

A1 SITE PLAN
1/10"=1'-0"

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A NEW OFFICE FOR PHYSICAL THERAPISTS. THE SCOPE CONSISTS OF A NEW, APPROXIMATELY 6,000 SF BUILDING, A NEW PARKING LOT AND NEW LANDSCAPING. THE PROPERTY IS 0.59 ACRES AND IS ZONED SU2(LA CUEVA SECTOR PLAN)-MIXED USE. THE PROPOSED USE IS CONSISTENT WITH THE EXISTING ZONING AND THE PROPOSED BUILDING AND SITE COMPLY WITH ALL CITY ZONING CODES. THE HEIGHT OF THE PROPOSED BUILDING VARIES FROM 11' TO 17' AND DOES NOT BLOCK VIEWS FROM NEARBY PROPERTIES.

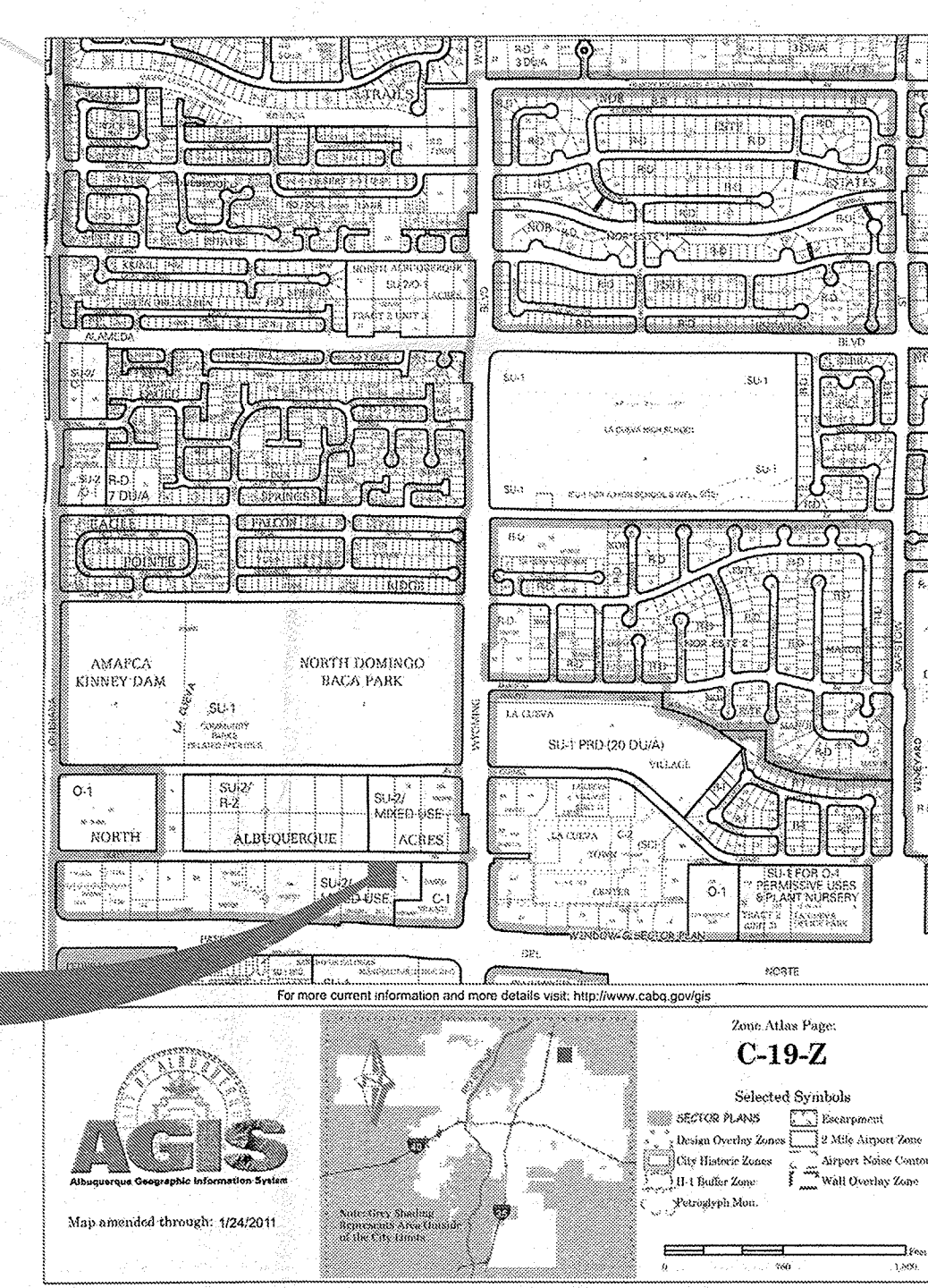
SITE NOTES

PEAK MOTION THERAPY
A NEW FACILITY FOR PHYSICAL THERAPY
PARKING REQUIRED
MEDICAL OR DENTAL OFFICE OR CLINIC
5 THERAPISTS @ 5 SPACES/DOCTOR =25 SPACES
PARKING PROVIDED
PARKING SPACES 25
ADA SPACES 2
MOTORCYCLE SPACES 2
BICYCLE SPACES 3

GENERAL NOTES

- 1.) MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 2.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 3.) ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- 4.) ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- 5.) ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF AND EQUIPPED WITH AUTOMATIC TIMING DEVICES. LIGHTING SHALL MEET ALL LA CUEVA SECTOR DEVELOPMENT PLAN REQUIREMENTS.

LOCATION MAP



PROJECT NUMBER: 1009359

APPLICATION NUMBER: 12-EPC 400447

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

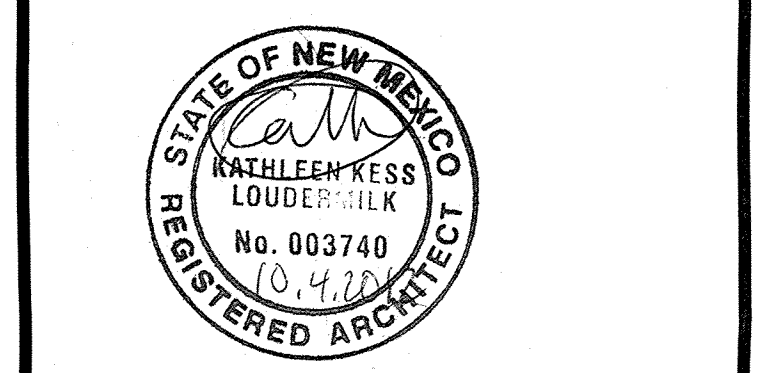
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

| | |
|---|------|
| Traffic Engineer, Transportation Division | Date |
| ABCWUA | Date |
| Parks & Recreation Department | Date |
| City Engineer | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |
| * Environmental Health, if necessary | Date |

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PEAK MOTION
7424 HOLLY AVE NE
ALBUQUERQUE, NM



| MARK | DATE | DESCRIPTION |
|------------------|---------------|-------------|
| REVISIONS | | |
| ISSUE | REVISED DRB | |
| PROJECT NO | 1209 | |
| CAD DWG FILE | 1209AS101.DWG | |
| DRAWN BY | KKL | |
| CHECKED BY | KKL | |
| DATE | 10/5/12 | |

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

AS101

GENERAL NOTES

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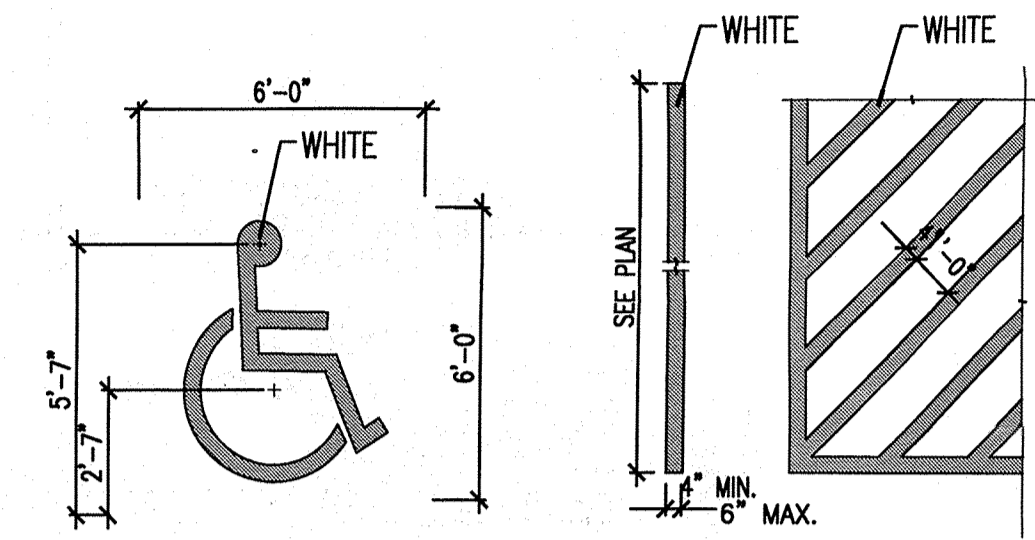
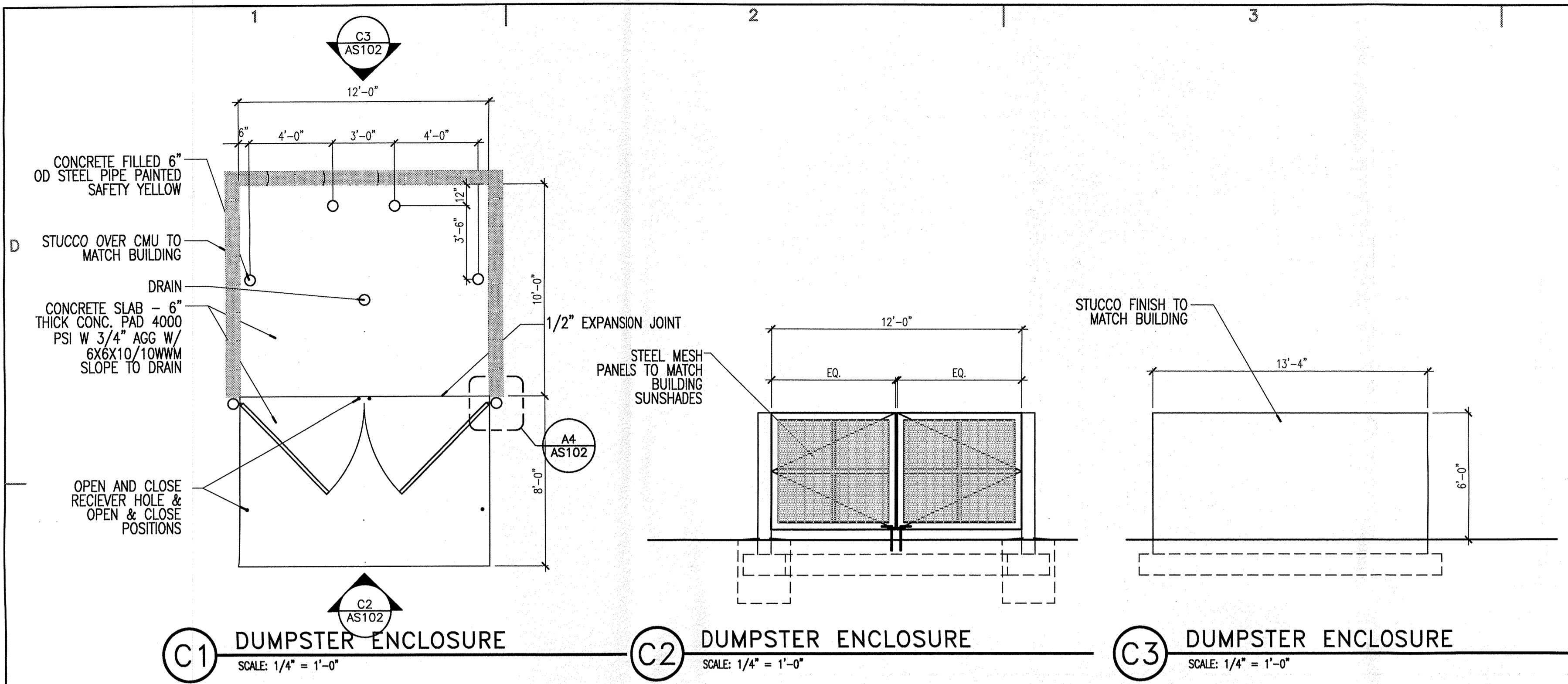
PEAK MOTION

7424 HOLLY AVE NE
ALBUQUERQUE, NM

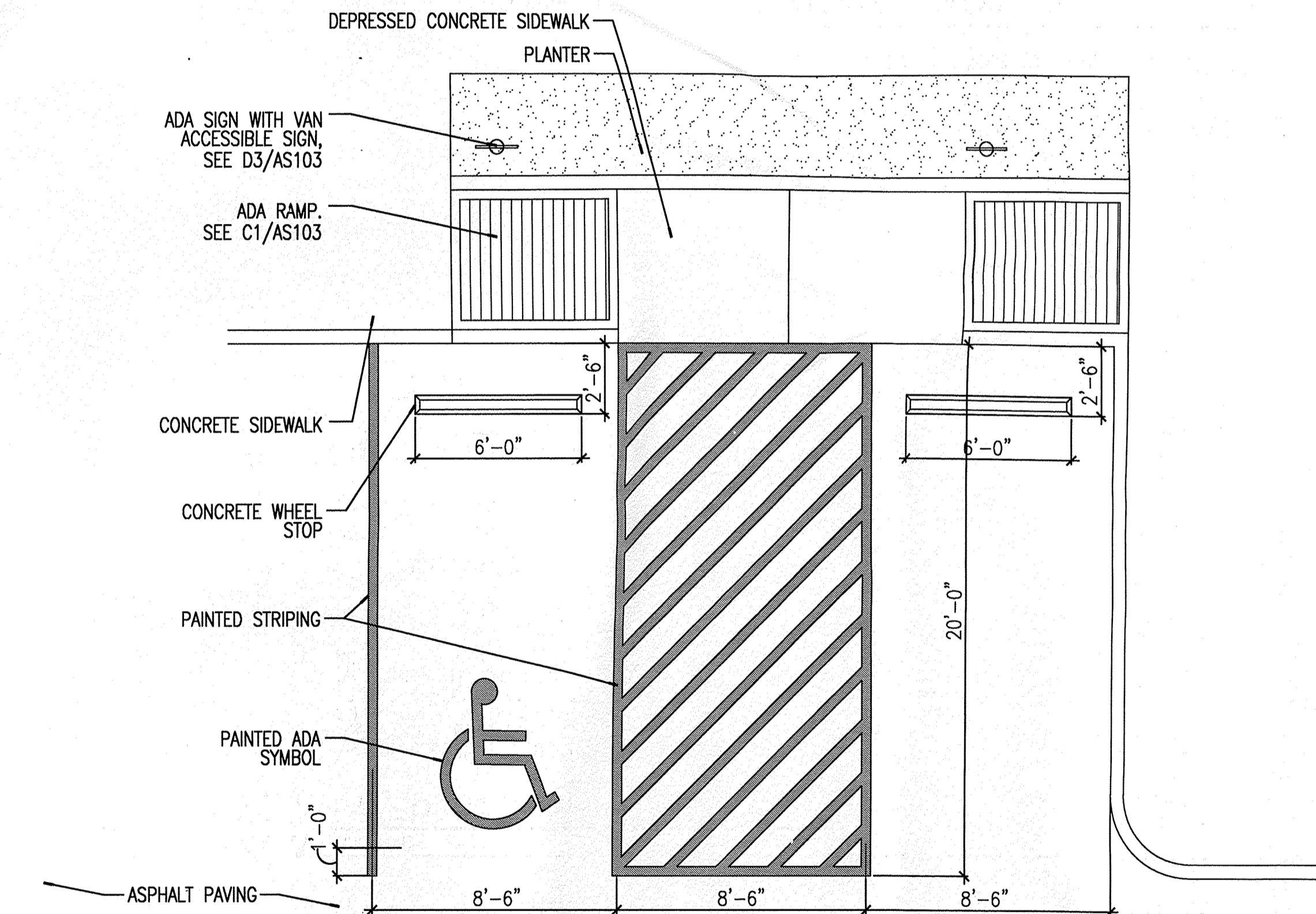
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| REVISIONS | | |
| ISSUE | DRB | |
| PROJECT NO | 1209 | |
| CAD DWG FILE | 1209-AS102.DWG | |
| DRAWN BY | DGP | |
| CHECKED BY | DGP | |
| DATE | 9/21/12 | |

SITE DETAILS

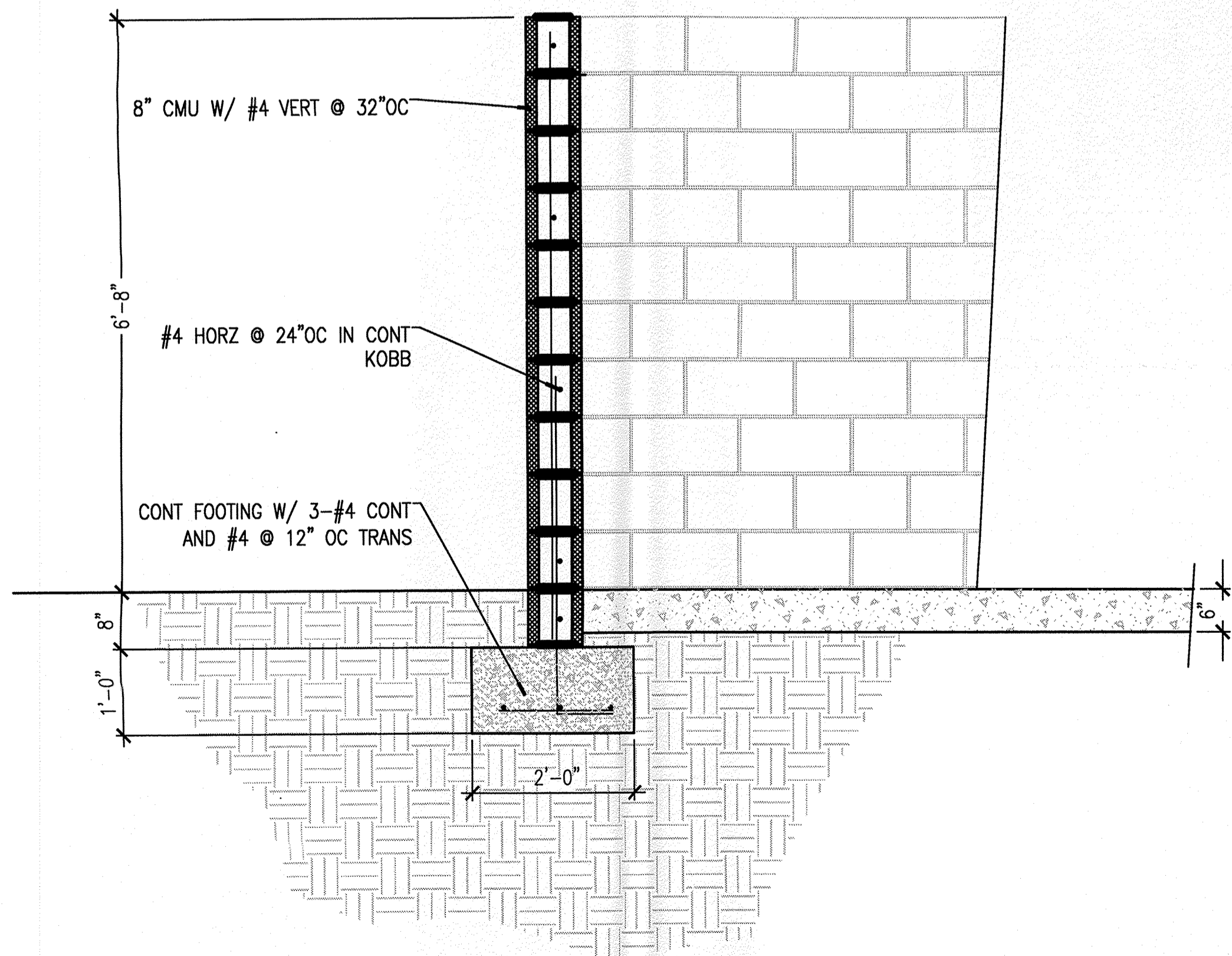
AS102



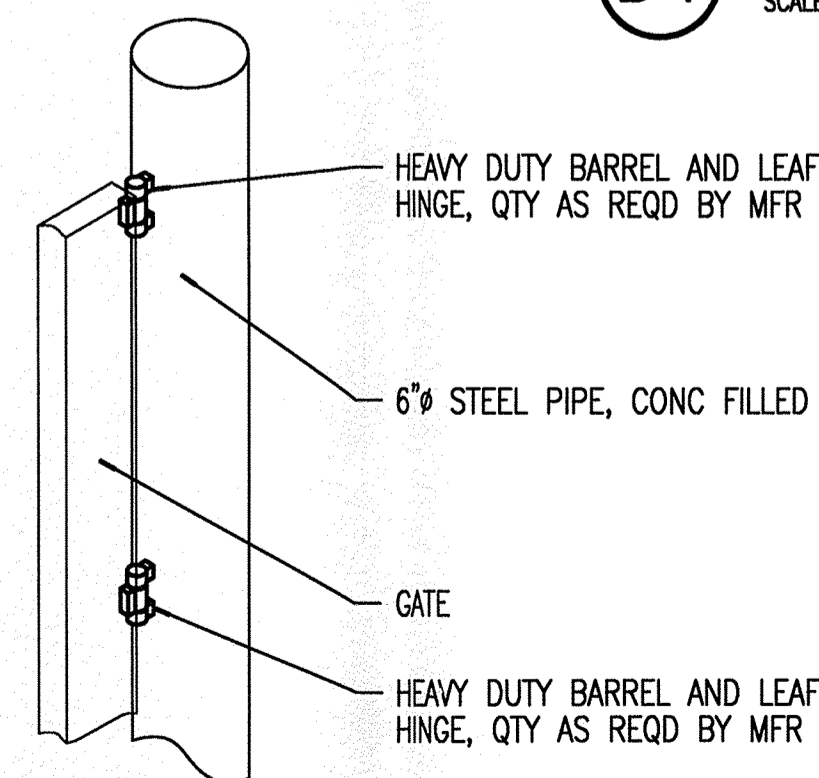
NOTE:
USE NON-REFLECTIVE WHITE PAINT ON ASPHALT PAVEMENT. USE YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.



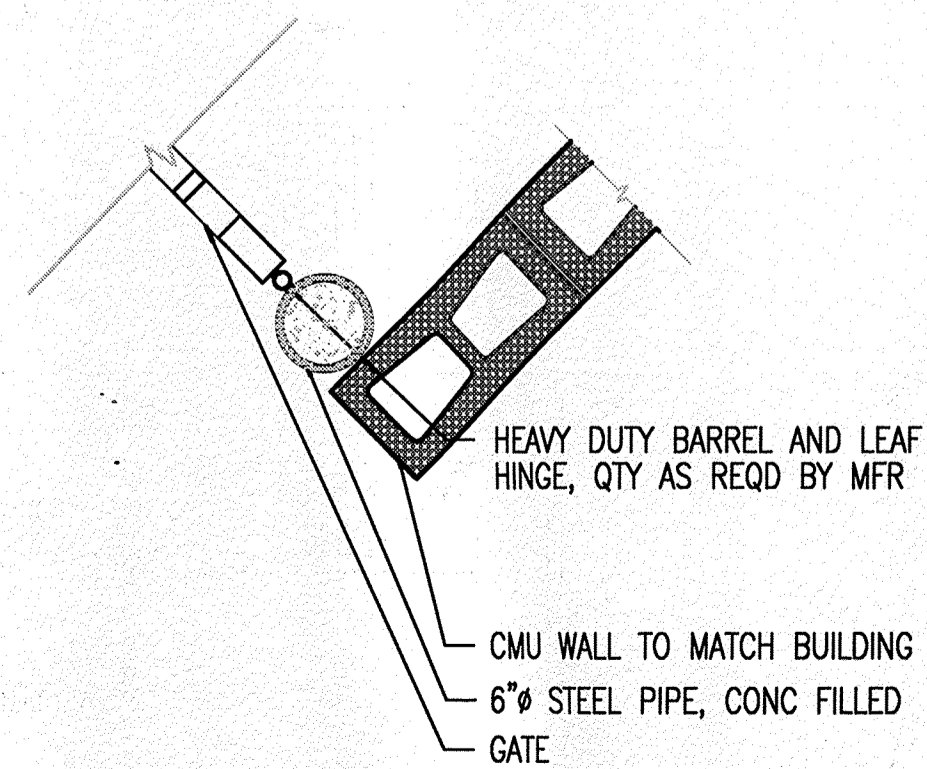
B4 ADA PARKING PLACE
SCALE: 1/4" = 1'-0"



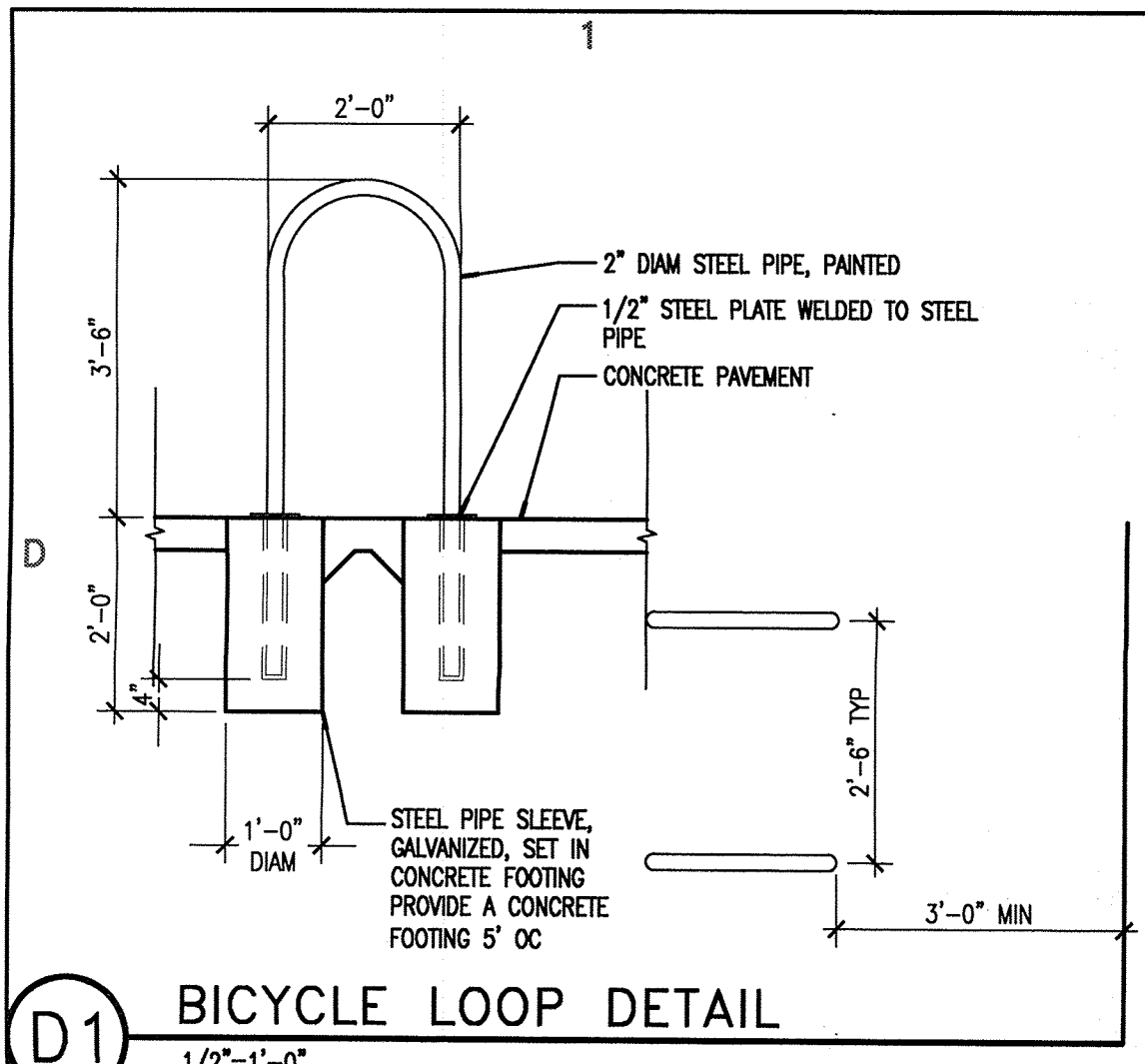
A1 REFUSE ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"



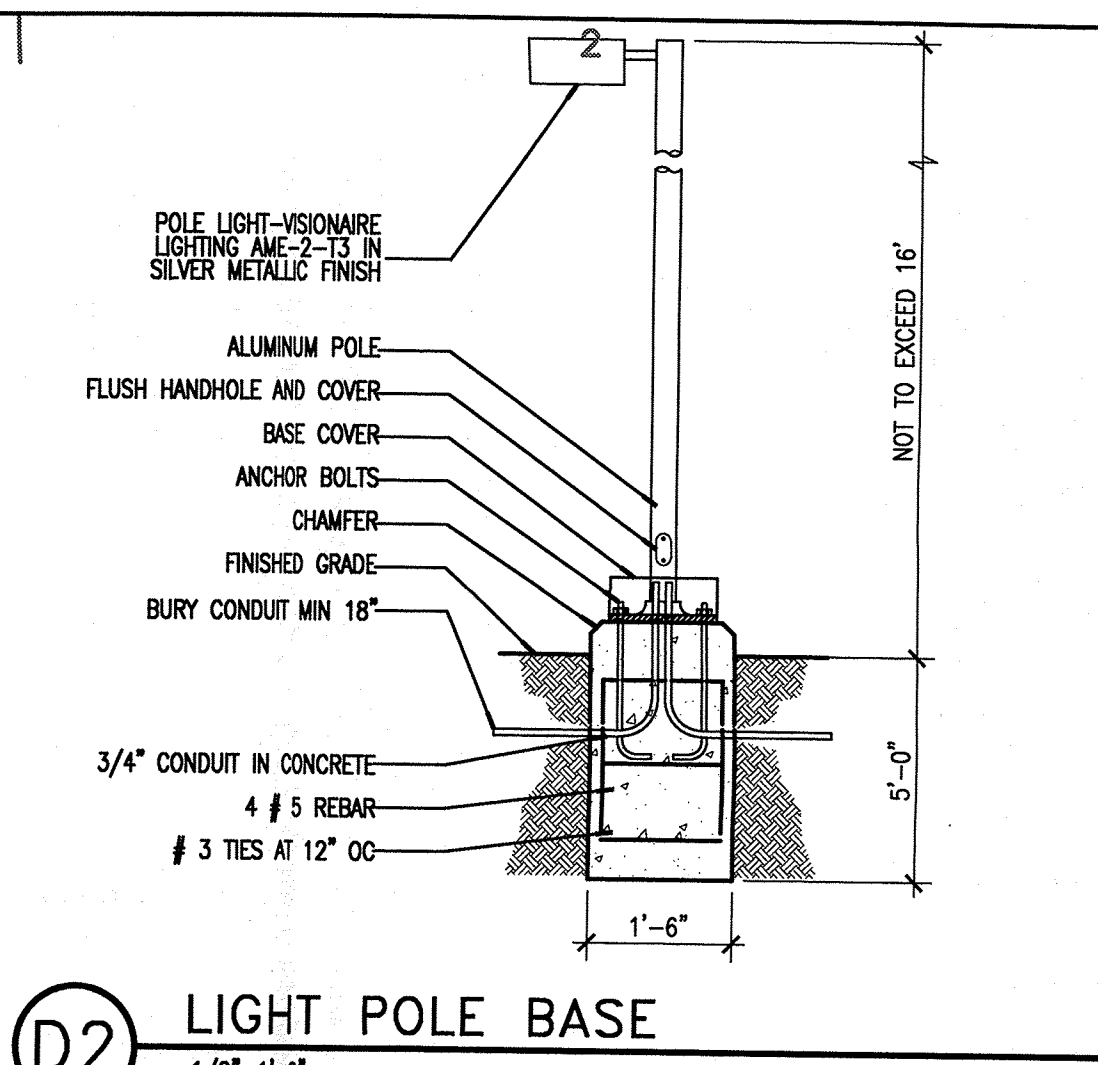
A3 HINGE DETAIL
SCALE: 1" = 1'-0"



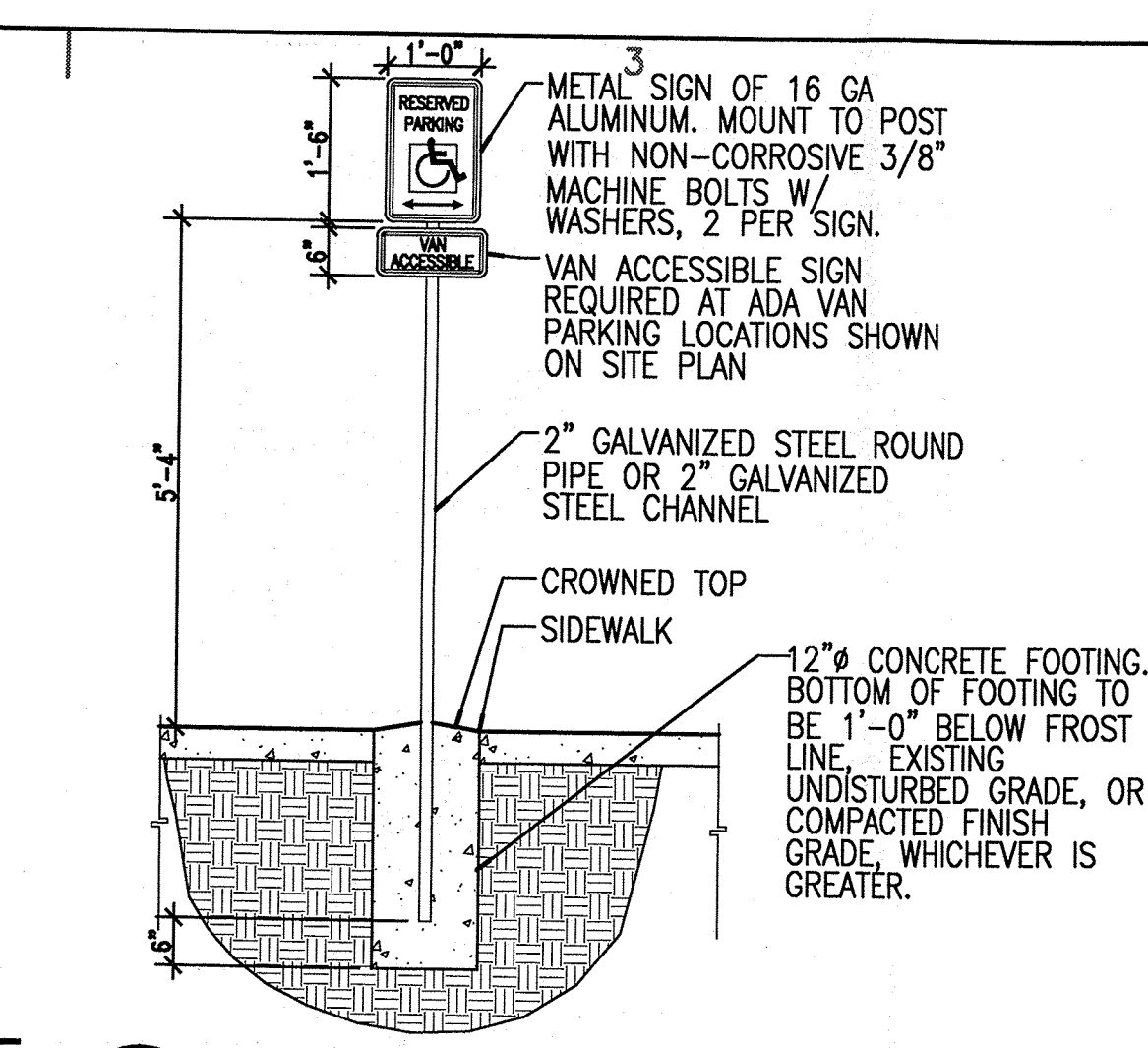
A4 HINGE DETAIL
SCALE: 1" = 1'-0"



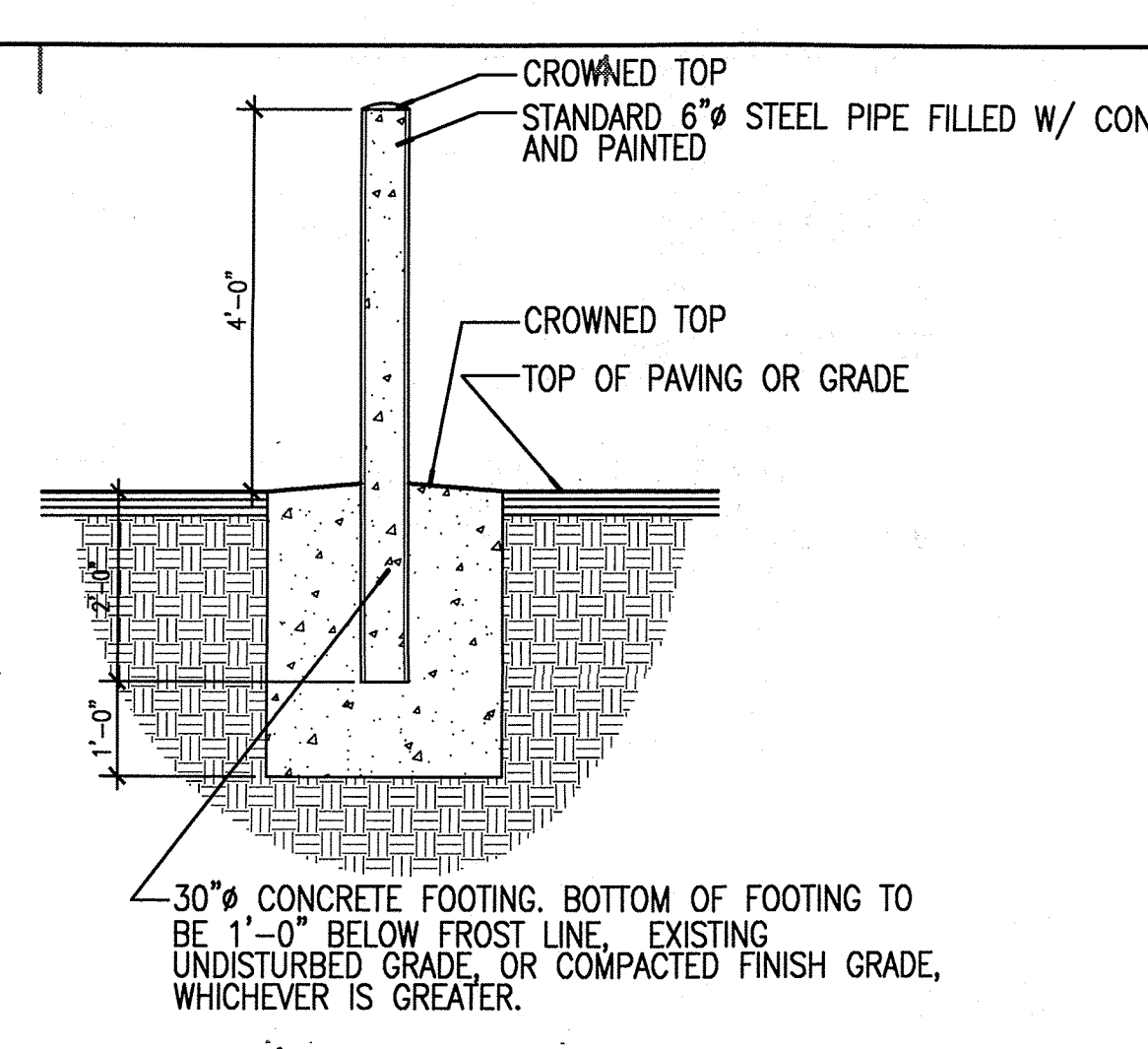
D1 BICYCLE LOOP DETAIL
1/2"=1'-0"



D2 LIGHT POLE BASE
1/2"=1'-0"

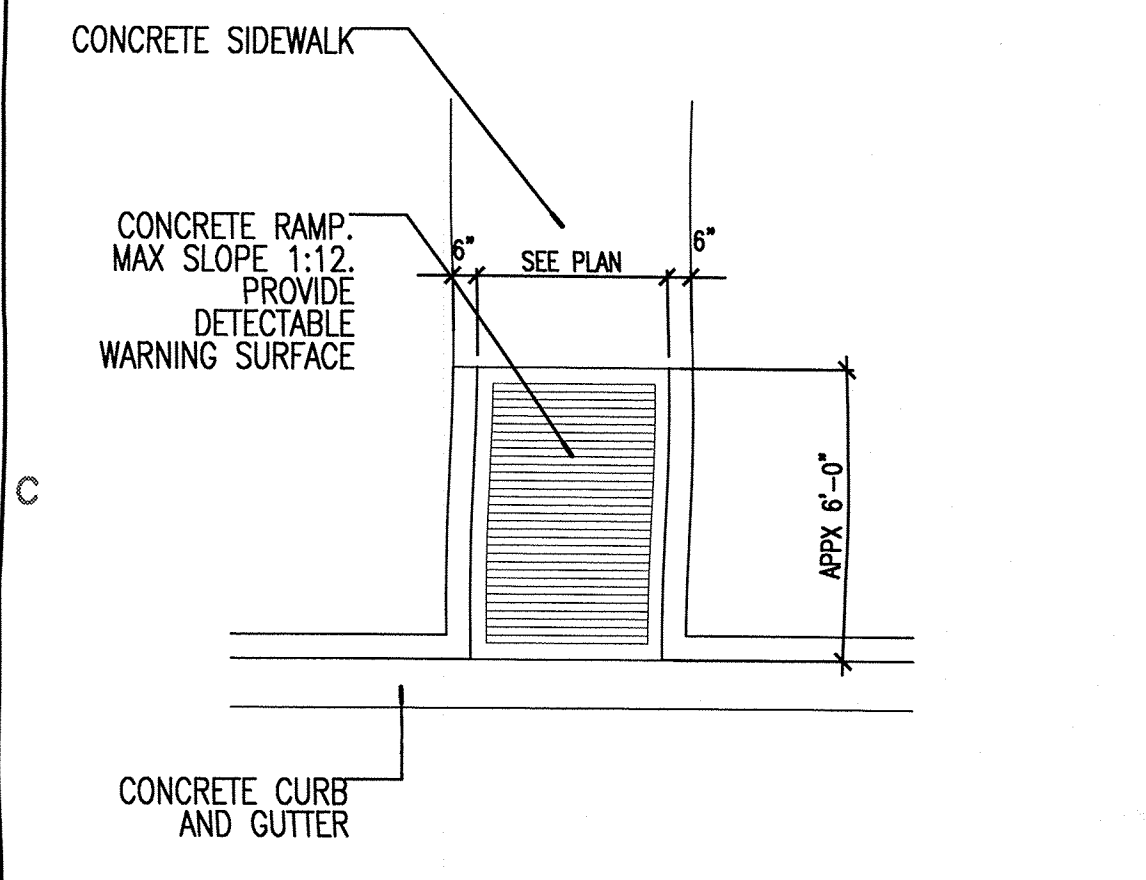


D3 HC SIGN - VAN ACCESSIBLE
1/2"=1'-0"

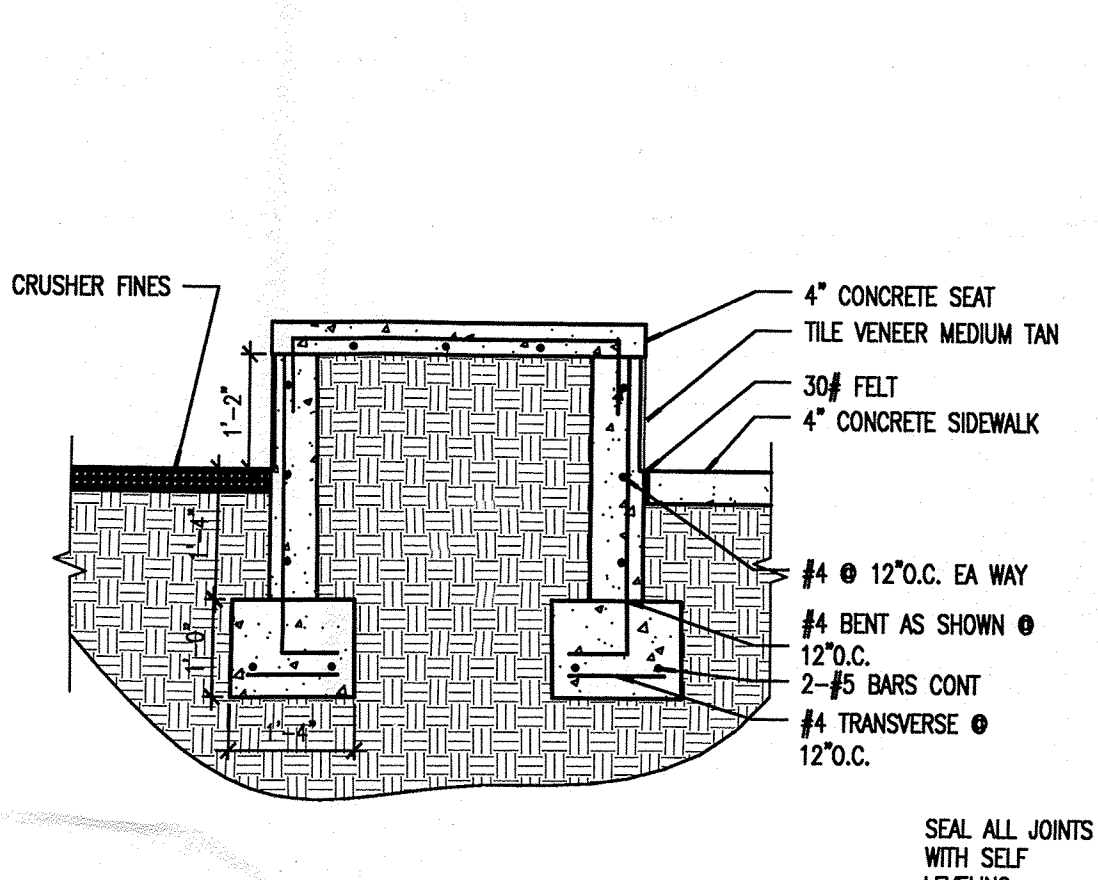


D4 BOLLARD
1/2"=1'-0"

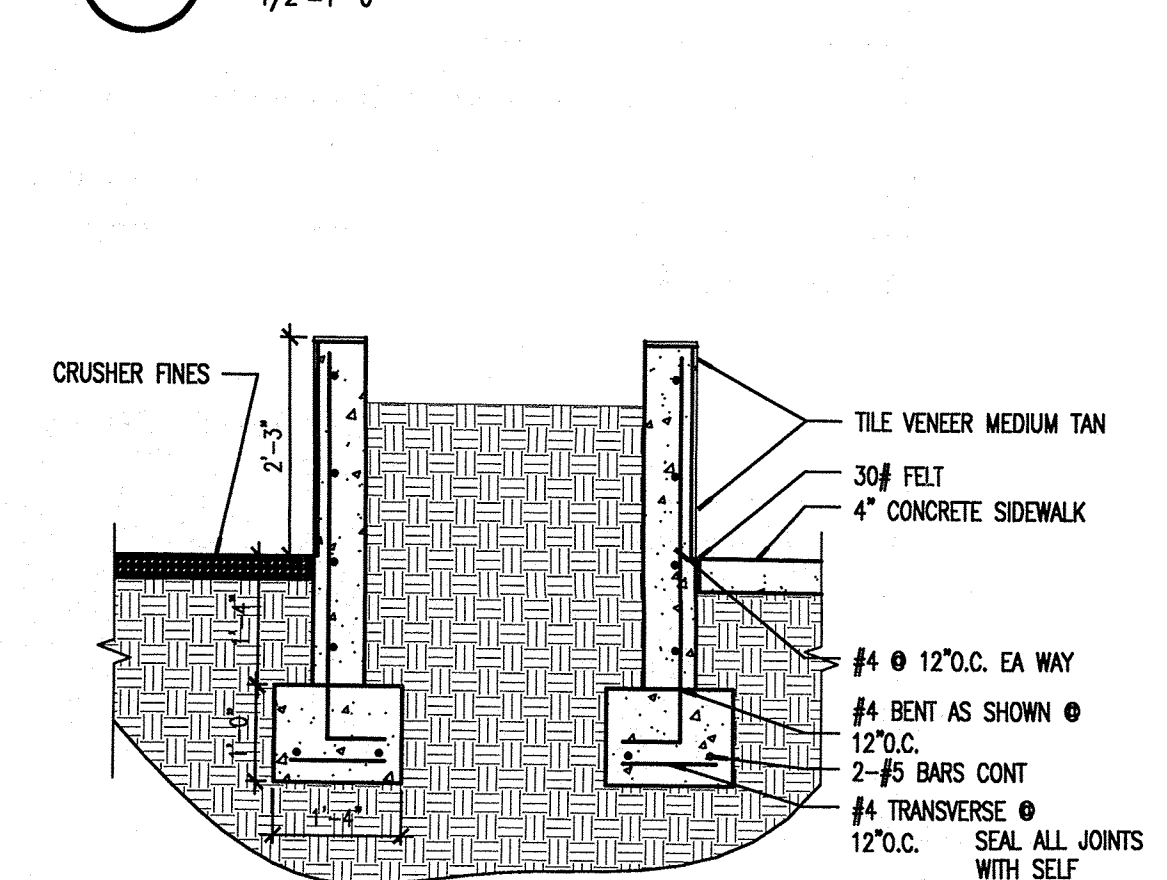
GENERAL NOTES
1.) ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
2.) ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF AND EQUIPPED WITH AUTOMATIC TIMING DEVICES. LIGHTING SHALL MEET ALL LA CUEVA SECTOR DEVELOPMENT PLAN REQUIREMENTS.



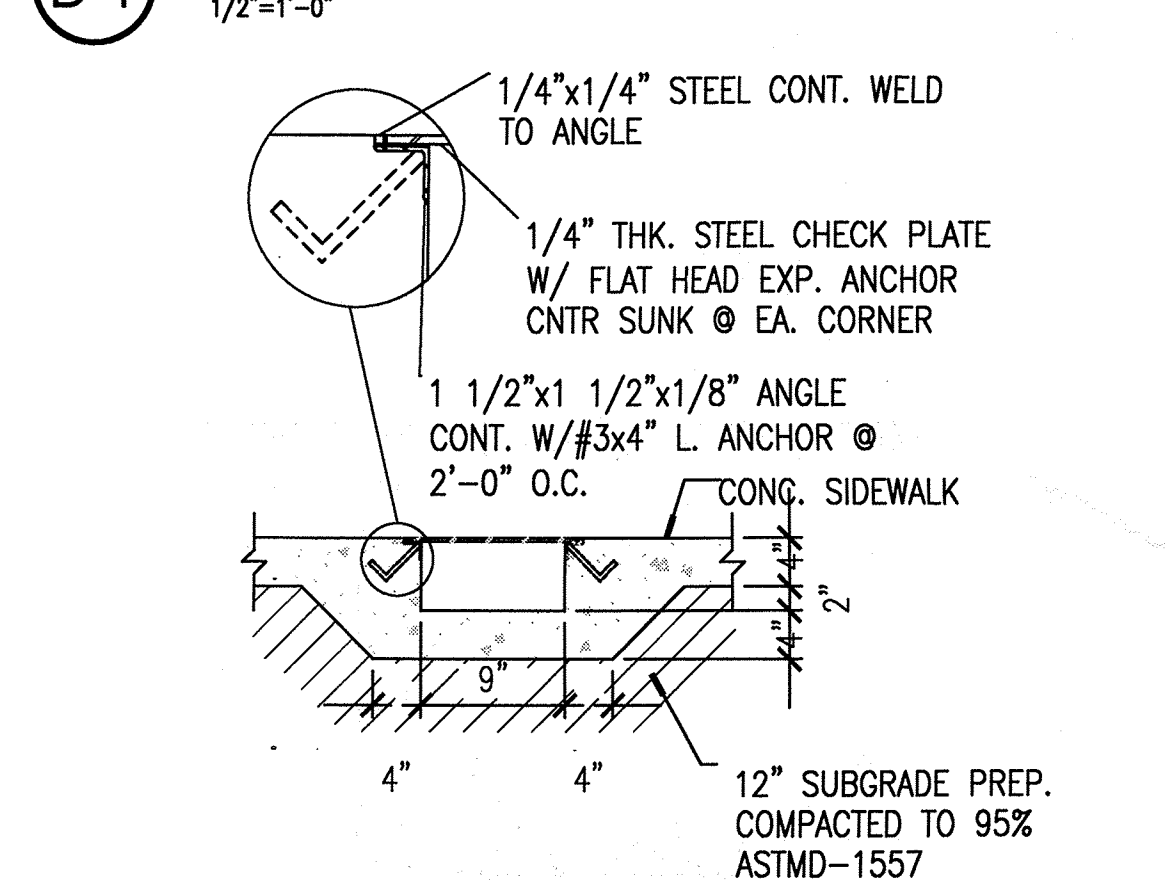
C1 RAMP DETAIL
SCALE: 1/4" = 1'-0"



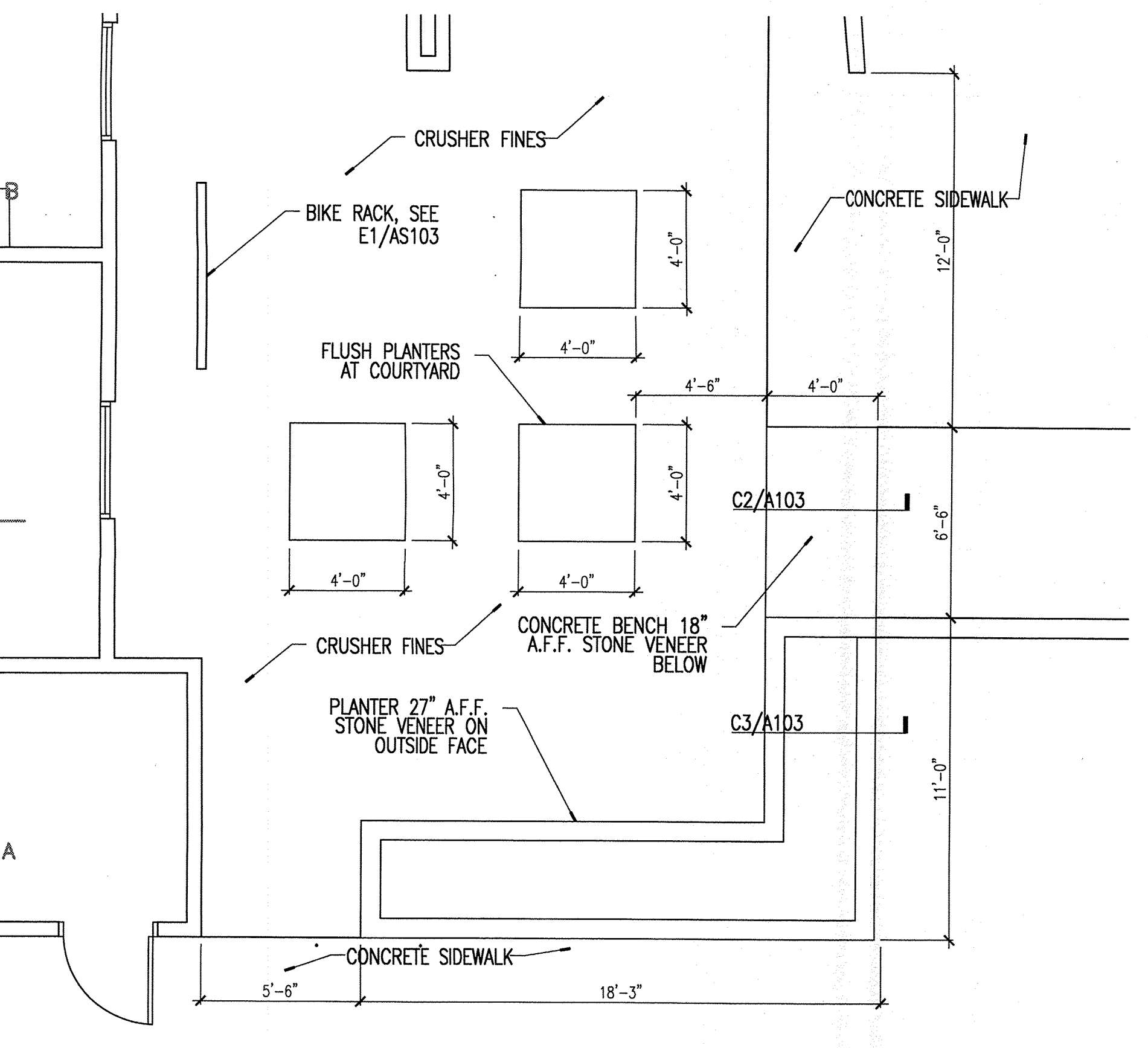
C2 SECTION - BENCH
1/2"=1'-0"



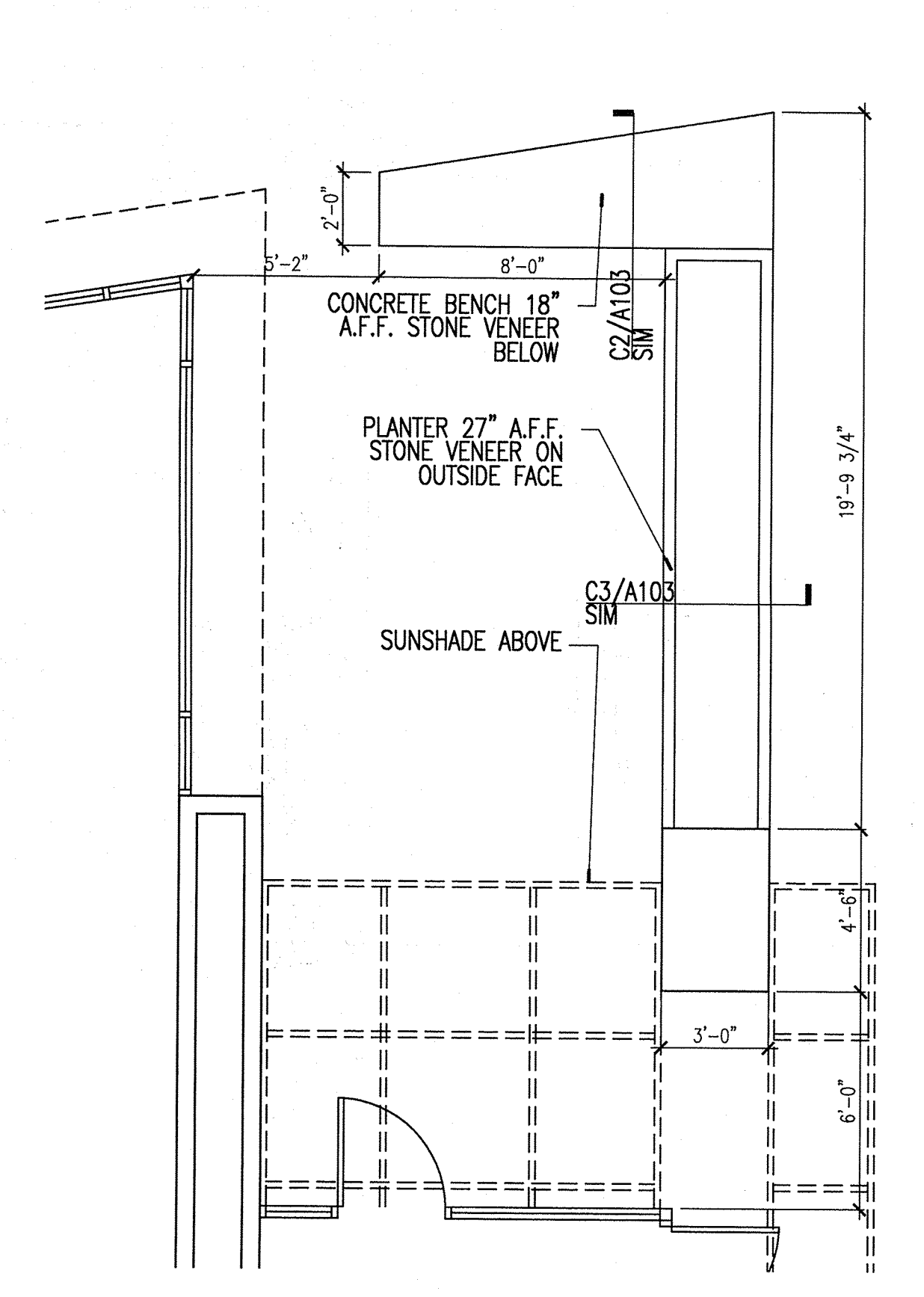
C3 SECTION - PLANTER
1/2"=1'-0"



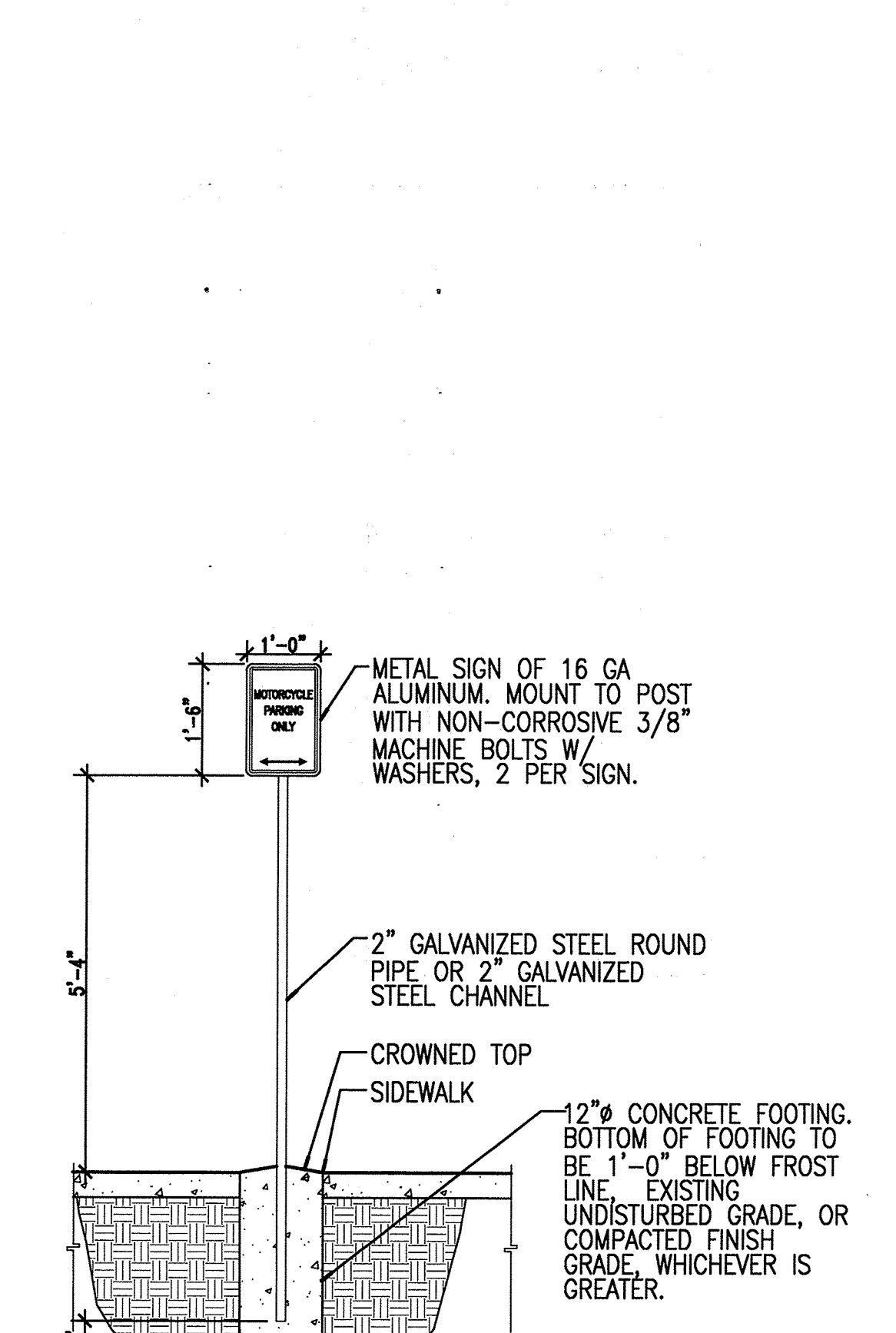
C4 TRENCH DRAIN DETAIL
3/4"=1'-0"



A1 SOUTH COURTYARD PLAN
1/4"=1'-0"



A2 NORTH COURTYARD PLAN
1/4"=1'-0"



A4 MOTOR CYCLE SIGN
1/2"=1'-0"

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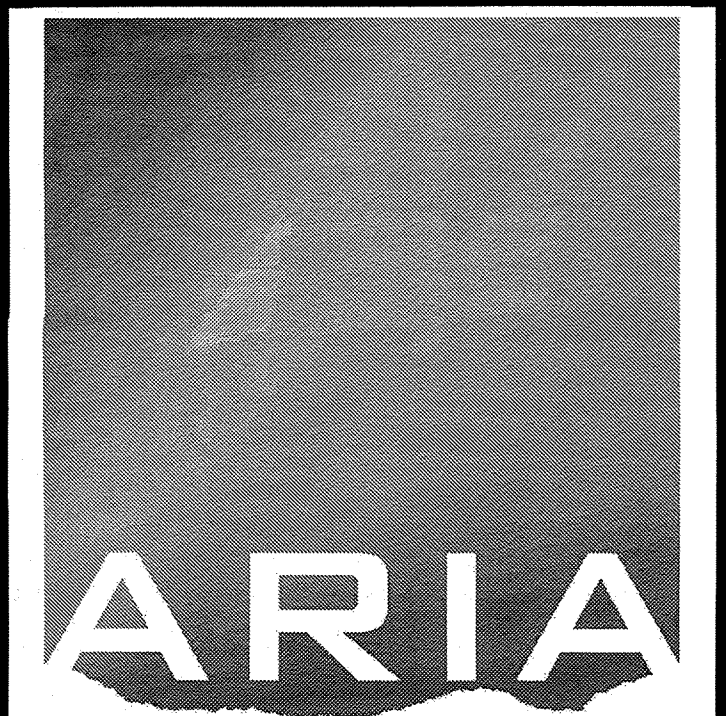
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| DRAWN BY | DGP | |
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| DATE | 9/21/12 | |

SITE DETAILS

AS103

GENERAL NOTES

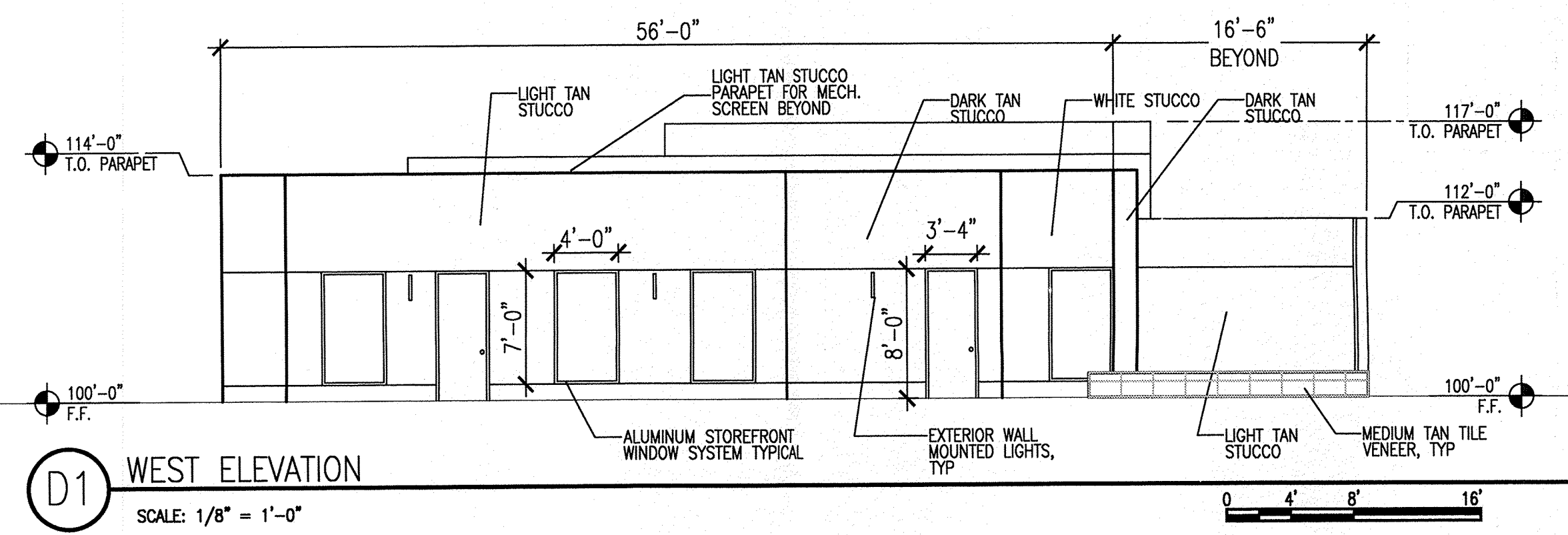
- 1.) ROOF SHALL BE 60 MIL TPO, OFF WHITE IN COLOR
- 2.) ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- 3.) ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- 4.) ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF AND EQUIPPED WITH AUTOMATIC TIMING DEVICES.
- 5.) ALL EXTERIOR WALL LIGHTS TO BE MOUNTED AT 7'-0" A.F.F.
- 6.) ALL EXTERIOR GLAZING TO BE "NON-REFLECTIVE" TYPE GLASS



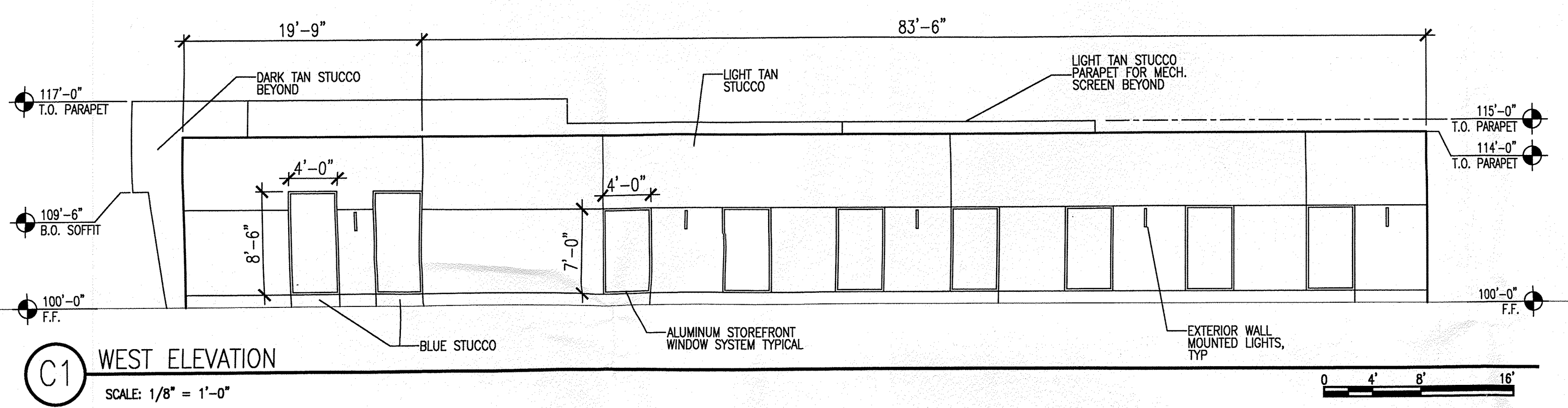
ARCHITECTURE

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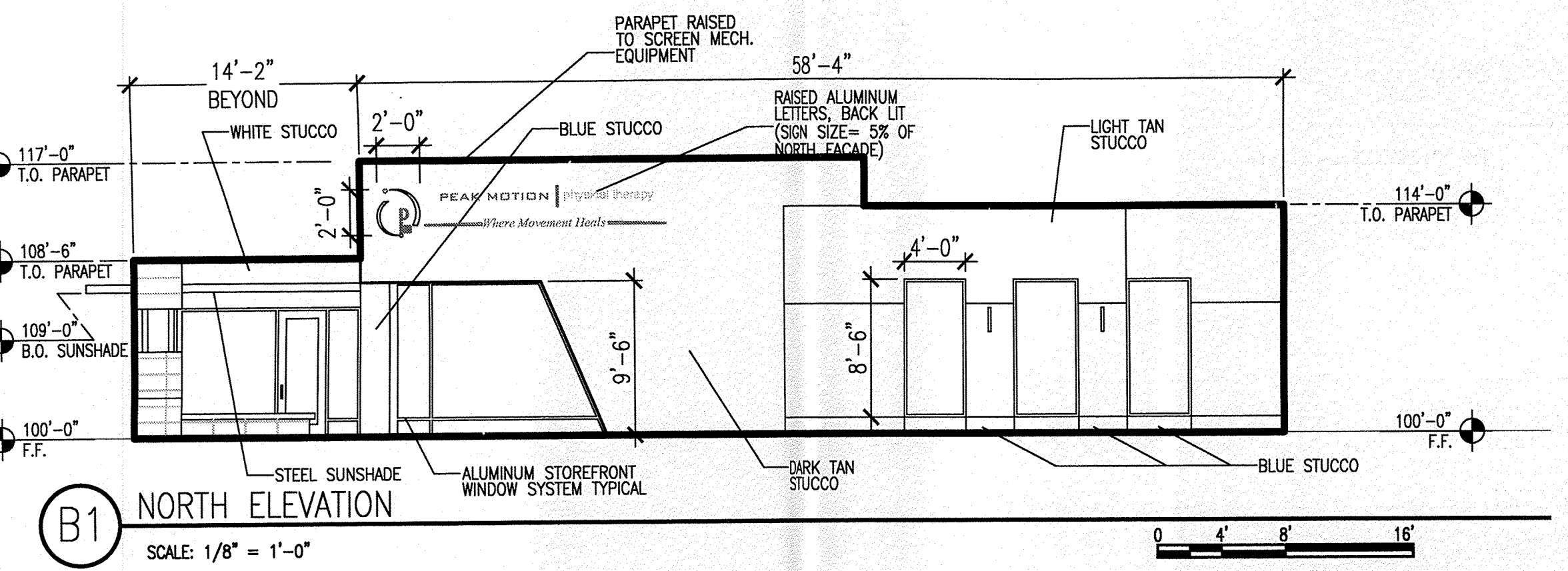
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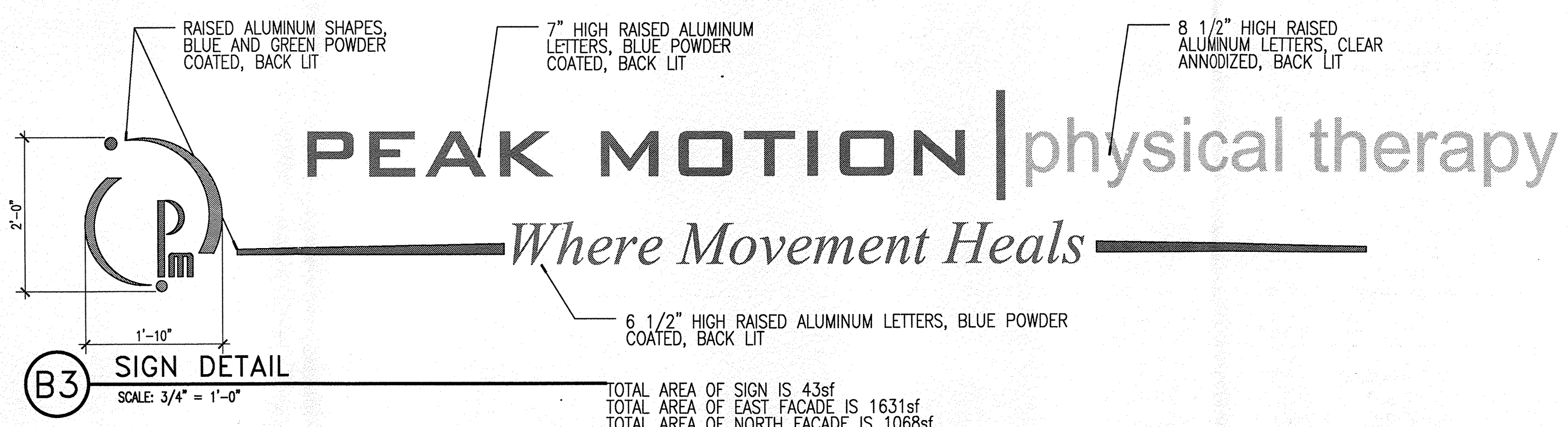
D1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

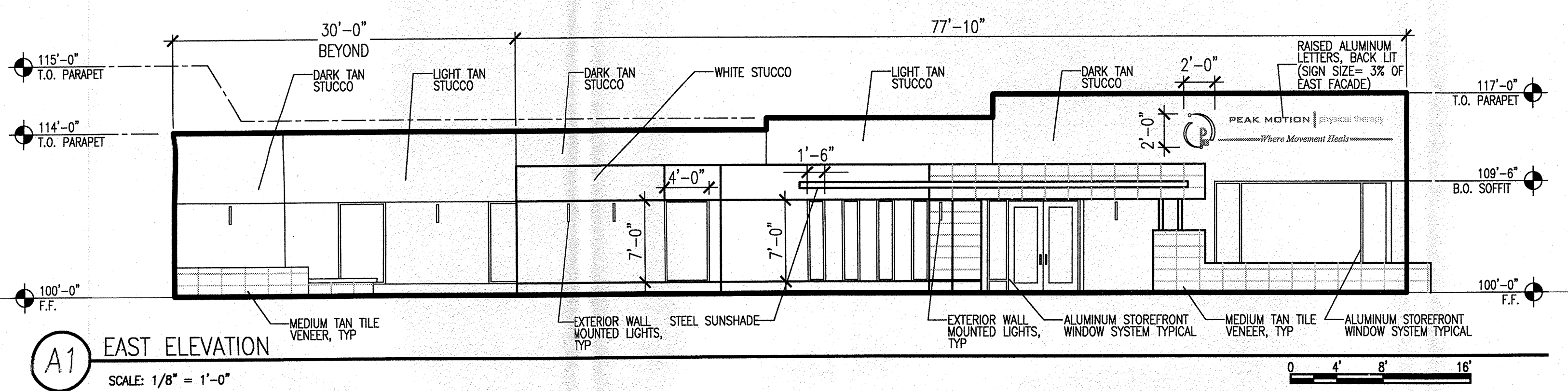


B1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



B3 SIGN DETAIL
 SCALE: 3/4" = 1'-0"

TOTAL AREA OF SIGN IS 43sf
 TOTAL AREA OF EAST FACADE IS 1631sf
 TOTAL AREA OF NORTH FACADE IS 1068sf



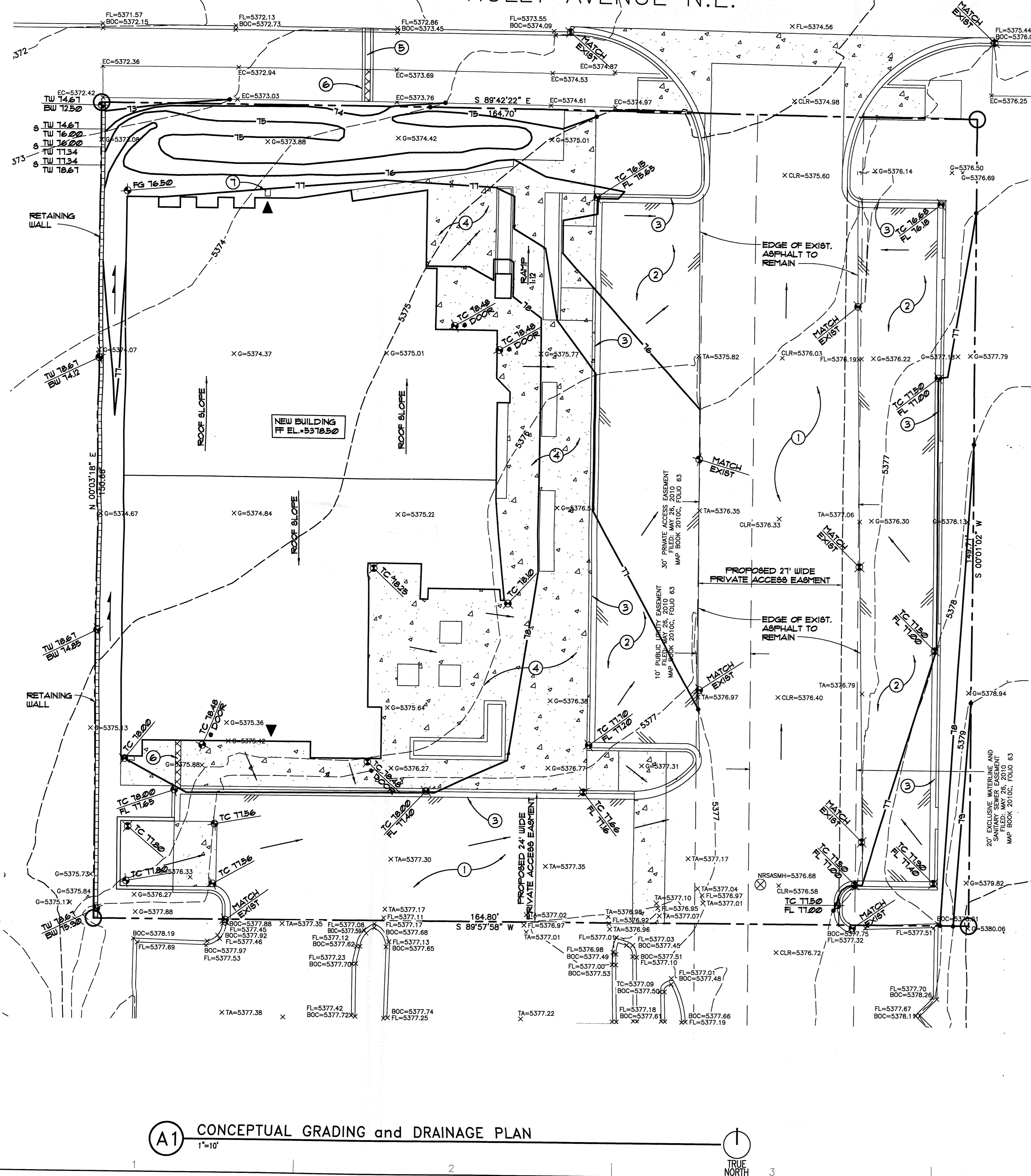
A1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

A201

HOLLY AVENUE N.E.

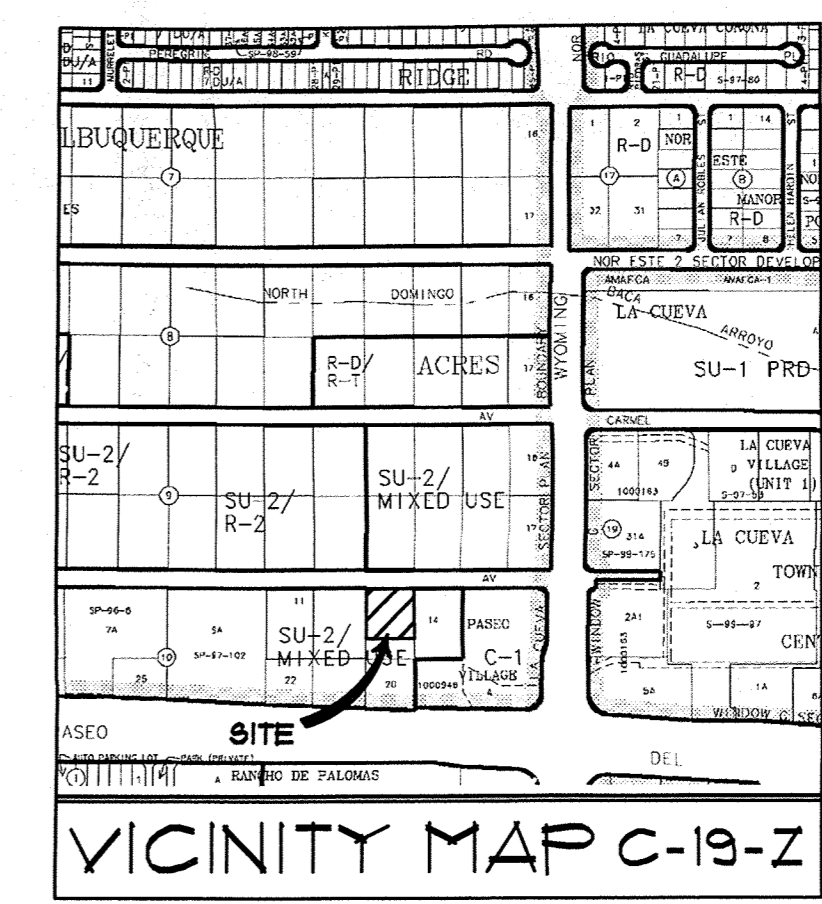


LEGAL DESCRIPTION

LOT 20-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5218.235



KEYED NOTES

- 1 EXISTING ASPHALT PAVING TO REMAIN
- 2 NEW AC PAVING
- 3 NEW CONCRETE CURB AND GUTTER
- 4 NEW CONCRETE WALK
- 5 NEW 12" WIDE CONCRETE DRAINAGE TRENCH
- 6 SIDEWALK CULVERT PER C.O.A. STD. DRAWING 92236
- 7 SPLASH BLOCK

DESIGN NARRATIVE

THIS SITE IS 0.56 ACRES AND IS CURRENTLY UNIMPROVED. THE SITE WILL BE DEVELOPED FOR A RETAIL BUILDING AND PARKING. THE DEVELOPED SITE WILL BE GRADED TO DIRECT RUNOFF TO IMPROVED DOWNSTREAM STORM DRAIN FACILITIES IN HOLLY AVE. RUNOFF WILL BE DIRECTED NORTH AND WILL FLOW TO STREET IMPROVEMENTS IN HOLLY AVE. VIA THE PAVED DRIVE AND VIA A SIDEWALK CULVERT AND CONCRETE RUNDOWN. ROOF DRAINAGE WILL BE COLLECTED AT THE NORTH AND SOUTH SIDE OF THE RETAIL BUILDING ON THE SURFACE PAVING OR SPLASH BLOCKS. NO SIGNIFICANT RUNOFF VOLUME WILL ENTER THIS SITE FROM THE EAST ADJACENT PROPERTY BUT THE NEW PAVING WILL MATCH EXISTING GRADES AT THE SOUTH PROPERTY LINE TO ACCEPT HISTORIC FLOW FROM THE SOUTH OF THE SUBJECT SITE AND CONVEY HISTORIC FLOW TO HOLLY AVE.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5375 EXISTING CONTOUR
- NEW CONTOUR
- X FL 76.91 EXISTING SPOT ELEVATION
- 1500 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FL FLOW LINE
- TG TOP OF GRATE
- NEW CONCRETE PAVING
- NEW AC PAVING
- ▲ ROOF DRAIN LOCATION
- SWALE

HYDROLOGY CALCULATIONS

| PRECIPITATION ZONE 4 | | DESIGN STORM: (IN) | | | | | | |
|----------------------|--------------|--------------------|-------------|-------------|--------------|--------------|--------------|--------------|
| | | 1hr | 6hr | 24hr | 4day | 10day | | |
| | | 2.23 | 2.90 | 3.65 | 4.70 | 5.95 | | |
| EXISTING CONDITIONS | | | | | | | | |
| LAND TRITMNT | AREA (ACRE) | AREA % | P6 (CF0/AC) | Q (CF0) | V6 (CF) | V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A | 0.020 | 0% | 0.80 | 2.0 | 0.00 | 0 | 0 | 0 |
| B | 0.425 | 75% | 1.20 | 2.92 | 1.24 | 1.666 | 1.666 | 1.666 |
| C | 0.000 | 0% | 1.46 | 3.73 | 0.00 | 0 | 0 | 0 |
| D | 0.143 | 25% | 2.64 | 5.25 | 0.75 | 1.370 | 1.760 | 2.954 |
| TOTALS | 0.568 | 100% | | 1.99 | 3.021 | 3.426 | 3.971 | 4.620 |
| PROPOSED CONDITIONS | | | | | | | | |
| LAND TRITMNT | AREA (ACRE) | AREA % | P6 (CF0/AC) | Q (CF0) | V6 (CF) | V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A | 0.000 | 0% | 0.80 | 2.0 | 0.00 | 0 | 0 | 0 |
| B | 0.125 | 18% | 1.20 | 2.92 | 0.31 | 4.12 | 4.12 | 4.12 |
| C | 0.200 | 32% | 1.46 | 3.73 | 0.00 | 0 | 0 | 0 |
| D | 0.463 | 82% | 2.64 | 5.25 | 2.43 | 4.437 | 5.638 | 7.462 |
| TOTALS | 0.568 | 100% | | 2.74 | 4.849 | 6.109 | 7.874 | 9.975 |

A1 CONCEPTUAL GRADING and DRAINAGE PLAN
1"=10'

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PEAK MOTION
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Walla ENGINEERING
Structural Engineering
Civil Engineering
4100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
881-5005 Facsimile 881-4025

| MARK | DATE | DESCRIPTION |
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| REVISIONS | | |
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| DRAWN BY | LEK | |
| CHECKED BY | MJW | |
| DATE | 10/5/12 | |

CONCEPTUAL GRADING
and DRAINAGE PLAN

C101

HOLLY AVENUE N.E.

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PEAK MOTION

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ALBUQUERQUE, NM

KEYED NOTES

- 1 EXISTING 8" SANITARY SEWER - PVC
- 2 4" SAS SERVICE CONNECTION AT BUILDING - COORDINATE INVERT ELEVATION WITH BUILDING MECHANICAL DESIGN
- 3 1" DOMESTIC WATER SERVICE CONNECTION
- 4 EXISTING MANHOLE
- 5 1" WATER METER IN STANDARD METER BOX PER C.O.A. STD. DRAWING 2362
- 6 4" SAS CONNECTION - INVERT EL. = 5367.13 +/- (FIELD VERIFY)

LEGEND

- SAS — SANITARY SEWER LINE
- W — WATER LINE
- WM — WATER METER
- PL — PROPERTY LINE
- SC — SEWER CLEAN OUT
- MH — MANHOLE

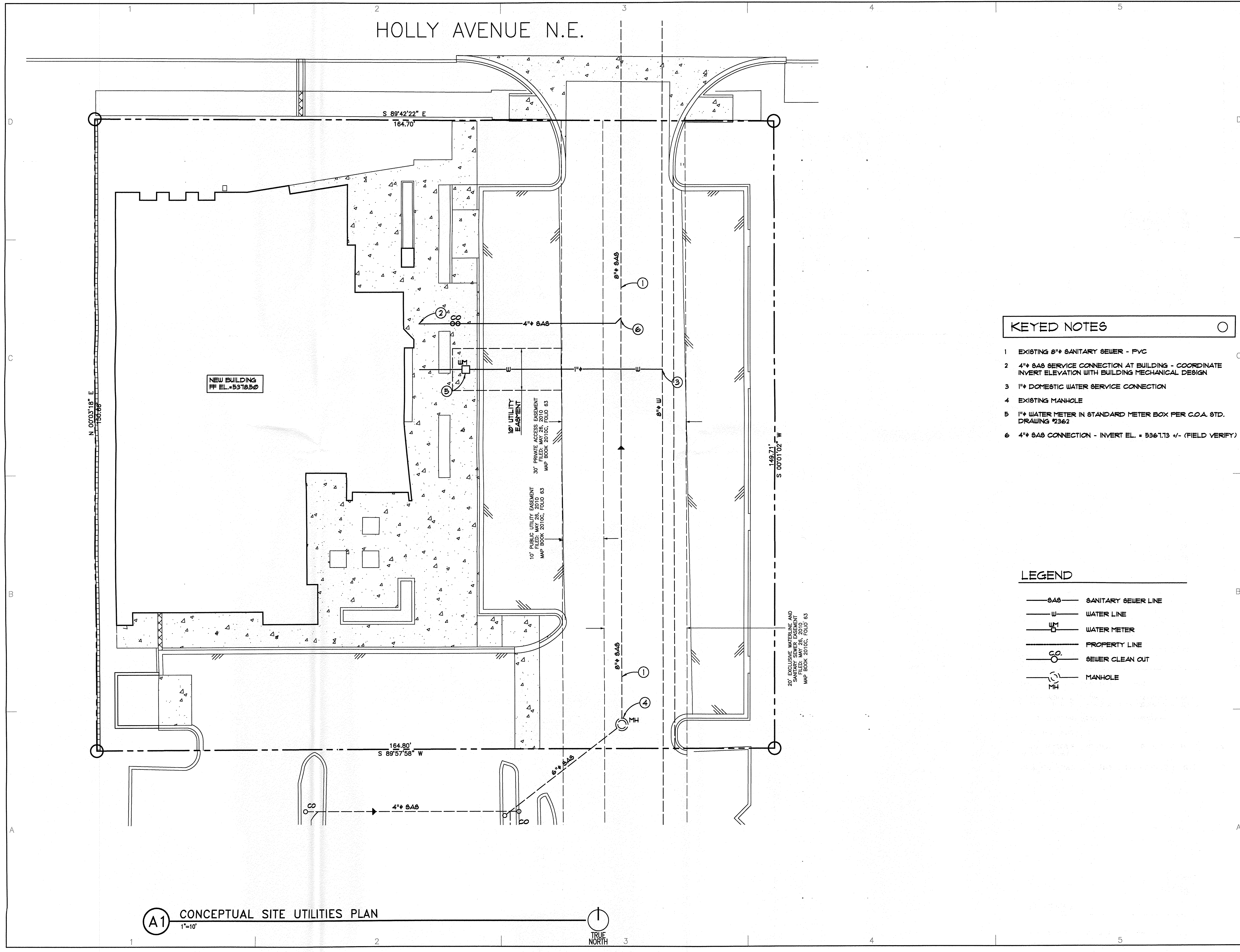
Walla Structural Engineering
Civil Engineering
ENGINEERING LTD
2100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
505-505-4025 • Facsimile 505-4025

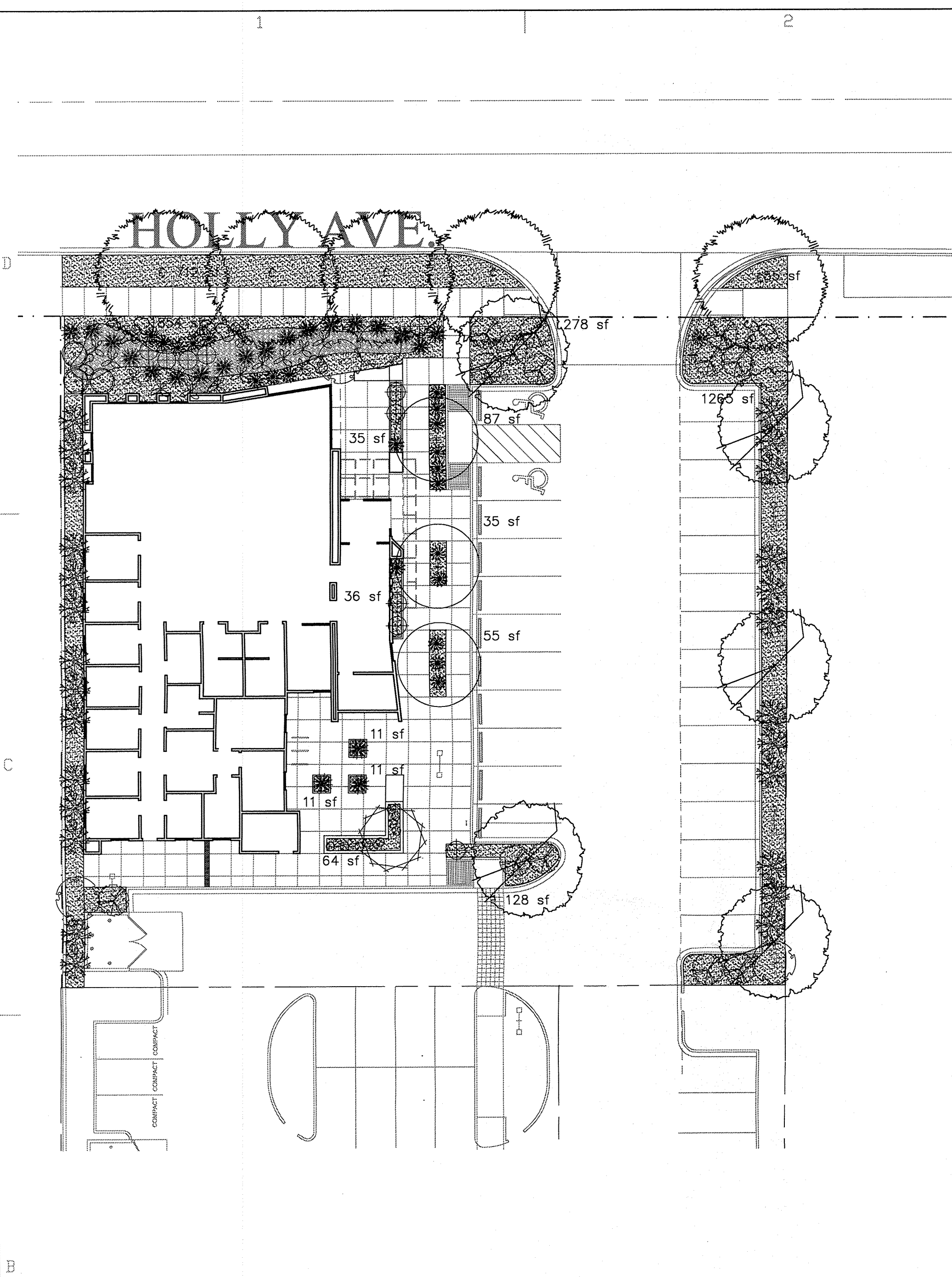
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| DRAWN BY | LEK | |
| CHECKED BY | MJW | |
| DATE | 10/5/12 | |

CONCEPTUAL SITE UTILITIES PLAN

C102

A1 CONCEPTUAL SITE UTILITIES PLAN
1"=10'





PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.
 * DENOTES EVERGREEN PLANT MATERIAL

- STREET SHADE TREES**
 BUR OAK 5
Quercus macrocarpa
 2" Cal., 12'-14' Inst./60' x 60' maturity
 Water (M) Allergy (M) 0sf
- PARKING LOT SHADE TREE**
 CHINESE PISTACHE 5
Pistachia chinensis
 2" Cal., 10' Inst./40' x 30' maturity
 Water (M) Allergy (L) 0sf
- ORNAMENTAL SHADE TREE**
 EASTERN REDBUD 3
Cercis canadensis
 2" Cal., 10' Inst./30' x 30' maturity
 Water (M) Allergy (L) 0sf
- SHRUBS**
 DESERT WILLOW 1
Chilopsis linearis
 1 Gal., 4'-10' Inst./20' x 25' maturity
 Water (L+) Allergy (L) 225sf
- BUTTERFLY BUSH** 5
Buddleia davidii
 1 Gal., 12'-3' Inst./10' x 10' maturity
 Water (M) Allergy (L) 100sf
- * RED YUCCA 21
Hesperaloe parviflora
 1 Gal., 18"-3' Inst./3' x 4' maturity
 Water (L+) Allergy (L) 16sf
- * PRICKLY PEAR 12
Opuntia macrocentra
 1 Gal., 12"-3' Inst./3' x 3' maturity
 Water (L) Allergy (L) 9sf
- * SPANISH BROOM 3
Genista hispanica
 1 Gal., 2'-4' Inst./4' x 4' maturity
 Water (M) Allergy (L) 16sf
- POTENTILLA 10
Potentilla fruticosa
 1 Gal., 6"-15" Inst./3' x 3' maturity
 Water (M+) Allergy (L) 9sf
- BLUE AVENA/OAT GRASS 22
Helictotrichon sempervirens
 1 Gal., 3'-15" Inst./2' x 1' maturity
 Water (M) Allergy (L) 1sf
- WILDFLOWER 20
 1 Gal., 3'-15" Inst./varies at maturity
 Water (varies) Allergy (varies) 4sf
- GROUNDCOVERS**
 * HONEYSUCKLE 13
Lonicera japonica 'Halliana'
 1 Gal., 6"-15" Inst./3' x 12' maturity
 Water (M) Allergy (L) 144sf
 Unstaked-Groundcover
- WINTER JASMINE 26
Jasminum nudiflorum
 1 Gal., 6"-15" Inst./4' x 12' maturity
 Water (L+) Allergy (L) 144sf
- HARDSCAPES**
 OVERSIZED GRAVEL
 & 12 BOULDERS
- 3/4" GRAY GRAVEL
 WITH FILTER FABRIC
 TO A MINIMUM 3" DEPTH
- COBBLESTONE
 WITH FILTER FABRIC
 TO A MINIMUM 4" DEPTH
- * DENOTES EVERGREEN PLANT MATERIAL

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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" Crushed Grey Gravel over Filter Fabric to a minimum depth of 3" shall be nplaced 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytype with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

| | | |
|-------------------------------|------------|-------------|
| TOTAL LOT AREA | 24742 | square feet |
| TOTAL BUILDINGS AREA | 6011 | square feet |
| NET LOT AREA | 18731 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 2809 | square feet |
| TOTAL BED PROVIDED | 5589 | square feet |
| GROUNDCOVER REQ. | 75% | square feet |
| TOTAL GROUNDCOVER REQUIREMENT | 4191 | square feet |
| TOTAL GROUNDCOVER PROVIDED | 4289 (76%) | square feet |
| TOTAL LANDSCAPE PROVIDED | 5589 (29%) | square feet |

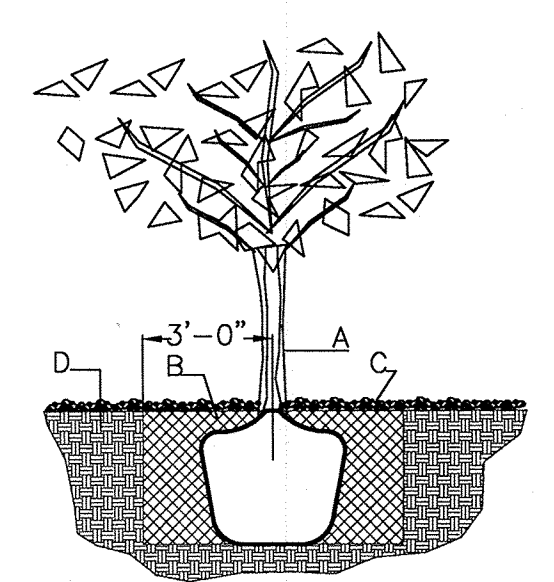
STREET TREE REQUIREMENTS - Minimum 2" Caliper
 Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Holly
 Required # 5 Provided # 5

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper
 Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

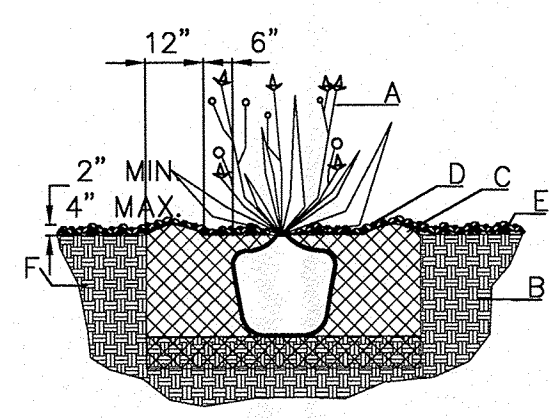
1 Shade tree per 10 spaces
 Required # 3 Provided # 5 (Additional per COA)

NOTE TO CLIENT:
 Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



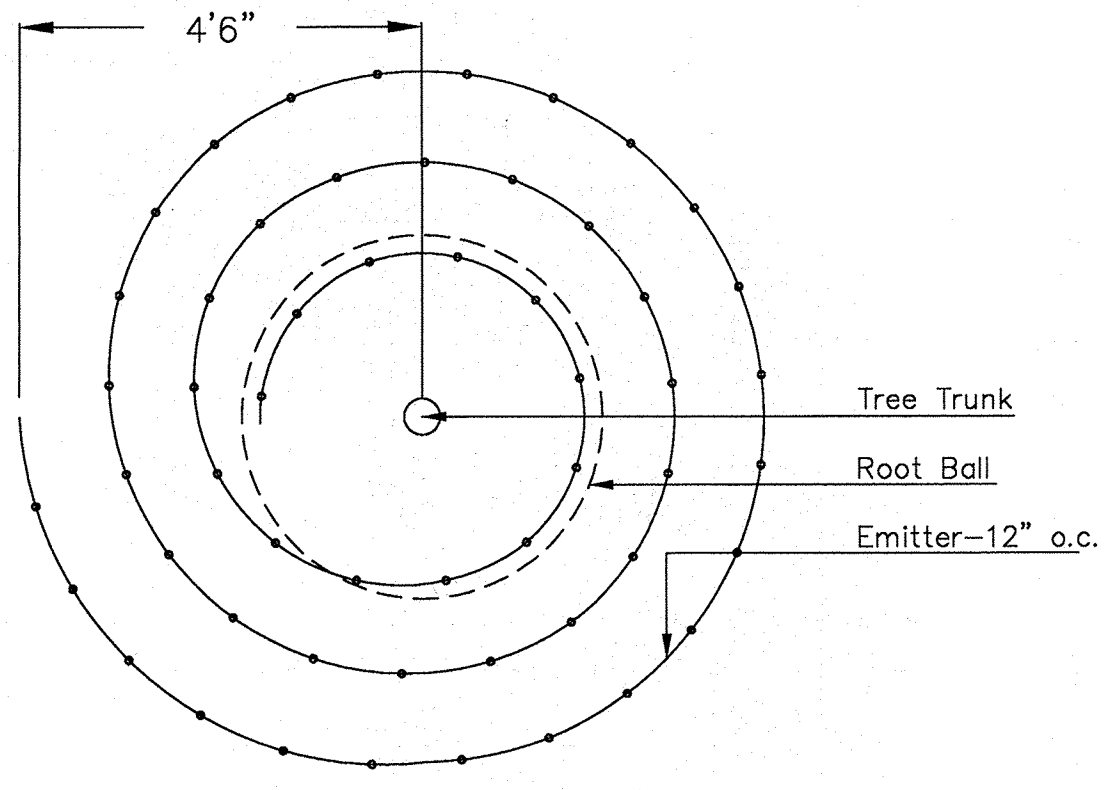
TREE PLANTING DETAIL

- GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOT COLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTRUBED SOIL.

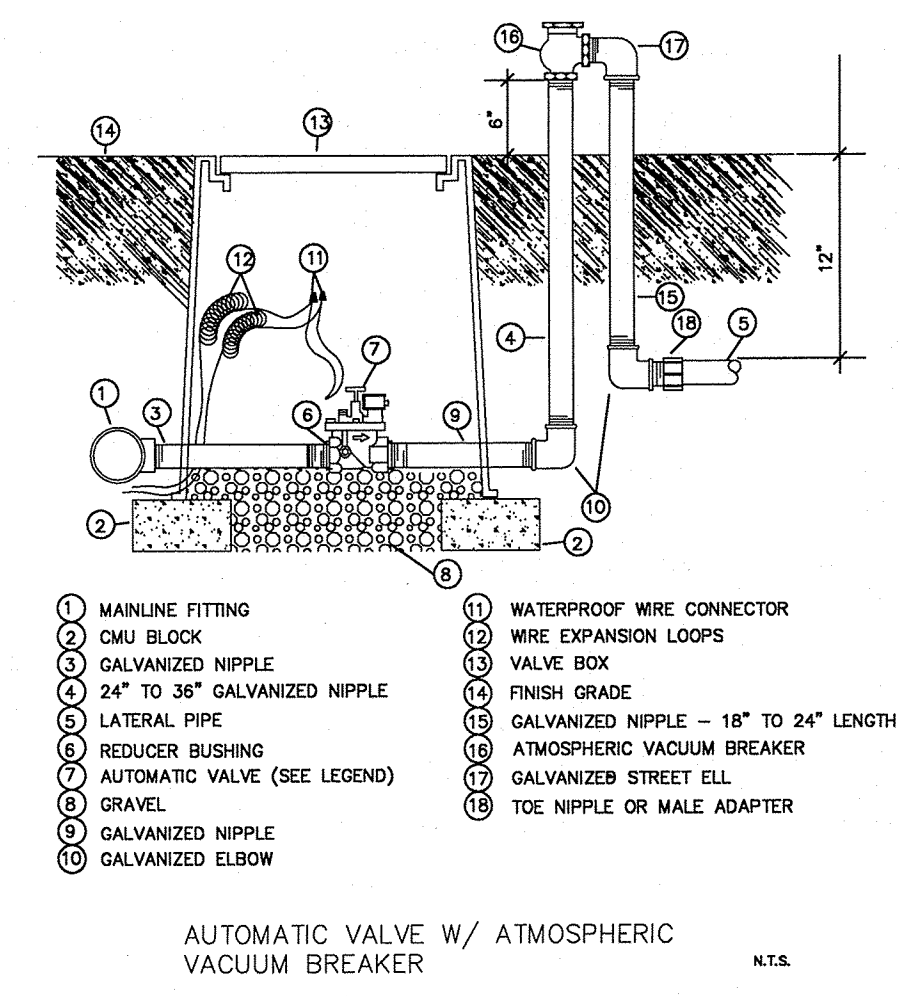


SHRUB PLANTING DETAIL

- GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- SHRUB.
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERM AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTRUBED SOIL.

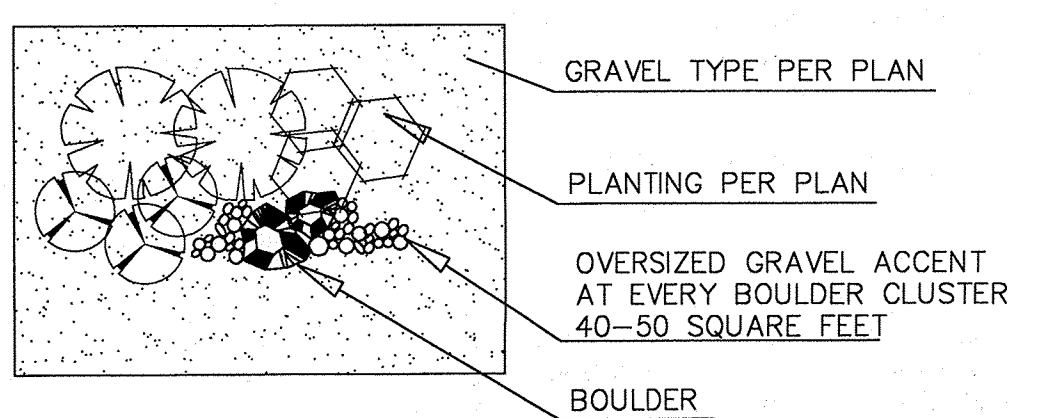


Netafim Spiral Detail

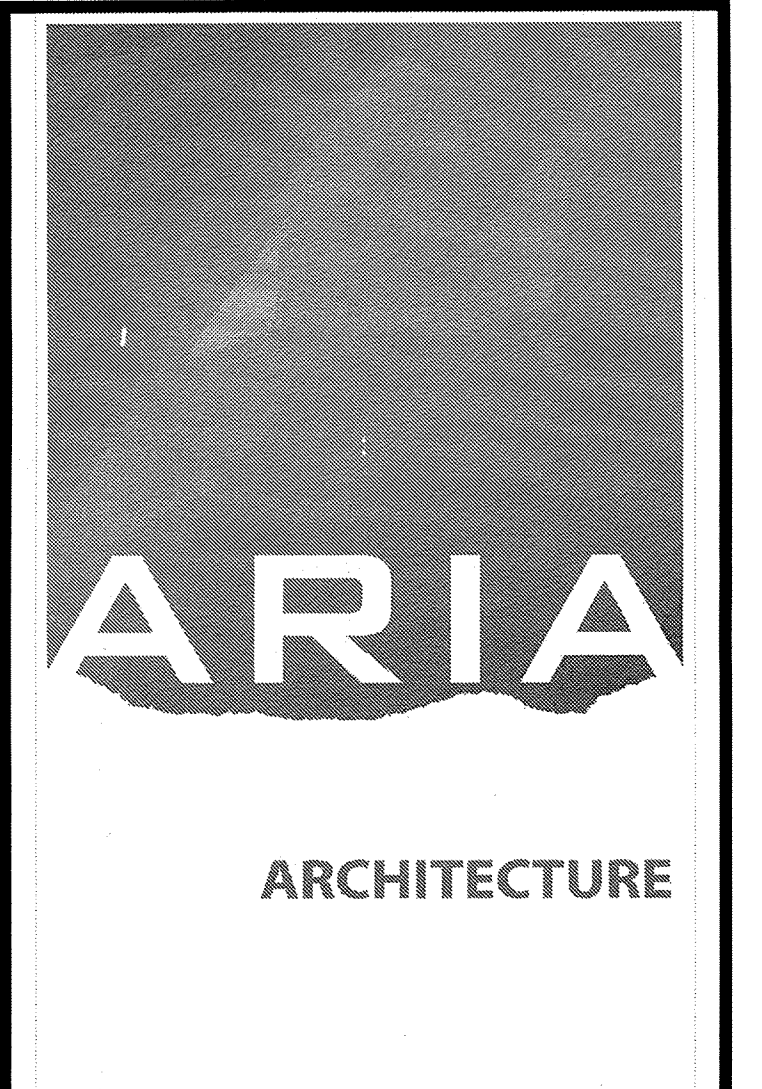
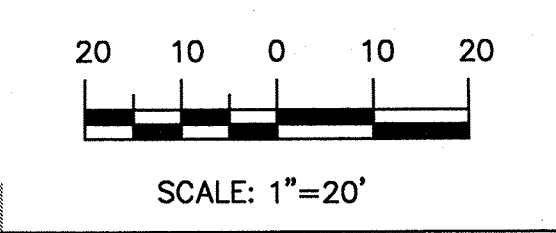


AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

GRAVEL ACCENT DETAIL



GRAPHIC SCALE



PEAK MOTION
 7424 HOLLY AVE NE
 ALBUQUERQUE, NM

| MARK | DATE | DESCRIPTION |
|------|---------|------------------|
| 5 | 9/17/12 | comments/ new TB |
| 4 | 8/20 | - |
| 3 | 7/25/12 | - |
| 2 | 7/24/12 | - |
| 1 | 7/23/12 | - |

| ISSUE | DRB |
|--------------|---------|
| PROJECT NO | 1209 |
| CAD DWG FILE | |
| DRAWN BY | |
| CHECKED BY | |
| DATE | 9/18/12 |

LANDSCAPE PLAN

The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmj@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

L-1

SITE DATA

SITE AREA (LOT 13): 24,728sf - 0.57 ACRES
 SITE AREA (LOT 20): 61,345sf - 1.40 ACRES
 TOTAL SITE AREA (LOT 13 & 20): 86,073sf - 1.97 ACRES

KEYED NOTES

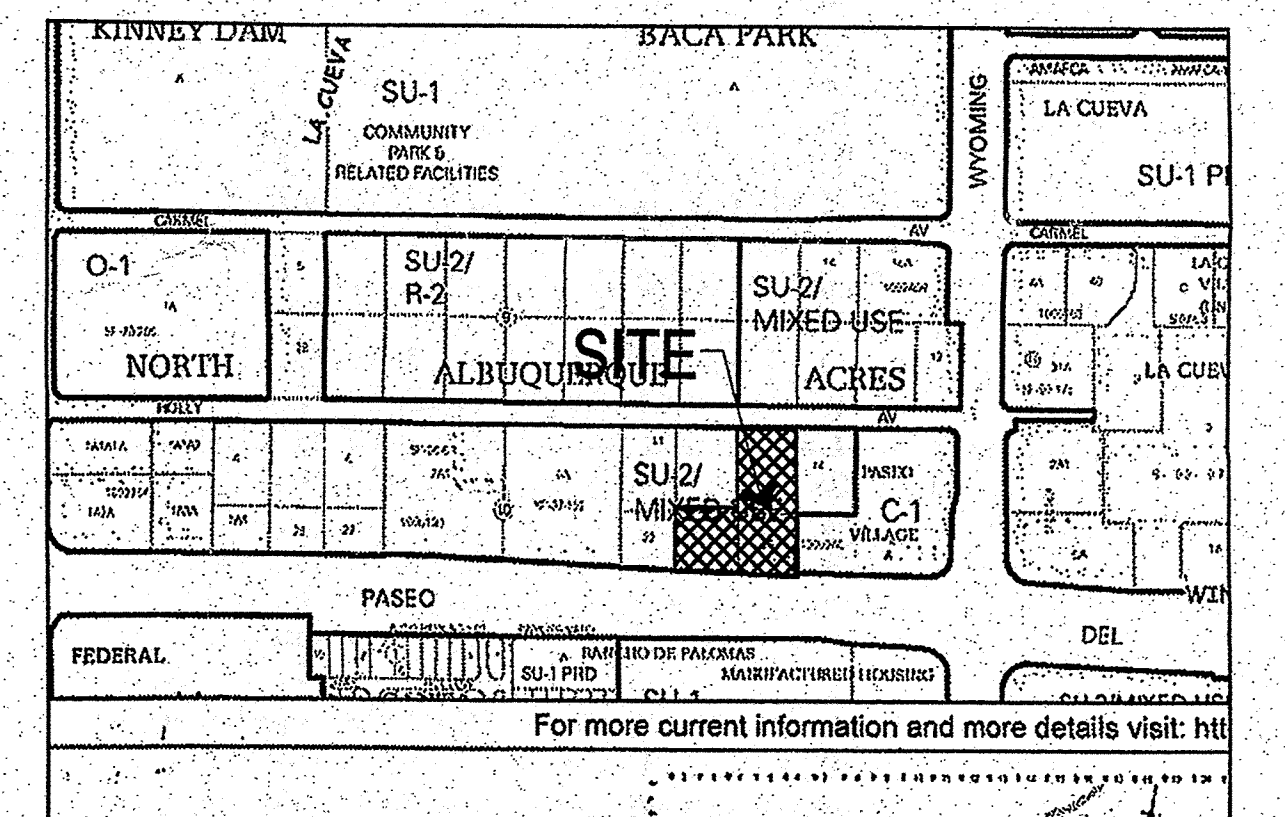
1. NEW PROPERTY LINE
2. EXISTING BUILDING
3. FUTURE VEHICULAR INGRESS/EGRESS
4. OLD PROPERTY LINE TO BE REMOVED
5. EXISTING 10 FT. PUE
6. FUTURE PEDESTRIAN ACCESS
7. PROPOSED MONUMENT SIGN LOCATION
8. BUILDING SETBACK LINE
9. NEW 10 FT. PRIVATE UTILITY EASEMENT
10. NEW 20 FT. PUBLIC UTILITY EASEMENT
11. PRIVATE ACCESS EASEMENT

LEGEND

- PROPERTY LINE
- BUILDING SETBACK/PUE
- PEDESTRIAN INGRESS/EGRESS
- VEHICULAR INGRESS/EGRESS
- OLD PROPERTY LINE

GENERAL NOTES

- A. REFER TO CONCEPTUAL UTILITY PLAN FOR PROPOSED AND EXISTING WATER, SEWER, AND STORM DRAINAGE.
- B. PLEASE REFER TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (#1008069, 09EPC-40063) FOR FURTHER INFORMATION ON ARCHITECTURAL BUILDING DESIGN STYLE AND SIGNAGE. BUILDING AND SIGNAGE HEIGHT, MASS, COLOR, MATERIALS, AND ARTICULATION CAN BE REFERENCED FROM BUILDING AND SIGNAGE ELEVATIONS. SIGNAGE FACE AREA AND LIGHTING INFORMATION CAN BE FOUND ADDITIONALLY IN THIS SUBMITTAL.
- C. THE REMAINDER OF LOT 13 SHALL BE DEVELOPED IN A FUTURE PHASE ACCORDING TO A SITE DEVELOPMENT PLAN APPROVED BY THE EPC PER THE LA CUEVA SDP (2000, REV. 2003). THE SITE DEVELOPMENT PLAN INCLUDING PEDESTRIAN CIRCULATION, BUILDING ORIENTATION, ARCHITECTURE AND SIGNAGE, SHALL BE DESIGNED TO COORDINATE WITH THE DEVELOPMENT OF LOT 20 TO FORM A COHESIVE RETAIL CENTER.
- D. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.
- E. SITE PLAN SHALL COMPLY WITH THE SU-2, SU-2/MIXED USE ZONE AND COMMON DESIGN REGULATIONS (SECTIONS 5.4, 5.4.5, 5.4.6, LA CUEVA SECTOR DEVELOPMENT PLAN 2000, REVISED 2003).
- F. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY THAT COMPLIMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH SU-2/MIXED USE AND COMMON DESIGN REGULATIONS FOR SU-2 ZONED PROPERTIES IN THE LA CUEVA SECTOR DEVELOPMENT PLAN. ALL BUILDING MOUNTED SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- G. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNAGE SHALL NOT EXCEED 2'-0" IN HEIGHT. LOGO DESIGN SIGNS SHALL COMPLY WITH 13R-9 OF THE LA CUEVA SDP. ALL SIGNS SHALL FOLLOW THE LA CUEVA SDP SIGNAGE REGULATIONS.
- H. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE, THE TOTAL SIGN FACE OF BUILDING MOUNTED SIGNS ON LOT 20 SHALL NOT EXCEED 12.5% OF THE TOTAL FACADE AREA FOR THE SOUTHERN ELEVATIONS AND 10% OF THE TOTAL FACADE AREA FOR THE OTHER ELEVATIONS. THE TOTAL SIGN FACE AREA OF EACH TENANT'S BUILDING MOUNTED SIGNS SHALL NOT EXCEED 12.5% OF THE FACADE AREA OF EACH TENANT'S PREMISES FOR SOUTH ELEVATIONS AND 10% FOR OTHER ELEVATIONS.
- I. ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- J. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE THAT INCLUDES ADVERTISING FOR TENANTS ON LOT 13, THE TOTAL SIGN FACE OF BUILDING MOUNTED SIGNS ON LOT 13 SHALL NOT EXCEED 10% OF THE TOTAL FACADE AREA.
- K. THE FREE STANDING SIGN SHOWN ON THE SITE DEVELOPMENT PLAN IS NOT ALLOWED UNLESS A VARIANCE IS OBTAINED FROM THE ZHE.



VICINITY MAP
zone atlas number C-19
1" = 500'

FORMER PROJECT NUMBER: 1003532

PROJECT NUMBER: 1008069

APPLICATION NUMBER: 09EPC-40064/10DRB-70027

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2009 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 APPROVAL:

| | |
|---|----------|
| | 02/17/10 |
| TRAFFIC ENGINEER, TRANSPORTATION DIVISION | DATE |
| | 02/17/10 |
| ABCWUA | DATE |
| | 2/17/10 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| | 2/17/10 |
| CITY ENGINEER | DATE |
| | DATE |
| SOLID WASTE MANAGEMENT | DATE |
| | 2/17/10 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

| REVISIONS | |
|-----------|-------------------------------------|
| △ | 1/4/2010 EPC Conditions of Approval |
| △ | |
| △ | |

| | |
|--------------|------------------|
| DRAWN BY | |
| REVIEWED BY | |
| DATE | February 2, 2010 |
| PROJECT NO. | 09-0055 |
| DRAWING NAME | |

SITE DEVELOPMENT PLAN FOR SUBDIVISION

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

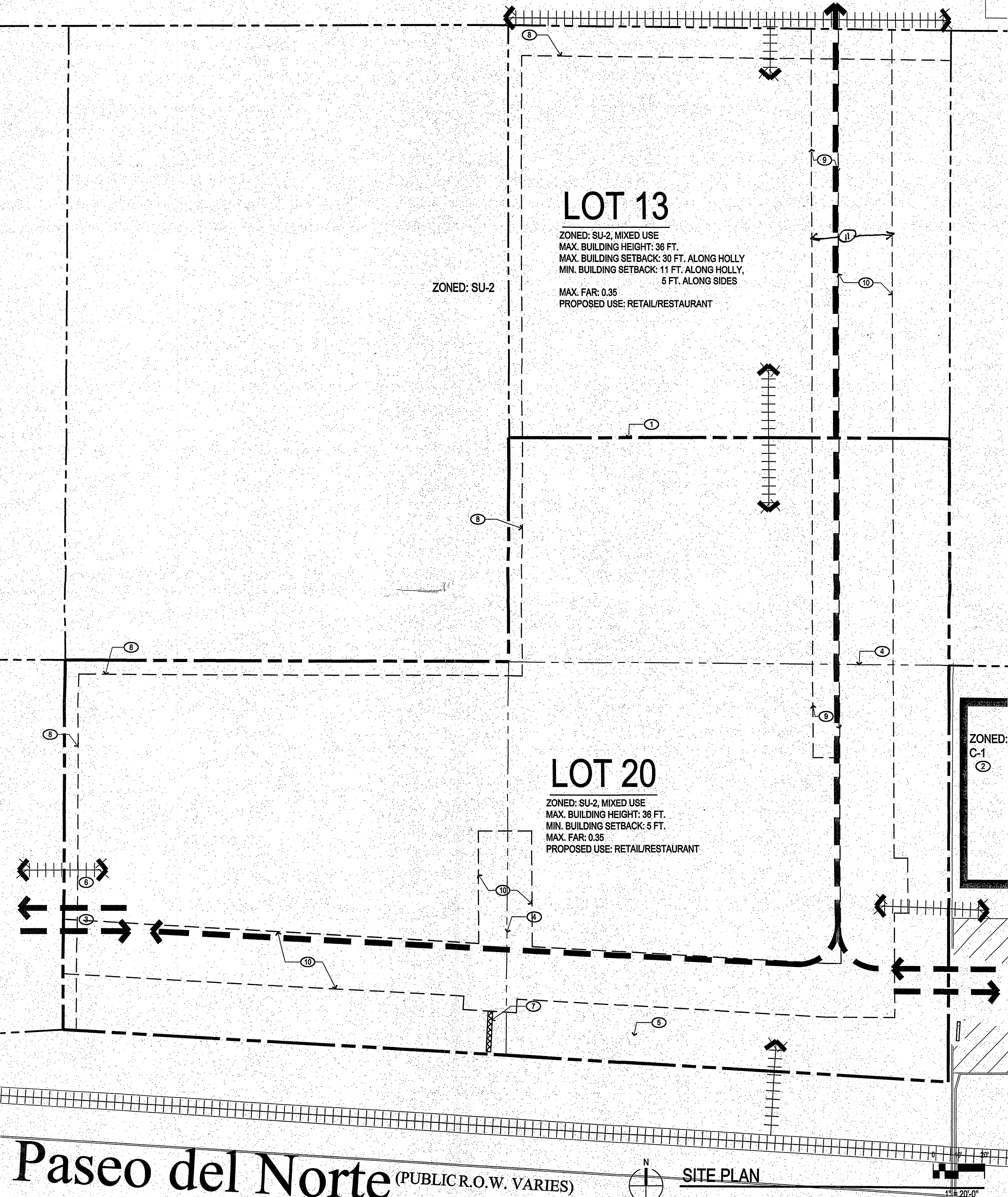
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT

ENGINEER

PROJECT

7441 & 7501
Paseo Del Norte
Albuquerque, New Mexico 87113

EPC - PROJECT # 1008069



Paseo del Norte (PUBLIC R.O.W. VARIES)

SITE PLAN