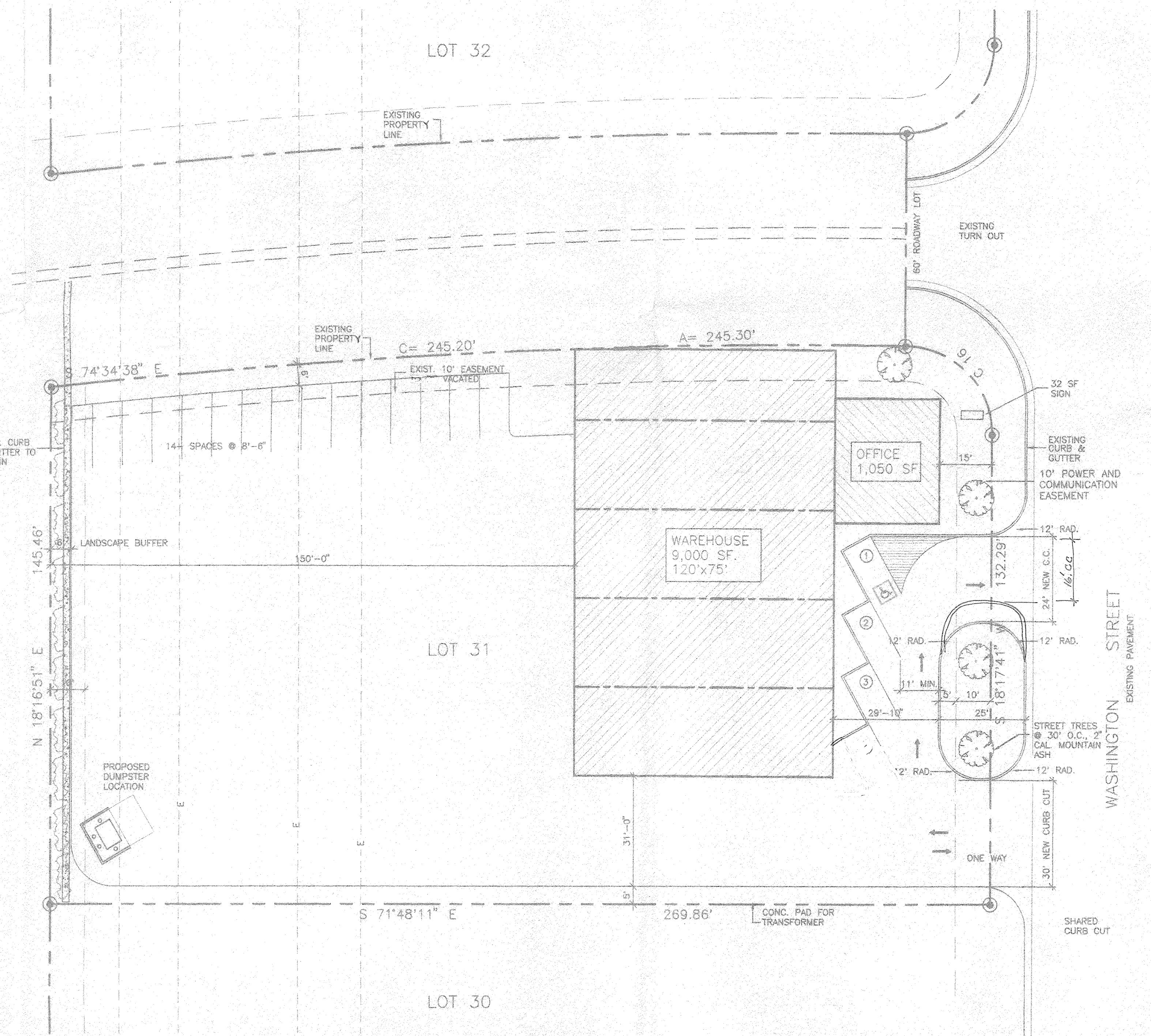


VICINITY MAP



DESIGN CRITERIA HAVE BEEN ESTABLISHED FOR THE DEVELOPMENT OF INDIVIDUAL LOTS FOR CASE NUMBER Z-85-70-1. MAY 16, 1986.

APPROVALS:

EPC CASE NUMBER \_\_\_\_\_

DRB CASE NUMBER 95-521

*Kyle L. Ton* 11/25/97  
CITY PLANNER / ALBUQUERQUE

*Edward A. Stang* 5/20/99  
PARKS AND RECREATION DIVISION

*Mark D. ...* 11-20-97  
TRAFFIC ENGINEER

*Paul J. ...* 5-20-97  
CITY ENGINEER, ENGINEERING DIVISION

*Paul J. ...* 5-20-97  
ALBUQUERQUE METROPOLITAN FLOOD CONTROL

WATER UTILITIES DEPARTMENT \_\_\_\_\_

NEW MEXICO UTILITIES \_\_\_\_\_

*Joe Nelson* 11-21-97  
REFUSE DIVISION

CODE DESIGN DATA

LOT AREA	41,471 SF. = .85 ACRES
TOTAL BLDG. AREA	10,050 SF.
NET LOT AREA	31,421 SF.
LS REQUIRED	31,421 SF. x 15% = 4,713.15 SF.
LS PROVIDED	6,376 SF. (ON SITE)
PARKING REQUIRED	OFFICE = 1,050/200 = 5 SPACES WAREHOUSE = 9,000/1000 = 9 SPACES TOTAL REQUIRED = 14 SPACES
PARKING PROVIDED	21 SPACES @ 9'-0" X 20'-0" 1 HC VAN SPACE @ 18'-0" X 20'-0"
FLOOR AREA RATIO	41,471 x 50% (MAX.) = 20,735 SF.

GENERAL NOTES:

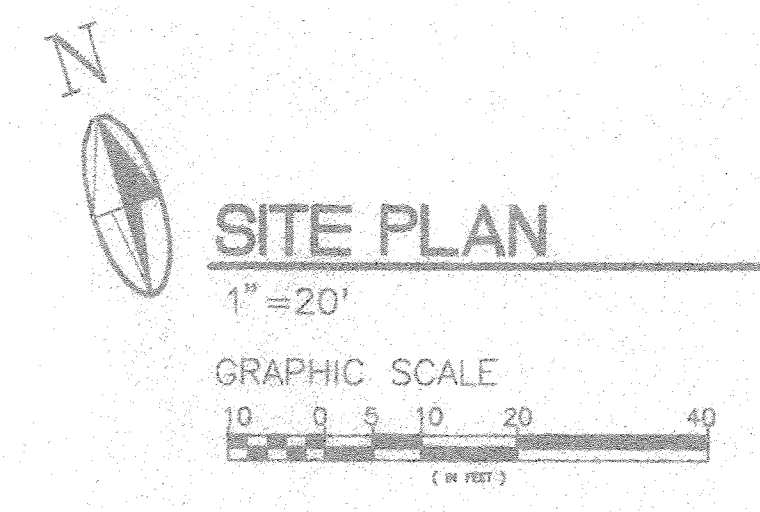
PAVING: SHALL BE MAINTAINED LEVEL AND SERVICEABLE. SHALL BE BLACKTOP OR EQUAL. 2 1/2 INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.

LIGHTING: LIGHTING SHALL NOT HAVE AND OFF-SITE LUMINANCE GREATER THAN 1000 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. PARKING LOT FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF SIXTEEN (16) FEET. WALKWAY LIGHTING FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF TWELVE (12) FEET. SECURITY LIGHTING FIXTURES ARE NOT TO PROJECT ABOVE THE FASCIA OR ROOF LINE OF THE BUILDING AND ARE TO BE SHIELDED. THE SHIELDS ARE TO BE PAINTED TO MATCH THE SURFACE TO WHICH ATTACHED.

IRRIGATION: A. THE LANDSCAPE PLANTINGS SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE. B. SHRUB PLANTING: DRIP IRRIGATION W/ 5-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB, PRESSURE REGULATOR, AND FILTER.

WAREHOUSE/ OFFICE AREAS:

TOTAL WAREHOUSE AREA:	9,000 SF.
TOTAL OFFICE AREA:	1,050 SF.
TOTAL BUILDING AREA:	10,050 SF.
PARKING REQUIRED:	14- SPACES
PARKING PROVIDED:	18- SPACES



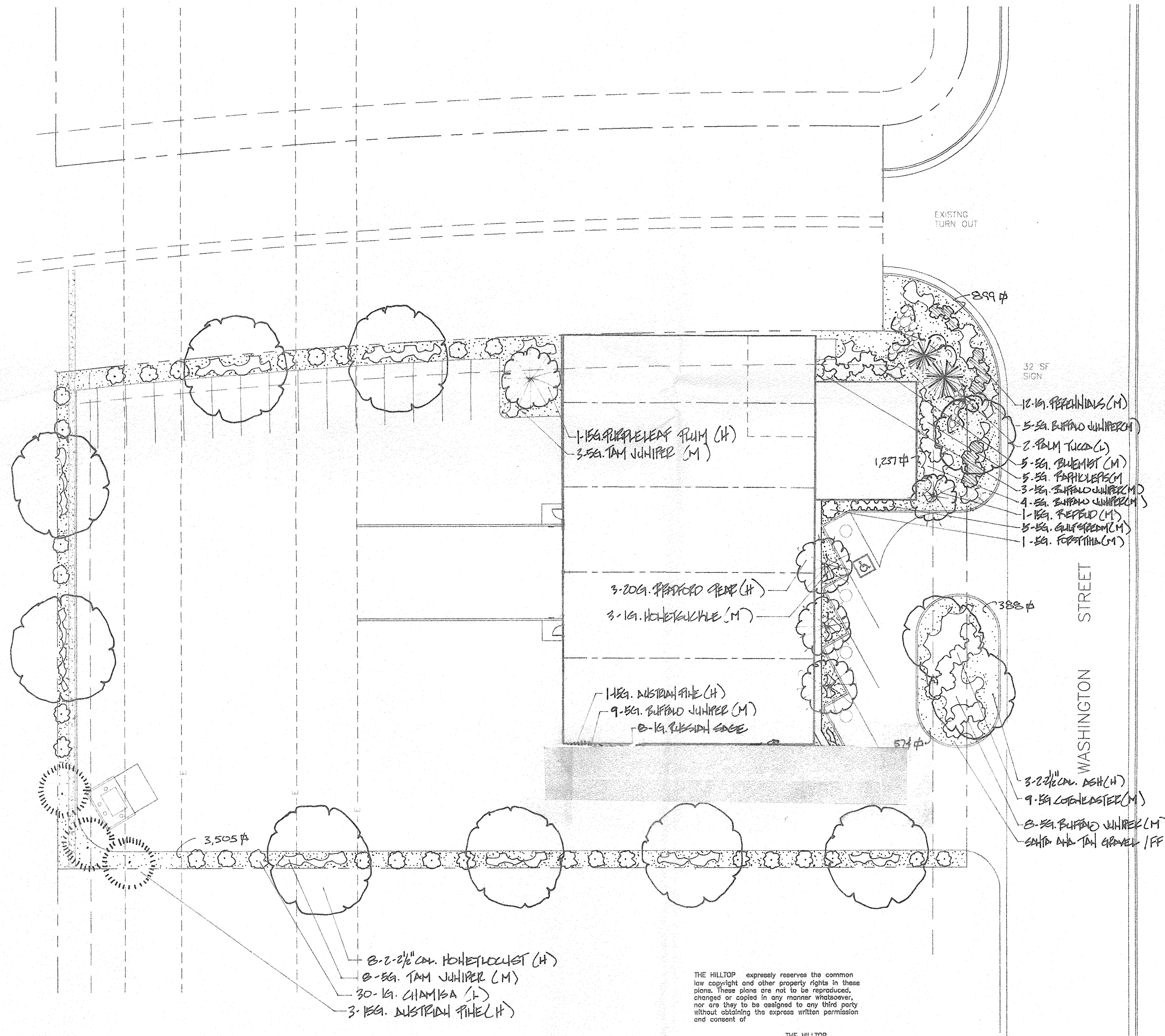
OFFICE/ WAREHOUSE FOR WESTERN DIVERSIFIED  
SITE PLAN  
PROJECT # 978 SITE

REVISION DATE	5-15-96
1118 Park Avenue SW Albuquerque, New Mexico 87102 (505) 242-1859	
DATE	5-20-97
SHEET NUMBER	C-1

DRB-95-521

DRB-95-521





**LANDSCAPE NOTES:**

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

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 waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Property Owner.

**IRRIGATION NOTES:**

Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Run time per each sod valve will be approximately 1 to 9 minutes per station 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.

**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	11,809	square feet
TOTAL LOT AREA	10,007	square feet
TOTAL BUILDINGS AREA	1,287	square feet
TOTAL OFFSITE LANDSCAPING	30,213	square feet
NET LOT AREA	15	square feet
LANDSCAPE REQUIREMENT	4,832	square feet
TOTAL LANDSCAPE PROVIDED	7,806	square feet
TOTAL GRAVEL PROVIDED	7,806	square feet

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THE HILLTOP

OFFICE/ WAREHOUSE FOR WESTERN DIVERSIFIED  
LANDSCAPE PLAN  
PROJECT # 9719 SITE

REVISION DATE  
6-02-96

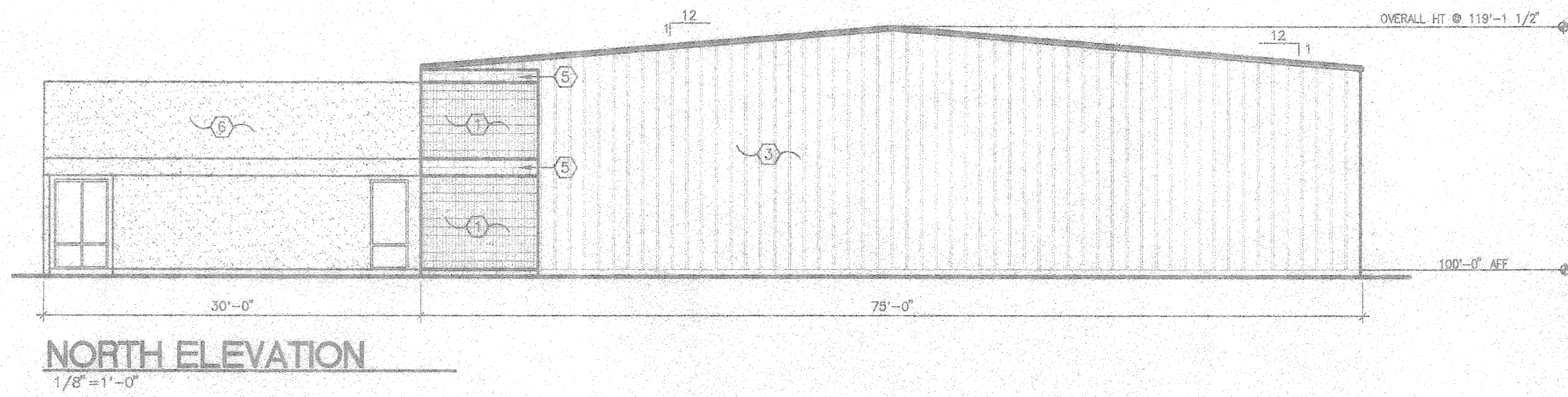
rick bennett  
architect  
1116 Park Avenue SW  
Albuquerque, New Mexico  
(505) 742-1859

DATE  
6-2-97

SHEET NUMBER

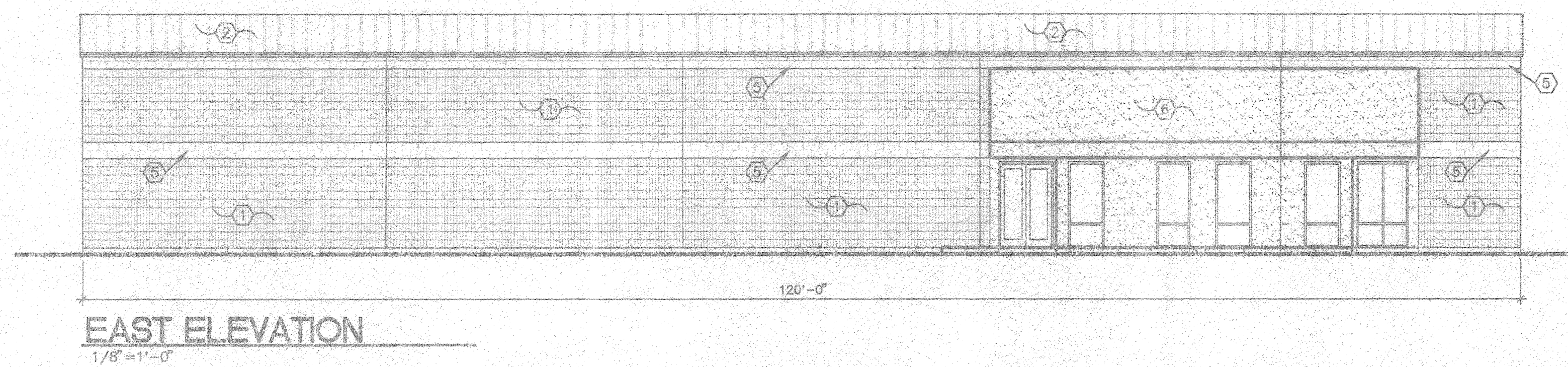
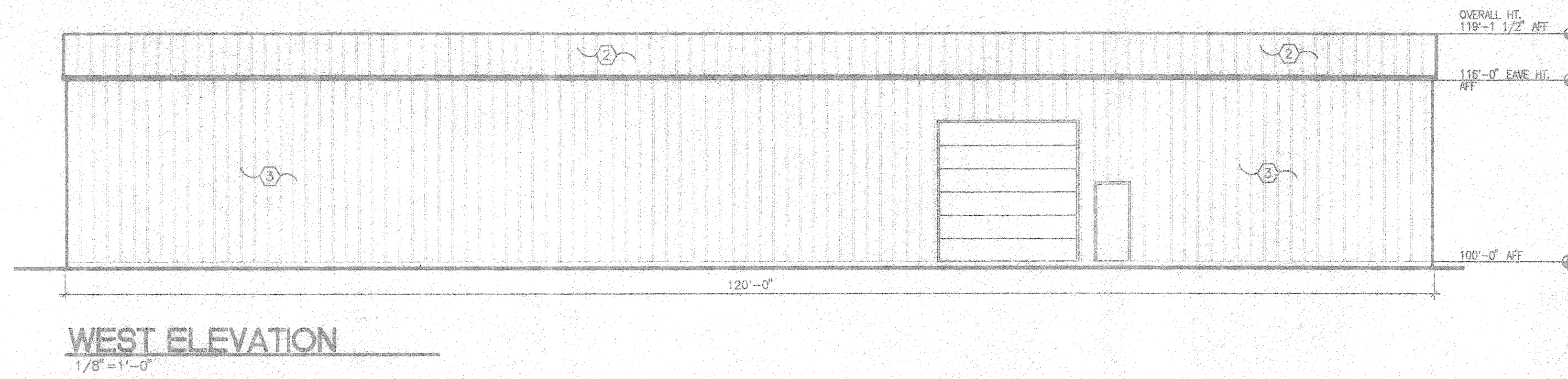
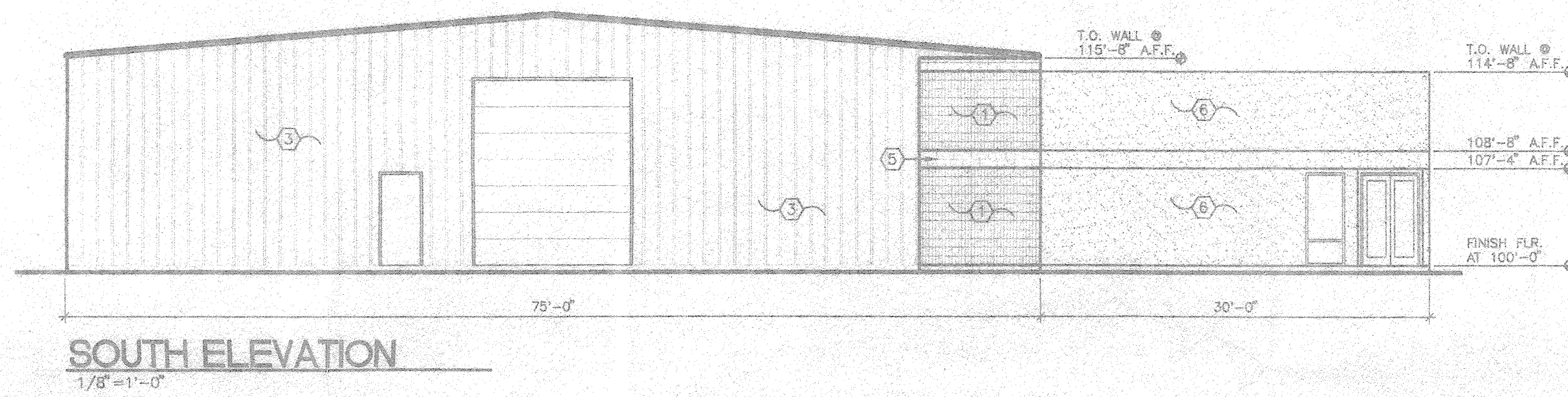
**The Hilltop**  
LANDSCAPE PLAN  
1"=20'  
10 0 5 10 20 40  
(IN FEET)





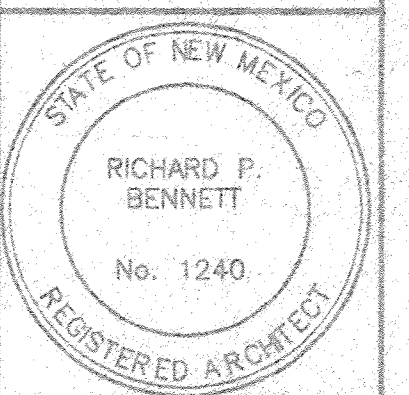
**KEYED NOTES**

1. SPLIT-FACE CMU BLOCK - COLOR TAN
2. 26 GA. METAL ROOF - COLOR RED
3. 26 GA. METAL WALL - COLOR TAN
4. STORE FRONT - COLOR RED
5. SMOOTH-FACE CMU BLOCK - COLOR RED
6. 2 COAT TAN STUCCO W/ RED BAND



**OFFICE/ WAREHOUSE**  
**RICHFIELD 31 PROJECT**  
**BUILDING ELEVATIONS**  
**PROJECT # 9717 SITE**

REVISION DATE



rick bennett  
architect  
1118 Park Avenue SW  
Albuquerque, New Mexico  
87102  
(505) 242-1859

DATE  
9-15-97

SHEET NUMBER

**A-1**