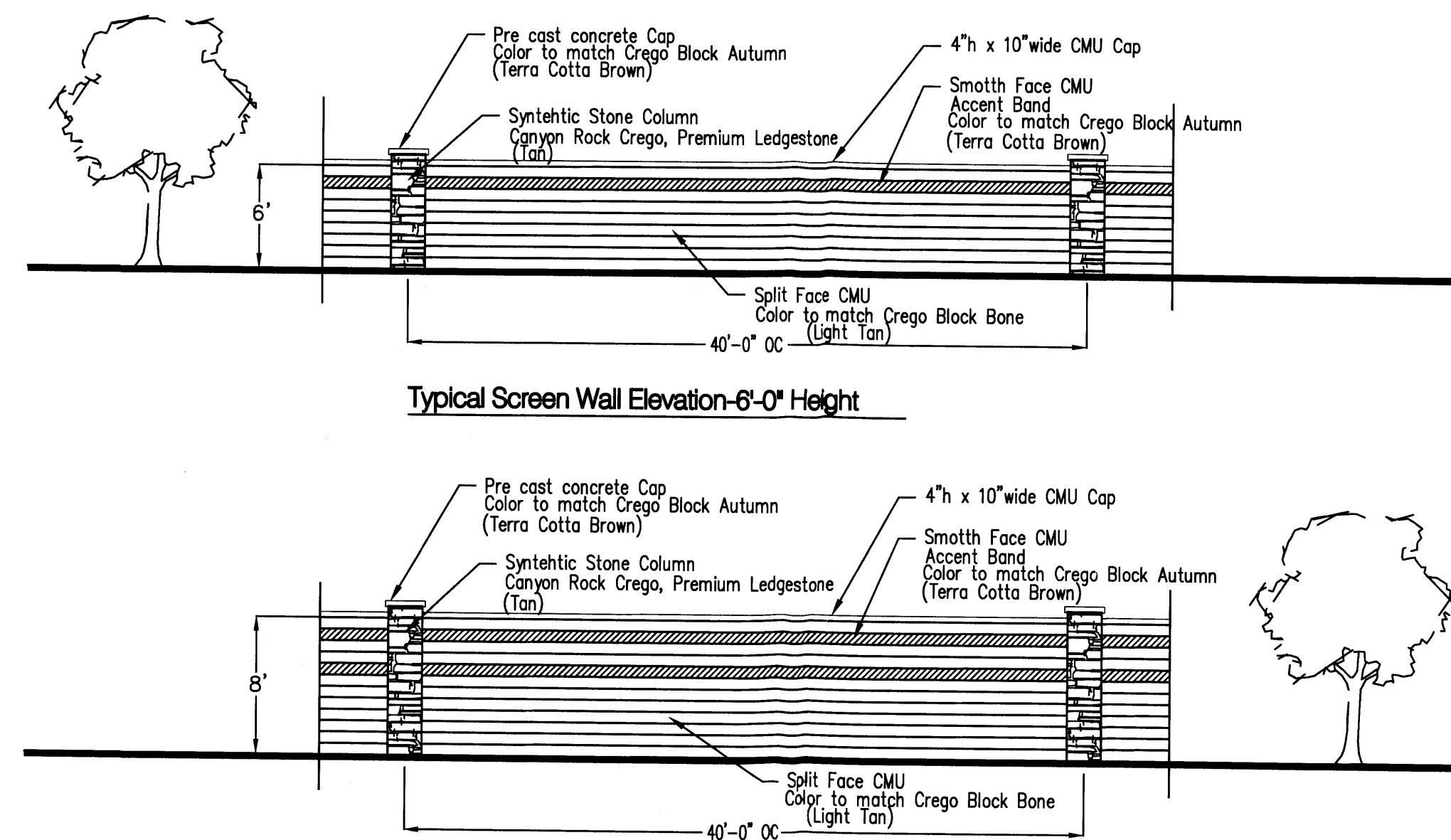
4 TYPICAL HANDICAP PARKING DETAIL
NTS



7 HANDICAP PARKING SIGN MOUNTING DETAIL
NTS



8 MOTORCYCLE PARKING SIGN
NTS



9 SCREEN WALL ELEVATIONS
NTS

NOTE: REFUSE ENCLOSURE SCREEN WALL DOES NOT INCLUDE PLASTERS.

Unser Crossing
DRB Submittal
Site Plan for Building Permit
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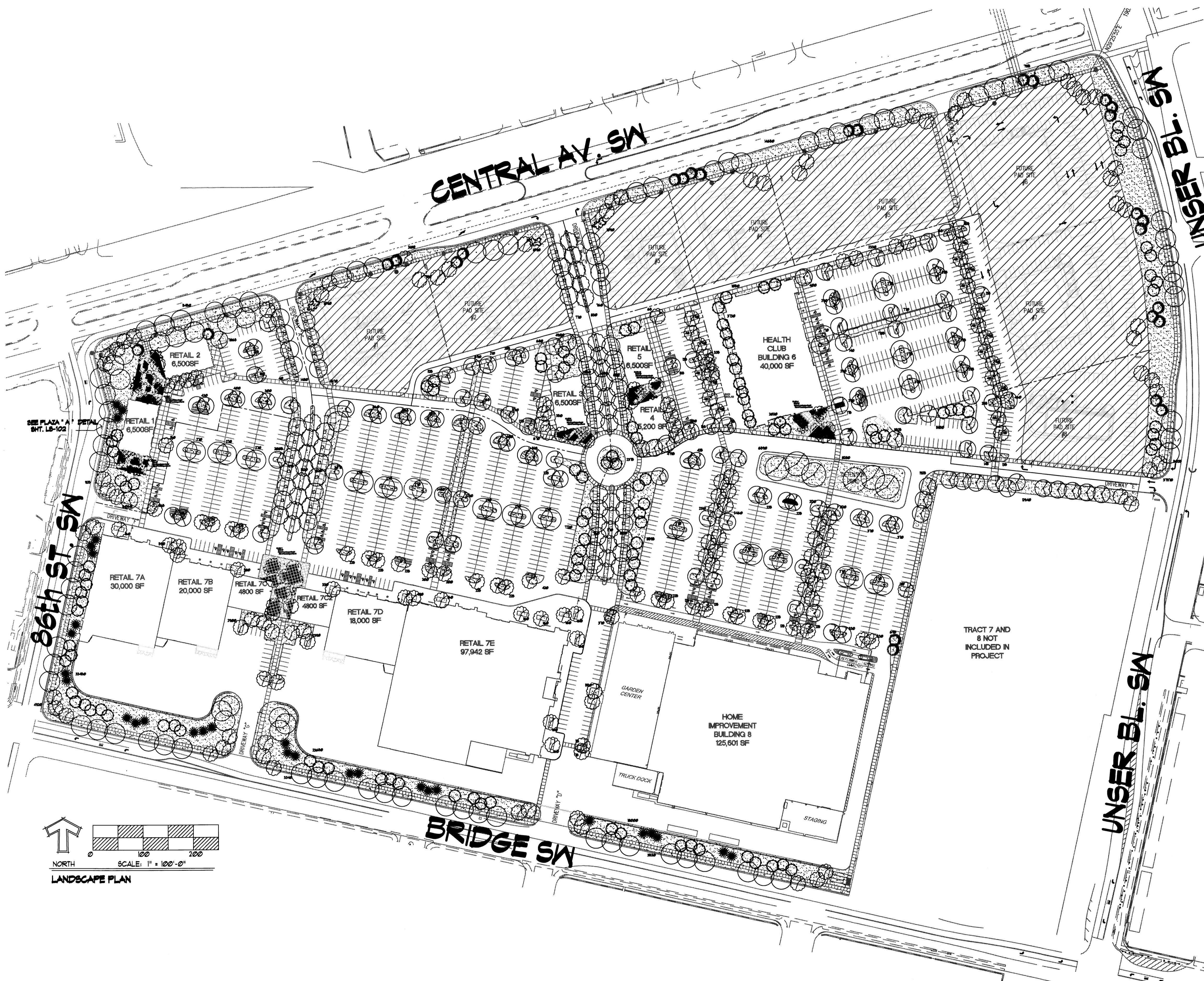
Job Number	
Drawn By	BO
Checked	RM/BJ/S
Issue Date	June 17, 2008

SITE PLAN
DETAIL SHEET

Scale

C-002

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121



LANDSCAPE LEGEND

QTY	SIZE	COMMON / BOTANICAL	AV. SPREAD • H2O USE
131	2" cal	Ash <i>Fraxinus pennsylvanica</i> "Patmore", "Summit", or "Marshall"	35-40' M+
121	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40-45' M
6	2" cal	Cottonwood, Rio Grande <i>Populus wislizeni</i>	50-60' M
54	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40-45' M
26	15 Gal.	Japanese Pagoda <i>Sophora japonica</i>	35' M
213	15 Gal.	Chitalpa <i>Chitalpa x tashkenensis</i>	30' M
9	15 Gal.	Washington Hawthorns <i>Crataegus phaenopyrum</i>	25' M
115	15 Gal.	Desert Willow <i>Chilopsis linearis</i> "Lucretia Hamilton"	25' L
21	6 - 8'	Austrian Pine <i>Pinus nigra</i>	25' M
30	6 - 8'	Afghan Pine <i>Pinus eldarica</i>	25' H
na	15 Gal.	Spartan Juniper (female species) <i>Juniperus chinensis</i> "Spartan"	10' L
na	5 Gal.	Wintergreen Barberry <i>Berberis julianae</i>	5' M
na	5 Gal.	India Hawthorne <i>Raphiolepis indica</i>	4' M
na	5 Gal.	Honeysuckle <i>Lonicera japonica</i>	12' M
na	5 Gal.	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' M
na	5 Gal.	Dwarf Feathertop <i>Pennisetum villosum</i>	2' M
na	5 Gal.	Cherry Sage <i>Salvia greggii</i>	3' M
na	5 Gal.	Rosemary <i>Rosemary officinalis</i>	6' L
na	5 Gal.	English Lavender <i>lavendula angustifolia</i>	8' M
na	5 Gal.	Apache Plume <i>Fallugia paradoxa</i>	5' L
		Landscape Gravel, to be determined by Owner	
		Parking lot light poles,	

Note: Shrub's are not shown due to scale of drawing, 80% Live Cover • Maturity
 High water use turf is not used on this project.
 Easement locations, Ref. Site Plan for Subdivision.

LANDSCAPE NOTES

Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

All landscape areas shall be covered in 2-3" of landscape gravel, fines, bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Owner's representative.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Landscape shall be installed according to the approved plan.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 80% Live Ground Cover at maturity.

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.

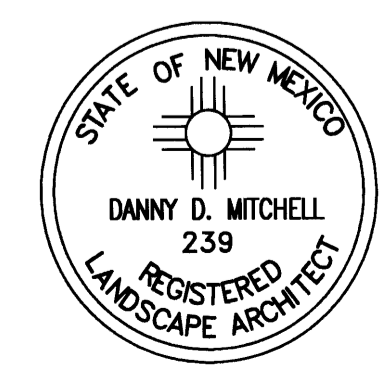
This plan shall comply with the Street Tree requirement's as defined in the Street Tree Ordinance 6-2-2-1.

LANDSCAPE CALCULATIONS

PHASE ONE DEVELOPMENT	1634,066
TOTAL BUILDING AREA (sf)	371,243
NET LOT AREA (sf)	1,323,023
LANDSCAPE REQUIREMENT (%)	.15
TOTAL LANDSCAPE REQUIRED (sf)	198,455
TOTAL LANDSCAPE PROVIDED (sf), 25.82%	341,383

06/17/2008 REVISION
 05/01/2008 REVISION
 Job Number
 Drawn By DM
 Checked D8
 Issue Date April 3, 2008

preliminary
 not for construction
 06/17/2008



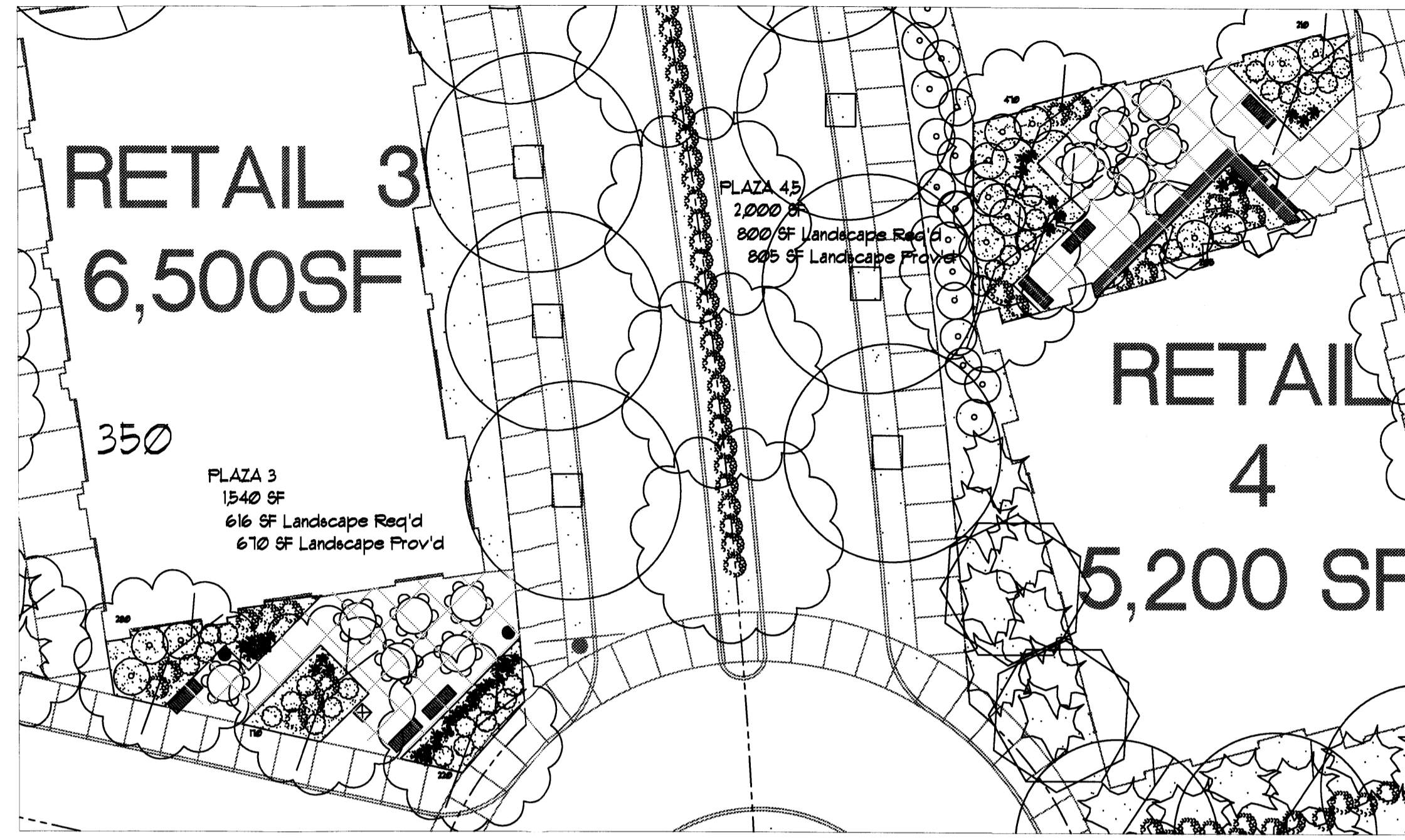
LANDSCAPE PLAN

Scale 1" = 100'-0"

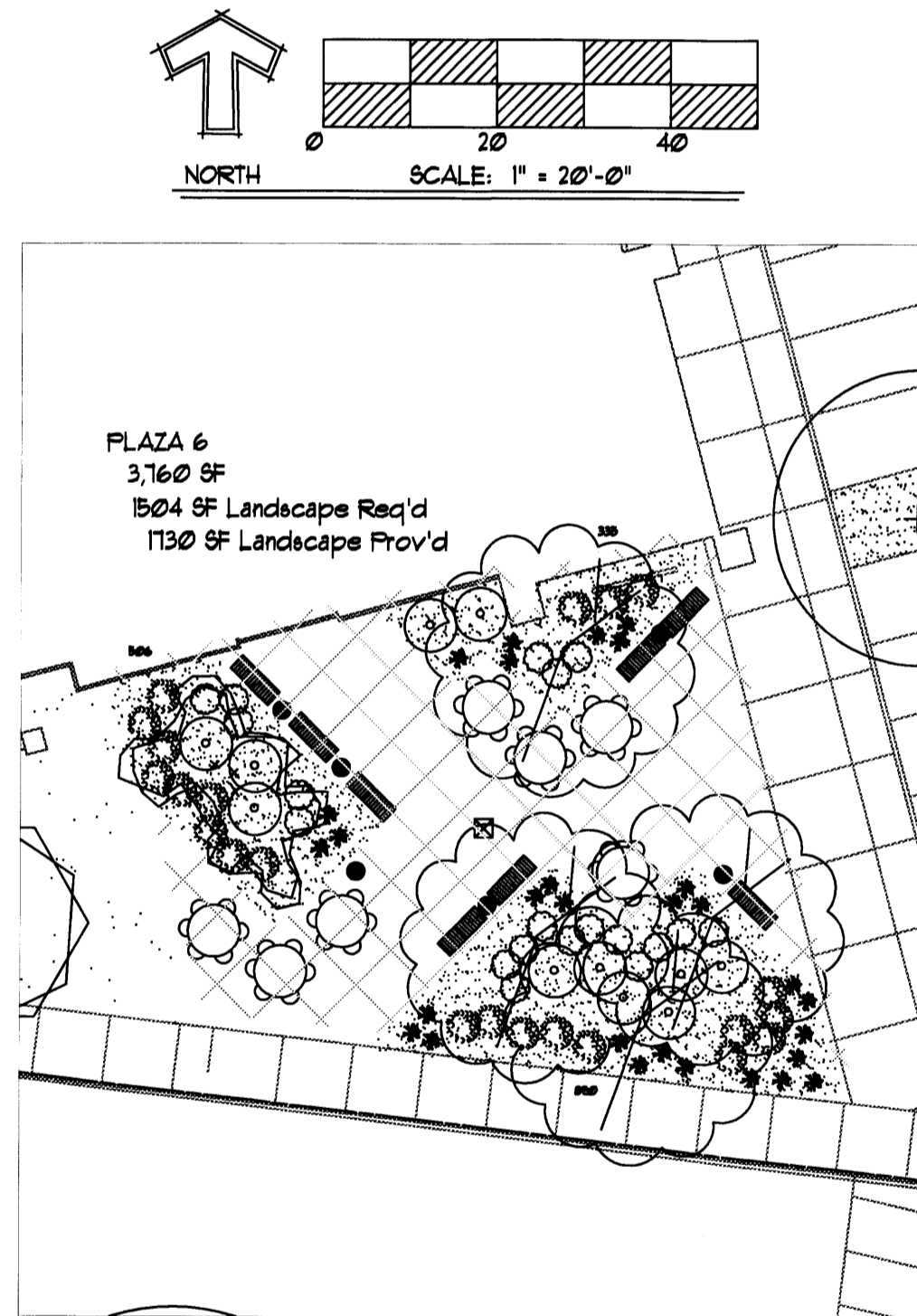
LS-101



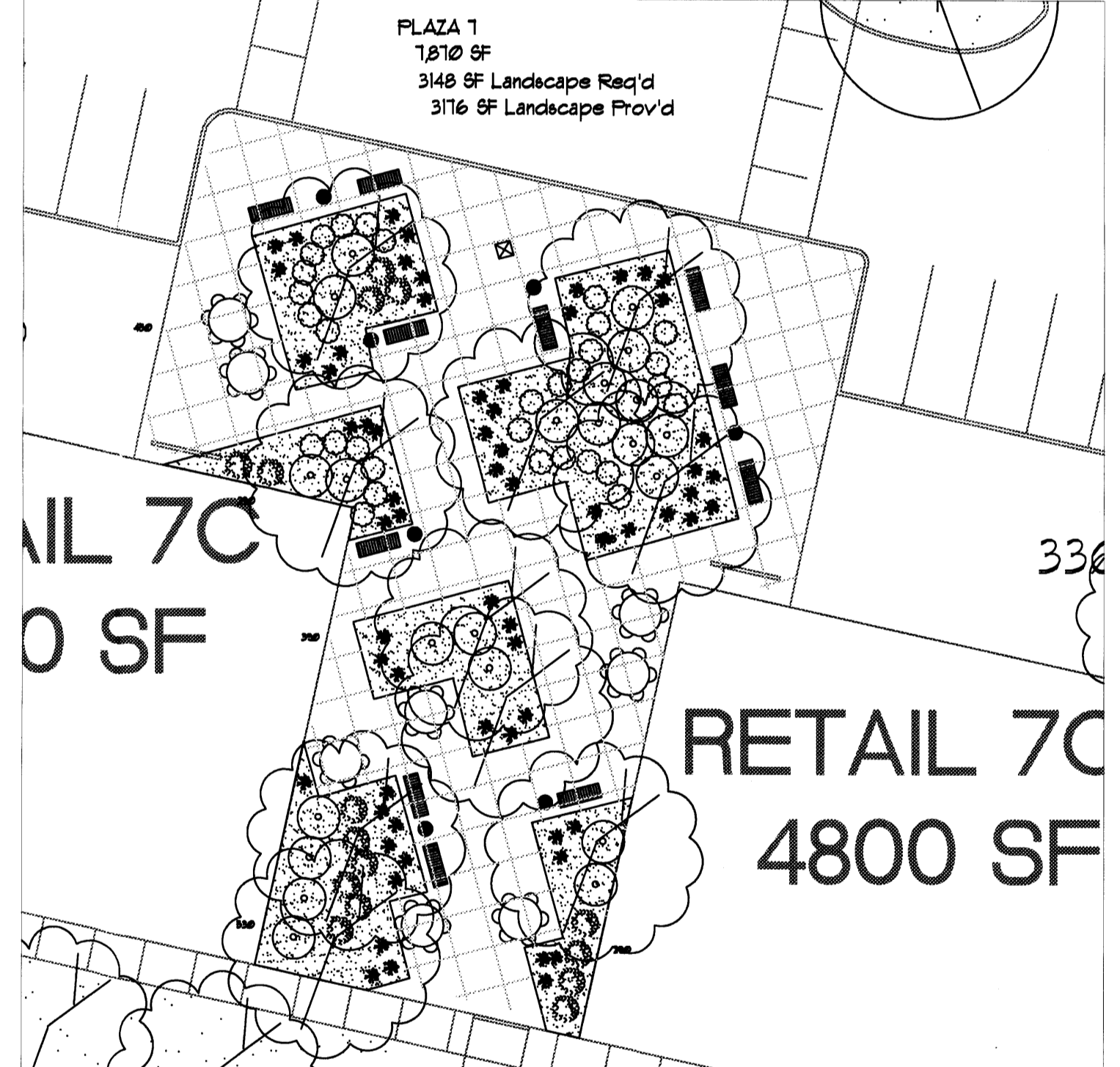
PLAZA 1 AND 2, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



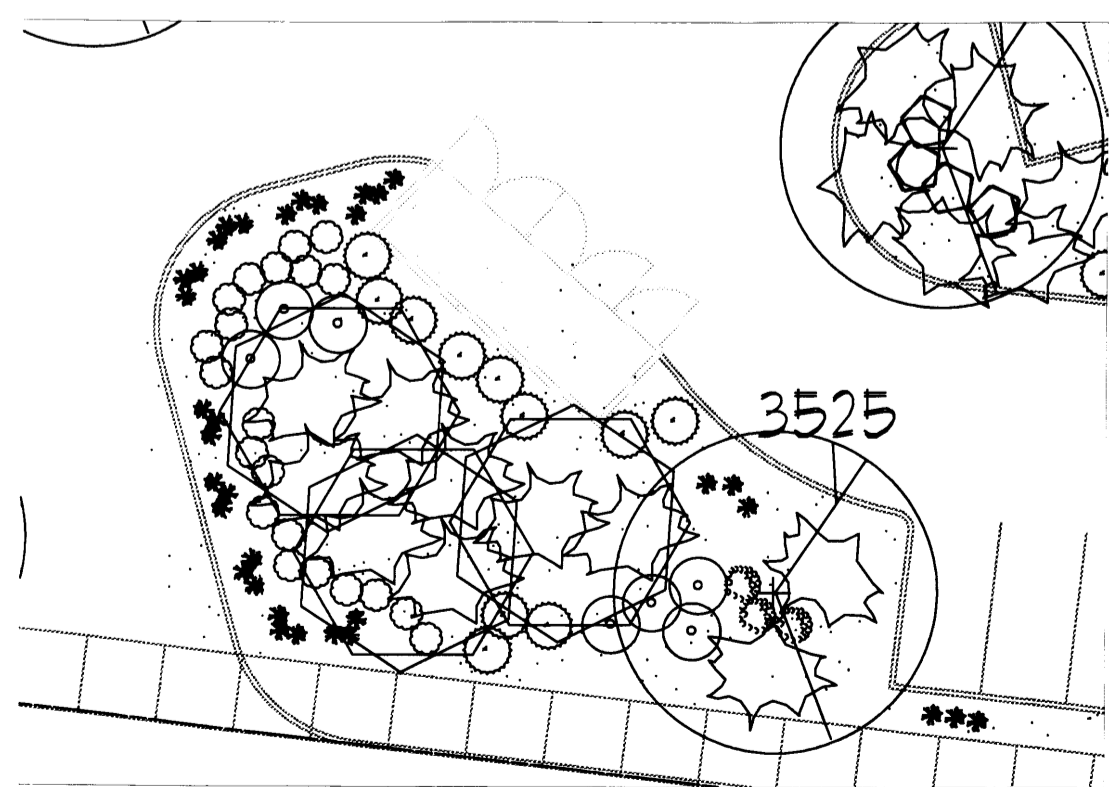
PLAZA 3, 4, AND 5, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



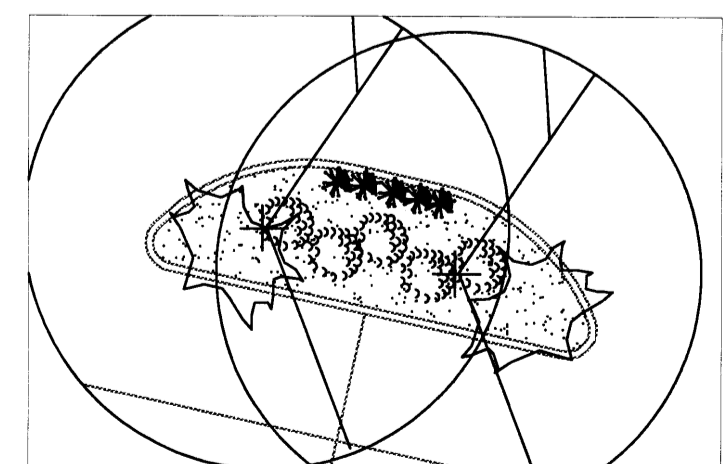
PLAZA 6 DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



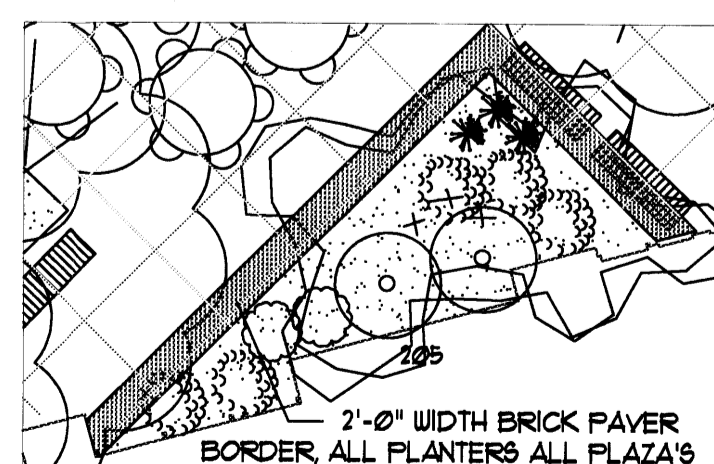
PLAZA 7, DETAIL
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



IRREGULAR ISLAND DETAIL, TYP.
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



PARKING ISLAND DETAIL, NTS
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.



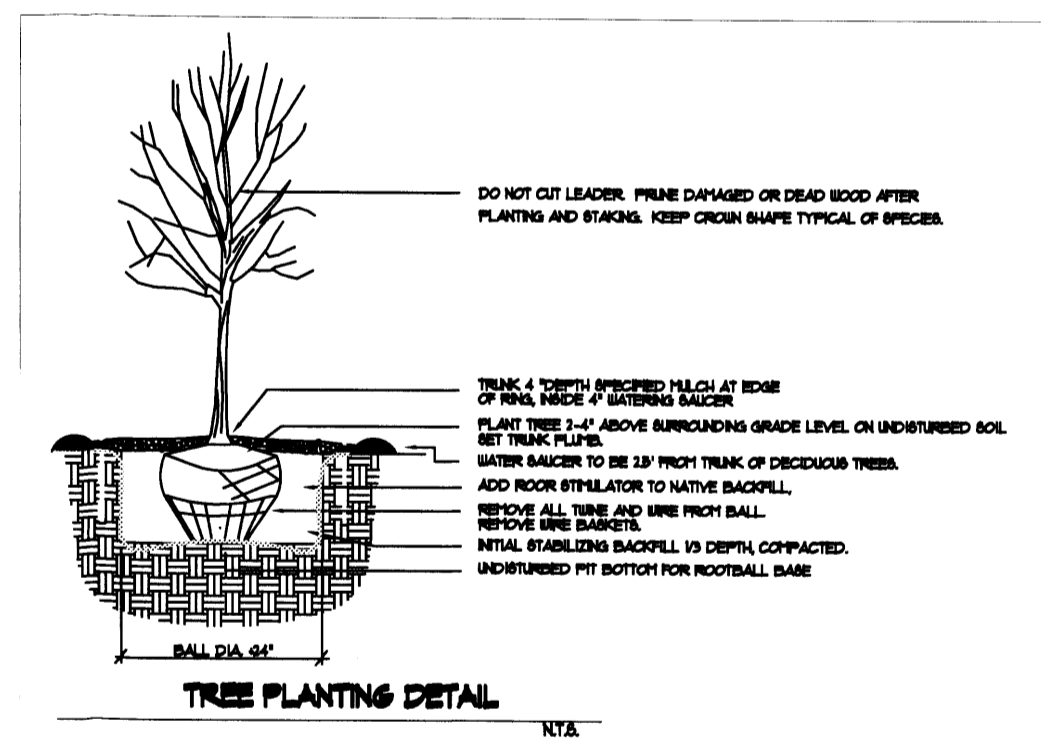
PERMEABLE PAVING DETAIL, NTS
LANDSCAPE BEDS TO BE 80% LIVE GROUND COVER AT MATURITY.

LANDSCAPE LEGEND			
QTY	SIZE	CULTIVAR / BOTANICAL	AV. SPREAD • H2O USE
101	2" cal	Ash	35-40' M
102	2" cal	Fraxinus pennsylvanica 'Patmore', 'Summit', or 'Marshall'	40-45' M
103	2" cal	Honey Locust	40-45' M
104	2" cal	Gleditsia triacanthos	50-60' M
105	2" cal	Cottonwood, Rio Grande	40-45' M
106	2" cal	Populus wislizeni	40-45' M
107	2" cal	Chinese Platane	35' M
108	2" cal	Platanus chinensis	35' M
109	2" cal	Japanese Pagoda	35' M
110	2" cal	Sophora japonica	30' M
111	2" cal	Chitalpa	30' M
112	2" cal	Chitalpa x tashkenensis	25' M
113	2" cal	Washington Heathcote	25' M
114	2" cal	Griselinia phaeocephala	25' M
115	2" cal	Desert Willow	25' M
116	2" cal	Chilopsis linearis 'Lucretia Hamilton'	25' L
117	2" cal	Austrian Pine	25' M
118	2" cal	Pinus nigra	25' M
119	2" cal	Algerian Pine	25' H
120	2" cal	Pinus eldarica	10' L
121	2" cal	Spartan Juniper (Female species)	10' L
122	2" cal	Juniperus chinensis 'Spartan'	5' M
123	2" cal	Wintergreen Barberry	4' M
124	2" cal	Berberis julianae	4' M
125	2" cal	India Heathcote	4' M
126	2" cal	Raphiolepis indica	12' M
127	2" cal	Honeylocust	12' M
128	2" cal	Lonicera japonica	5' M
129	2" cal	Dwarf Butterfly Bush	2' M
130	2" cal	Buddleia davidii nanhoensis	2' M
131	2" cal	Dwarf Feathertop	3' M
132	2" cal	Pennisetum villosum	6' L
133	2" cal	Cherry Sage	3' M
134	2" cal	Salvia greggii	6' L
135	2" cal	Rosemary	8' M
136	2" cal	Rosemary officinalis	8' M
137	2" cal	English Lavender	8' M
138	2" cal	Laurel	8' M
139	2" cal	Apache Pine	5' L
140	2" cal	Fallugia paradoxa	5' L
141	2" cal	Landscape Gravel, to be determined by Owner	
142	2" cal	Parking lot light poles	

Note: Shrubs are not shown due to scale of drawing. 80% Live Cover = Maturity
High water use turf is not used on this project.
Elevation locations, Ref. Site Plan for subdivision.
CGA Plant List date

SITE FURNITURE

- BENCH, TYPICAL
- TABLE, TYPICAL
- TRASH CAN, TYPICAL
- KIOSK, TYPICAL



TYP. TREE PLANTING DETAIL

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danny@mitchellassociatesllc.com

ARMSTRONG DEVELOPMENT
PROPERTIES, INC.

Unser Crossing
Site Plan for Building Permit
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

06/17/2008 REVISION
05/01/2008 REVISION
Job Number
Drawn By DM
Checked DS
Issue Date April 3, 2008

preliminary
not for construction
05/01/2008

STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED
LANDSCAPE ARCHITECT

LANDSCAPE PLAN
Scale 1" = 100'-0"

LS-102

OF