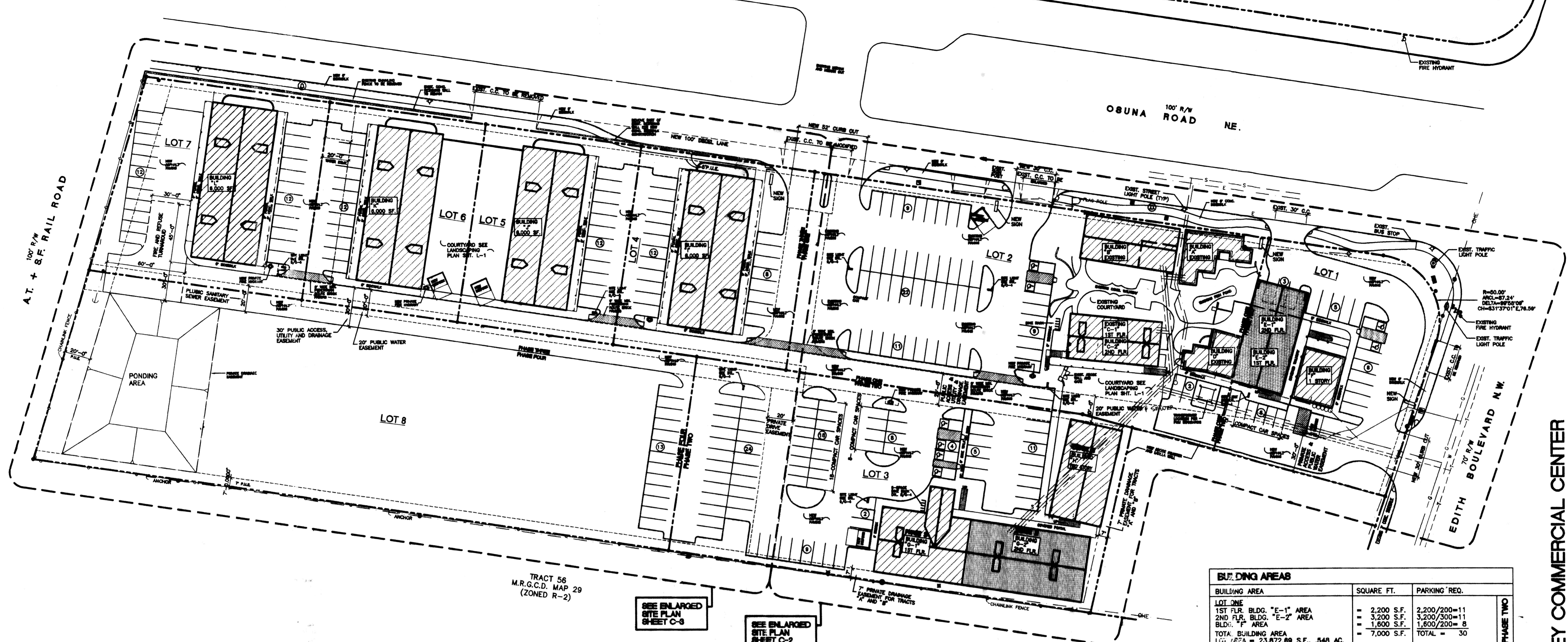


PROJ 1000351



SUN VALLEY COMMERCIAL CENTER
ALBUQUERQUE, NEW MEXICO
PROJECT# 9908

PROJECT # 1000351

APPROVALS:

EPC CASE NUMBER **00128-00000-00464**

DRB CASE NUMBER **00450-00000-01657**

[Signature] 12/21/00 *[Signature]* 12/20/00
CITY PLANNER ALBUQUERQUE

[Signature] 12/24/00
PARKS DEPARTMENT AND GENERAL SERVICES *Retention*

[Signature] 12/20/00
TRAFFIC ENGINEER, TRANSPORTATION

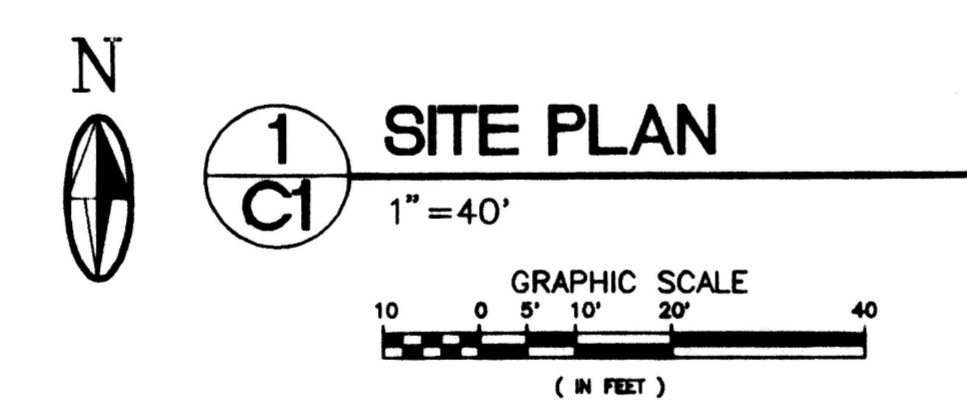
[Signature] 12/24/00
CITY ENGINEER, ENGINEERING DIVISION

[Signature] 12/20/00
ALBUQUERQUE METROPOLITAN FLOOD CONTROL

[Signature] 12/20/00
WATER UTILITIES DEPARTMENT

[Signature] Dec 19, 2000
REFUSE DEPARTMENT

Readjust Angles of Enclosure e time of Permits.



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING TRACTS A AND B (EXCEPTING THAT PORTION OF TRACT B TAKEN FOR ADDITIONAL RIGHT-OF-WAY) OF THE LAND DIVISION OF TRACTS 52-A AND 55-A, M.R.G.C.D. MAP NO. 29, WITHIN SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE N.M.P.M., BERNALILLO COUNTY, 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 MAY 4, 1979, IN VOLUME A7, FOLIO 62.

SEE ENLARGED SITE PLAN SHEET C-9

SEE ENLARGED SITE PLAN SHEET C-2

- GENERAL NOTES**
- PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
 - LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. LIGHTING UNDER ALL PORTALS SHALL BE SCREENED FROM THE ROADWAY. SEE DETAIL 9/ C-4 FOR SITE LIGHTING DETAILS.
 - IRRIGATION: SEE LANDSCAPING PLAN SHEET L-1
 - PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
 - NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION
 - COLORS OF BUILDINGS AND WALLS WILL BE BUCKSKIN STUCCO ALL EXPOSED WOOD I.e. CORBELS, WINDOWS, DOORS, GATES, BEAMS AND WOOD POSTS WILL BE STAINED GREEN. ALL METAL ROOF PANELS COLOR WILL BE WHITE
 - SEE SHEET C-2 AND C-3 FOR SITE DIMENSIONS, CURB RADIUS AND ADDITIONAL NOTES.
 - SEE SHEET C-4 FOR SITE DETAILS ON DUMPSTER ENCLOSURE DETAIL, CONC. CURB DETAIL, BOLLARD DETAIL, HANDICAPPED RAMP AND HC SIGNAGE DETAIL, SITE SIGNAGE DETAIL, BIKE RACK DETAIL AND SITE LIGHTING DETAIL.
 - EXISTING CHAIN LINK FENCE WILL BE REMOVED AS PHASES ARE COMPLETED.

BUILDING AREAS			
BUILDING AREA	SQUARE FT.	PARKING REQ.	
LOT ONE			PHASE TWO
1ST FLR. BLDG. "E-1" AREA	= 2,200 S.F.	2,200/200=11	
2ND FLR. BLDG. "E-2" AREA	= 3,200 S.F.	3,200/300=11	PHASE ONE
BLDG. "F" AREA	= 1,800 S.F.	1,800/200= 9	
TOTAL BUILDING AREA	= 7,000 S.F.	TOTAL = 30	PHASE TWO
LOT AREA = 23,872.89 S.F., .548 AC.			
LOT TWO			PHASE ONE
EXIST. BLDG. "A" AREA	= 1,340 S.F.	1,340/200= 7	
EXIST. BLDG. "B" AREA	= 2,823 S.F.	2,823/200=14	PHASE TWO
EXIST. BLDG. "C" AREA	= 2,855 S.F.	2,855/200=14	
NEW 2ND FLR. BLDG. "C-2" AREA	= 2,855 S.F.	2,855/300=10	PHASE ONE
NEW BLDG. "D" AREA	= 1,225 S.F.	1,225/200= 6	
TOTAL BUILDING AREA	= 11,098 S.F.	TOTAL = 51	PHASE TWO
LOT AREA = 53,172.70 S.F., 1.22 AC.			
LOT THREE			PHASE TWO
1ST FLR. BLDG. "G-1" AREA	= 8,237 S.F.	8,237/200=41	
2ND FLR. BLDG. "G-2" AREA	= 4,800 S.F.	4,800/300=16	PHASE ONE
1ST FLR. BLDG. "H" AREA	= 3,000 S.F.	3,000/200=15	
2ND FLR. BLDG. "H" AREA	= 3,000 S.F.	3,000/300=10	PHASE TWO
TOTAL BUILDING AREA	= 25,837 S.F.	TOTAL = 111	
LOT AREA = 49,374.50 S.F., 1.13 AC.			PHASE ONE
LOT 4			
BLDG. "I" AREA	= 6,000 S.F.	3000/200=15 (OFF.) 3000/2000=1.5 (WH.)	PHASE THREE
TOTAL BUILDING AREA	= 6,000 S.F.	TOTAL = 17	
LOT AREA = 20,561.72 S.F., .472 AC.			PHASE TWO
LOT 5			
BLDG. "J" AREA	= 6,000 S.F.	3000/200=15 (OFF.) 3000/2000=1.5 (WH.)	PHASE ONE
TOTAL BUILDING AREA	= 6,000 S.F.	TOTAL = 17	
LOT AREA = 18,391.52, .422 AC.			PHASE TWO
LOT 6			
BLDG. "K" AREA	= 6,000 S.F.	3000/200=15 (OFF.) 3000/2000=1.5 (WH.)	PHASE ONE
TOTAL BUILDING AREA	= 6,000 S.F.	TOTAL = 17	
LOT AREA = 18,391.52, .422 AC.			PHASE TWO
LOT 7			
BLDG. "L" AREA	= 6,000 S.F.	3000/200=15 (OFF.) 3000/2000=1.5 (WH.)	PHASE ONE
TOTAL BUILDING AREA	= 6,000 S.F.	TOTAL = 17	
LOT AREA = 23,473.57 S.F., .539 AC.			PHASE TWO
LOT 8			
BLDG. "M" AREA	= 0 S.F.		PHASE ONE
TOTAL BUILDING AREA	= 0 S.F.		
LOT AREA = 71,704.04 S.F., 1.65 AC.			PHASE TWO
TOTAL BUILDING AREA	= 67,935 S.F.	PARKING SPACES REQ. = 230 SPACES	
TOTAL BLDG. FOOTPRINT AREA	= 47280 S.F.	TOTAL = 230 SPACES	
TOTAL LOT AREA	= 278,8944.07 S.F., 6.40 ACRES		

PARKING REQUIRED	
TOTAL PARKING REQUIRED	= 230 SPACES (SEE CAL'S. ABOVE)
TOTAL REGULAR CAR PARKING	= 193 SPACES PROVIDED
TOTAL COMPACT CAR PARKING	= 230 x 25% = 57 ALLOWED = 35 SPACES PROVIDED
HC PARKING REQUIRED	= 101-350 PARKING SPACES = 8 HC SPACES REQ./PROVIDED
TOTAL PARKING PROVIDED	= 236 SPACES
TOTAL BIKE SPACE REQUIRED	= 1 SPACE PER 20 PARKING SPACES = 10 BIKE SPACES
TOTAL BIKE SPACE PROVIDED	= 10 BIKE SPACES

LANDSCAPING REQUIREMENTS	
LANDSCAPING REQUIRED	= SEE LANDSCAPING PLAN
LANDSCAPING PROVIDED	= SEE LANDSCAPING PLAN

APPROVED AND SEALED
924-3811
APPROVED ARCHITECT
HYDRANT
12-19-00

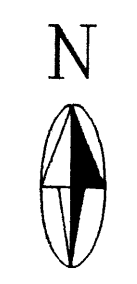
REVISION DATE	12-19-2000
DATE	11-21-2000
SHEET NUMBER	C-1

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

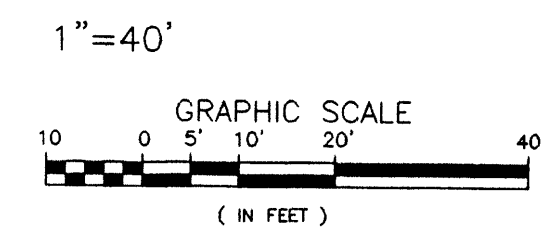


LANDSCAPE BUFFER

TRACT 56
M.R.G.C.D. MAP 29
(ZONED R-2)



LANDSCAPE PLAN



PLANT LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING PALM YUCCA
- EXISTING SHRUB
- EXISTING SOD
- ASH(H) OR HONEY LOCUST (H)
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal
- FLOWERING PEAR (H)
Pyrus calleryana
2" Cal
- DESERT WILLOW (L)
Chilopsis linearis
15 GAL
- LEYLANDII CYPRESS(M)
Cupressocyparis leylandii
15 GAL
- TAM JUNIPER (M)
JUNIPERUS SABINA
5 gal
- COMMERCIAL GRADE STEEL EDGING
- INDIAN HAWTHORN (M)
Raphirolepis indica
5 gal
- RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 gal
- WILDFLOWER
1 gal
- OVERSIZED GRAVEL & BOULDERS
- SOD
- SANTA FE BROWN CRUSHER FINES
- CRIMPED STRAW NATIVE SEED

	PHASE 1&2	PHASE 3	PHASE 4	TOTAL SITE
TOTAL LOT AREA	112,847 SF	102,044 SF	63,947 SF	278,838 SF
TOTAL BUILDINGS AREA	21,155 SF	24,000 SF	FUTURE	45,155 SF
OFFSITE AREA				
NET LOT AREA	91,692 SF	78,044 SF		169,736 SF
LANDSCAPE REQUIREMENT (.15)	13,754 SF	11,707 SF		25,461 SF
TOTAL LANDSCAPE PROVIDED	22,705 SF	23,939 SF	FUTURE	46,644 SF
TOTAL BED PROVIDED	19,245 SF	14,385 SF		33,630 SF
TOTAL SOD PROVIDED	3,460 SF	4,094 SF		7,554 SF

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes 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.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

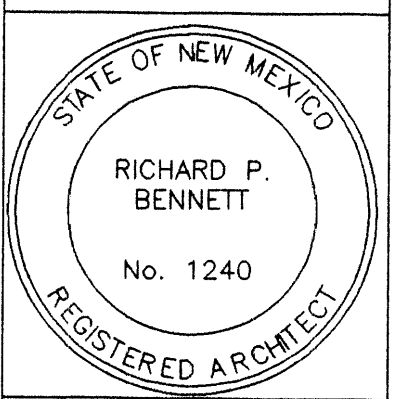
It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and 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.

SUN VALLEY COMMERCIAL CENTER
ALBUQUERQUE, NEW MEXICO
PROJECT# 9908

REVISION DATE



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

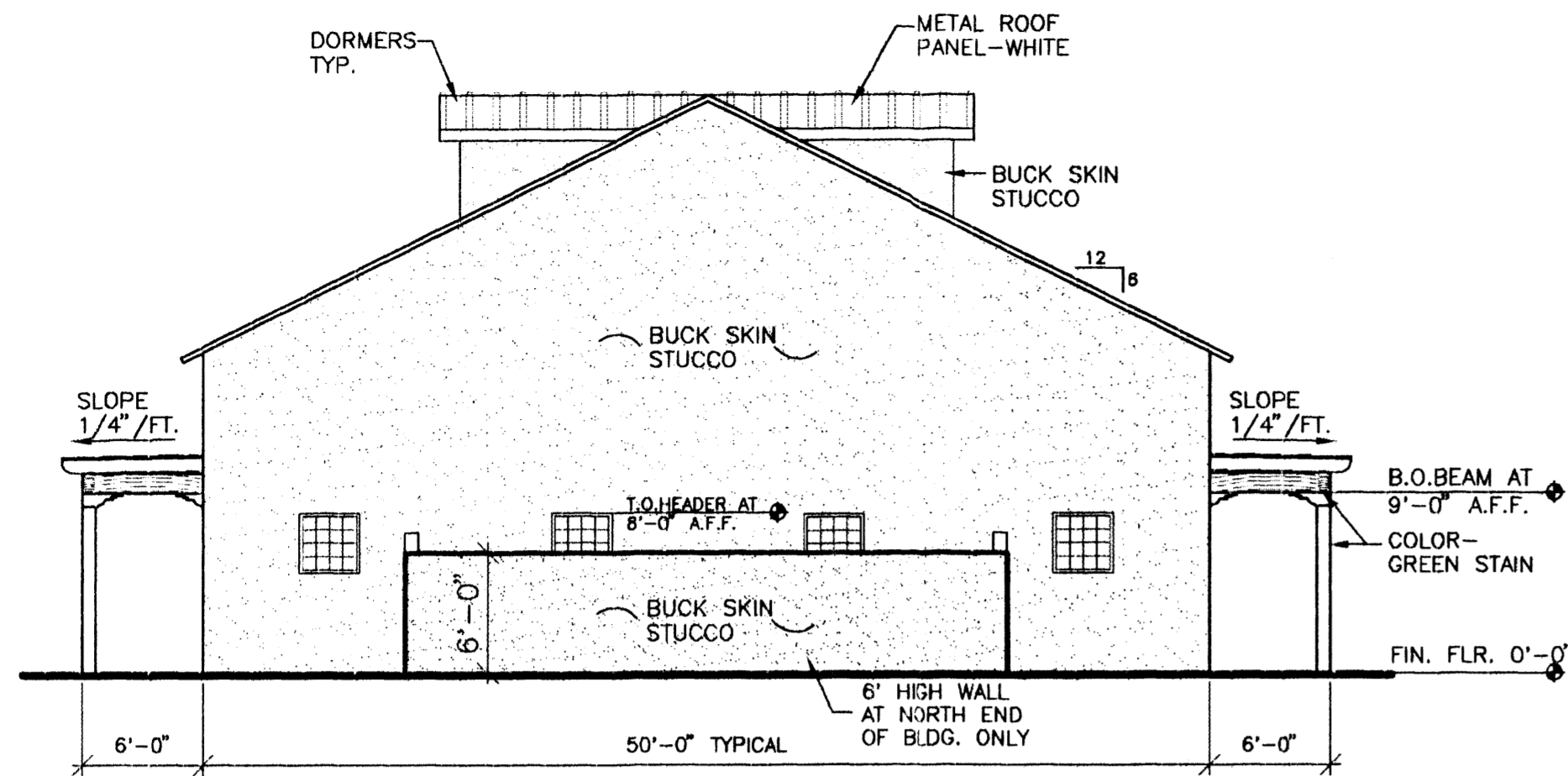
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11-21-2000

SHEET NUMBER
L-1

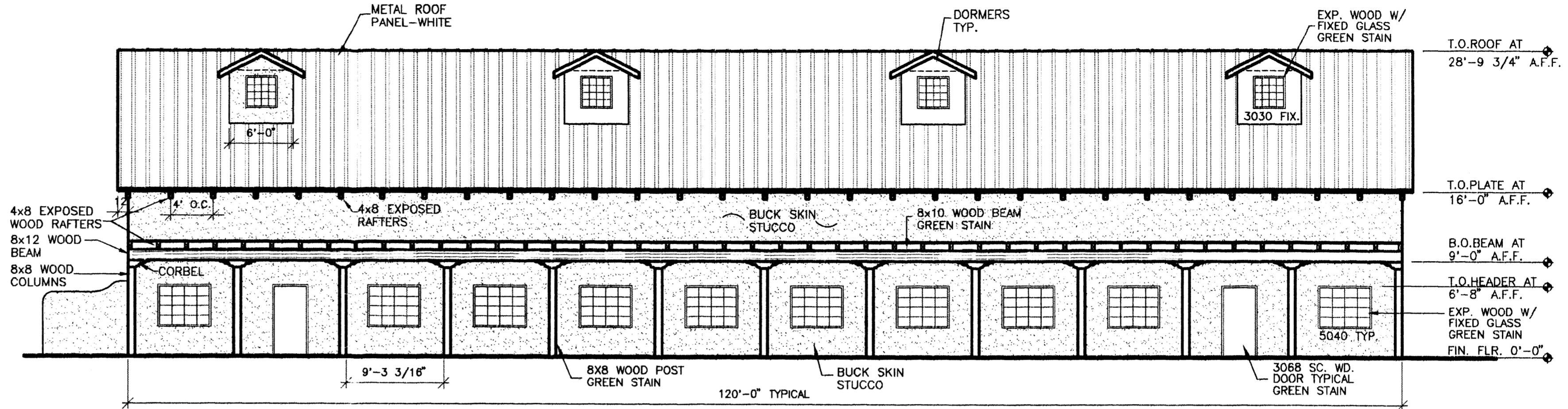


LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

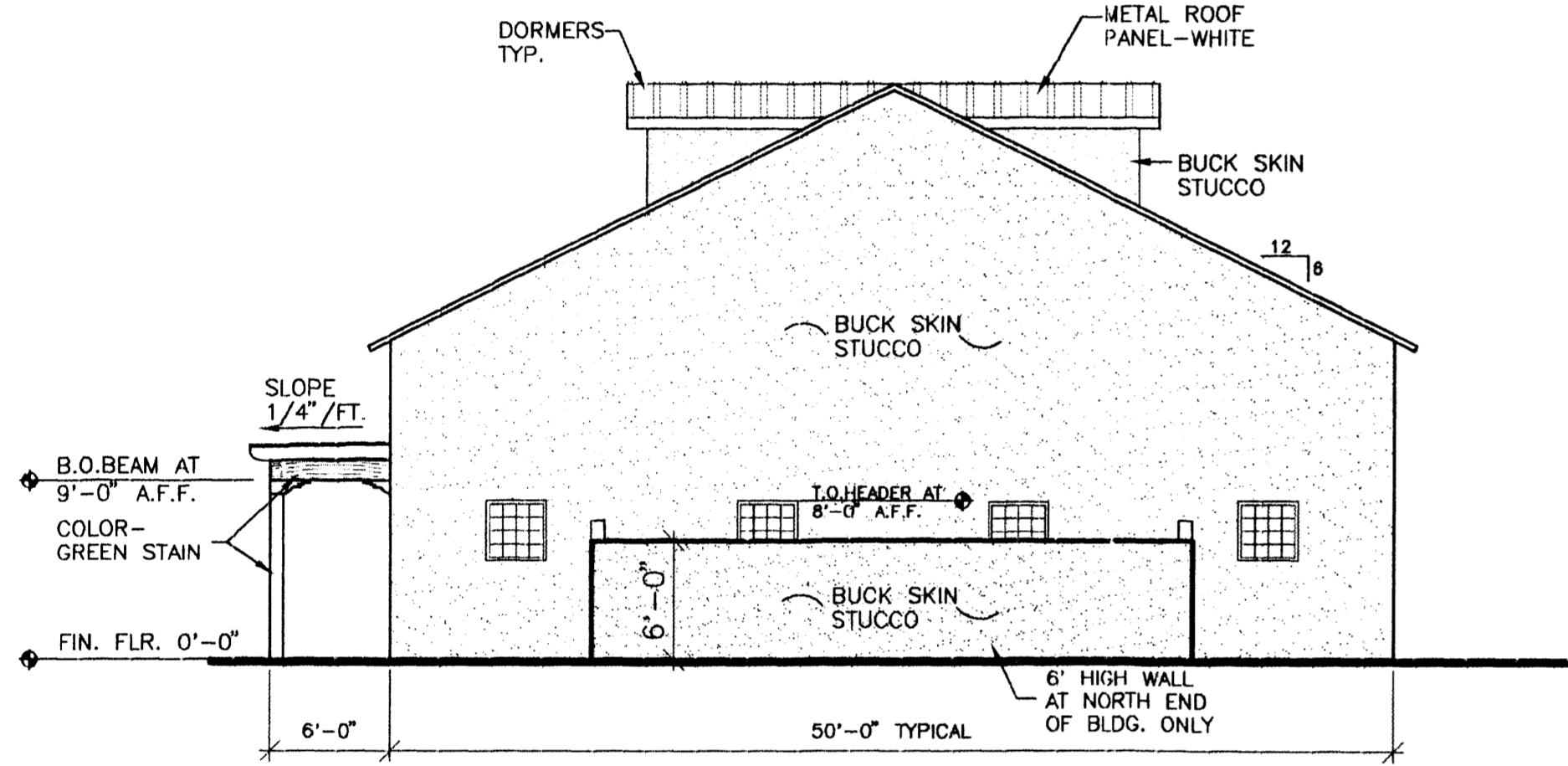
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



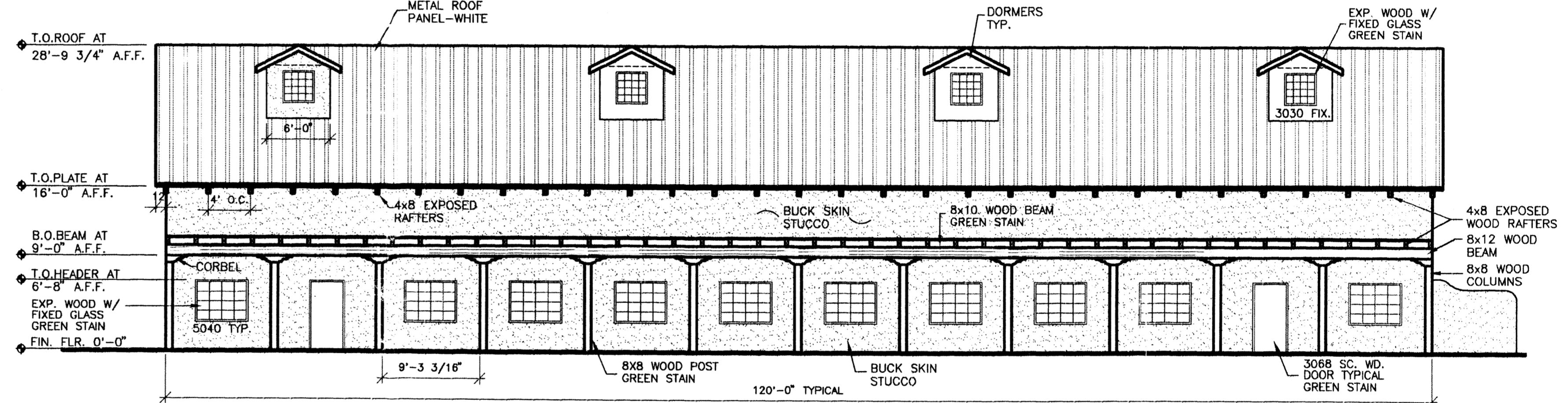
TYPICAL BUILDING "I" SOUTH/ NORTH ELEVATION
1/8" = 1'-0"



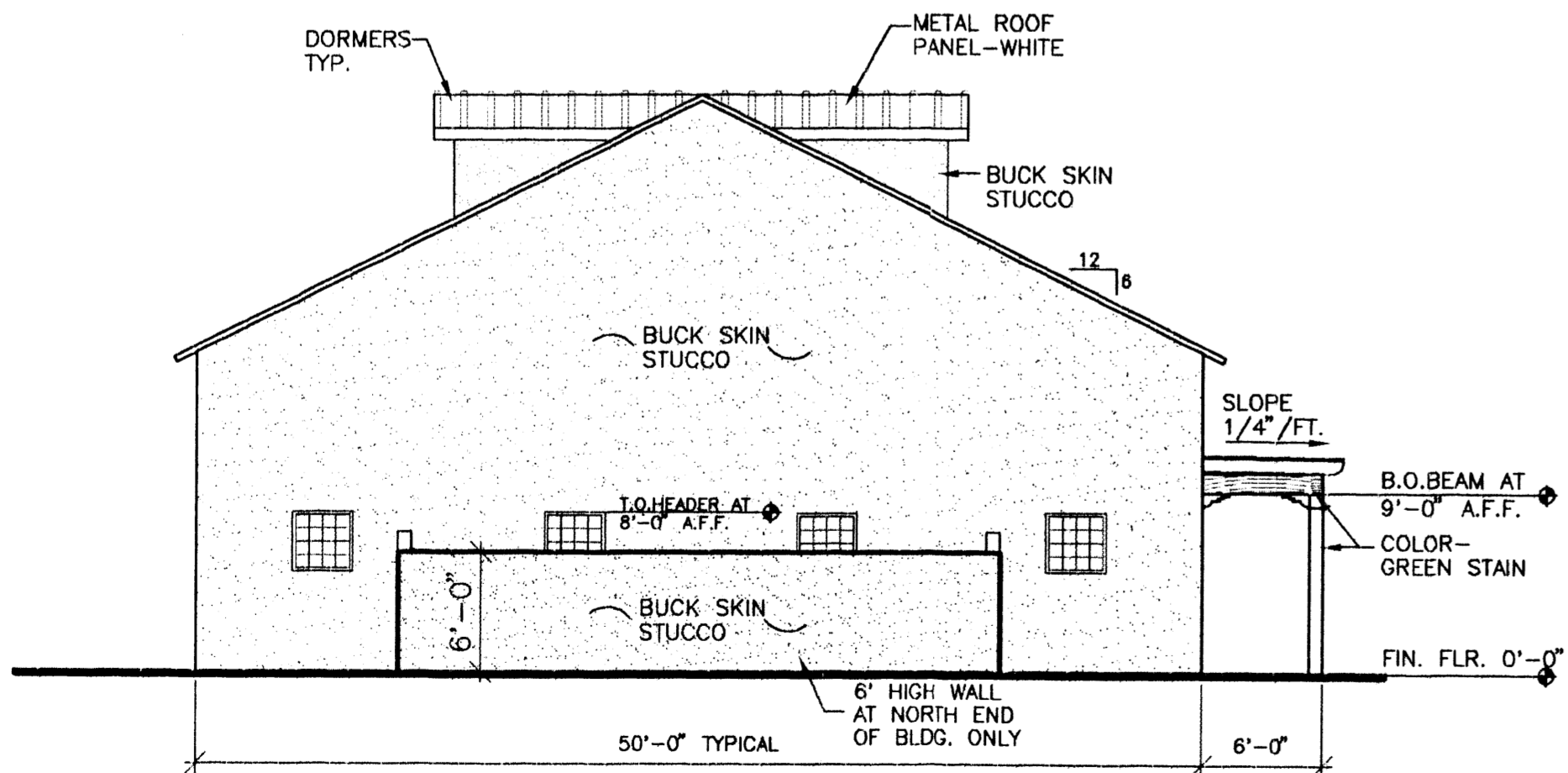
TYPICAL BUILDING "I" EAST/ WEST ELEVATION
1/8" = 1'-0"



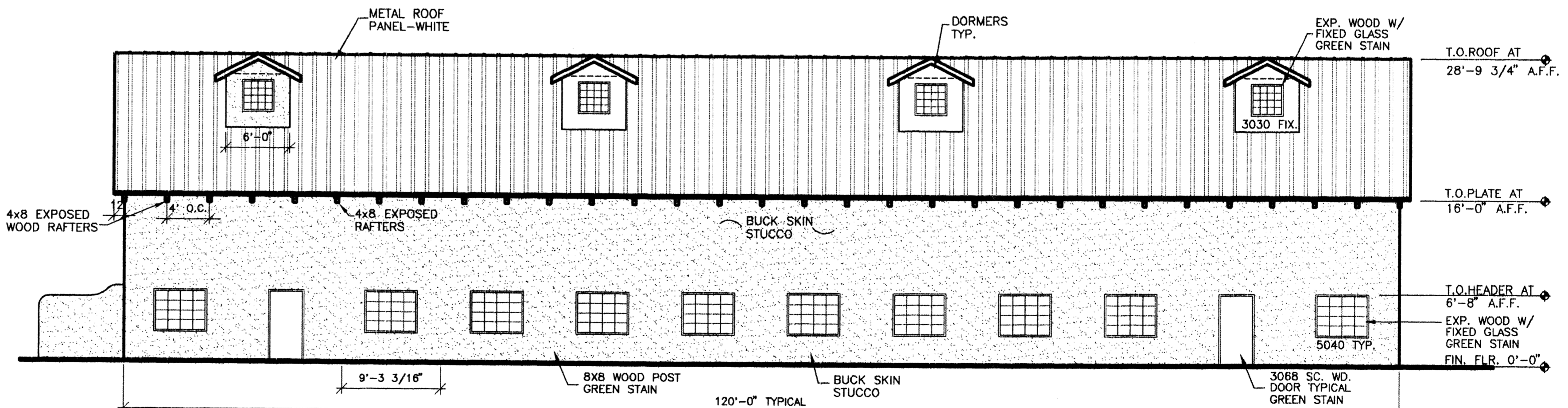
TYPICAL BUILDING "J" AND "L" NORTH ELEVATION
1/8" = 1'-0"



TYPICAL BUILDING "J" AND "L" EAST ELEVATION BUILDING "K" WEST ELEVATION
1/8" = 1'-0"



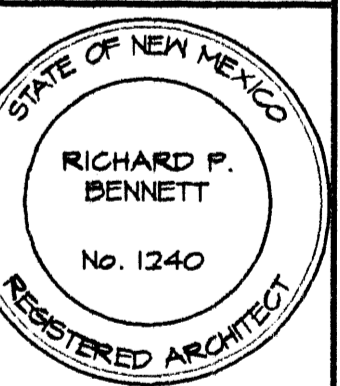
TYPICAL BUILDING "K" NORTH ELEVATION
1/8" = 1'-0"



TYPICAL BUILDING "J", "K" AND "L" EAST/ WEST ELEVATION
1/8" = 1'-0"

DEL SOL PROPERTIES BLDG. "I", "J", "K", AND "L"
 ALBUQUERQUE, NEW MEXICO
 PROJECT #6908

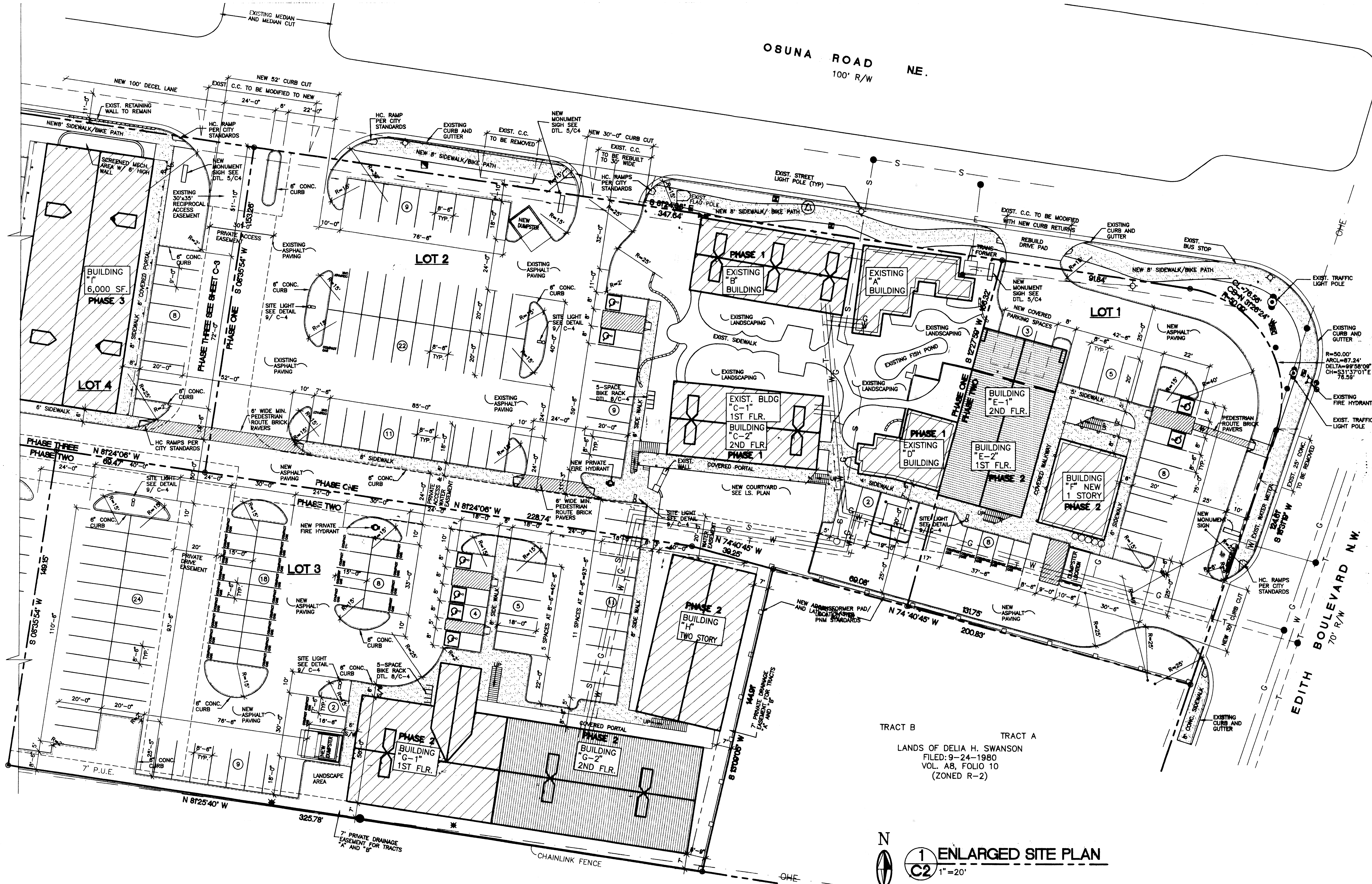
REVISION DATE



rick bennett
 architect
 1118 Park Avenue SW
 Albuquerque, New Mexico
 (505) 242-1854

DATE
6-7-00

SHEET NUMBER
A-1

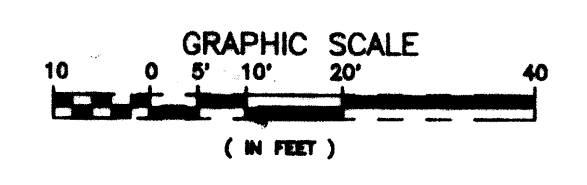


OSUNA ROAD NE.
100' R/W

EDITH BOULEVARD NW.
70' R/W

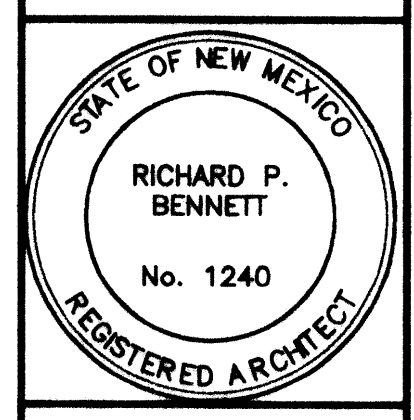
TRACT B TRACT A
LANDS OF DELIA H. SWANSON
FILED: 9-24-1980
VOL. A8, FOLIO 10
(ZONED R-2)

1 ENLARGED SITE PLAN
1"=20'



SUN VALLEY COMMERCIAL CENTER
ALBUQUERQUE, NEW MEXICO
PROJECT# 8908

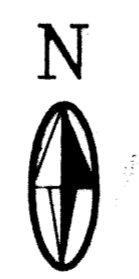
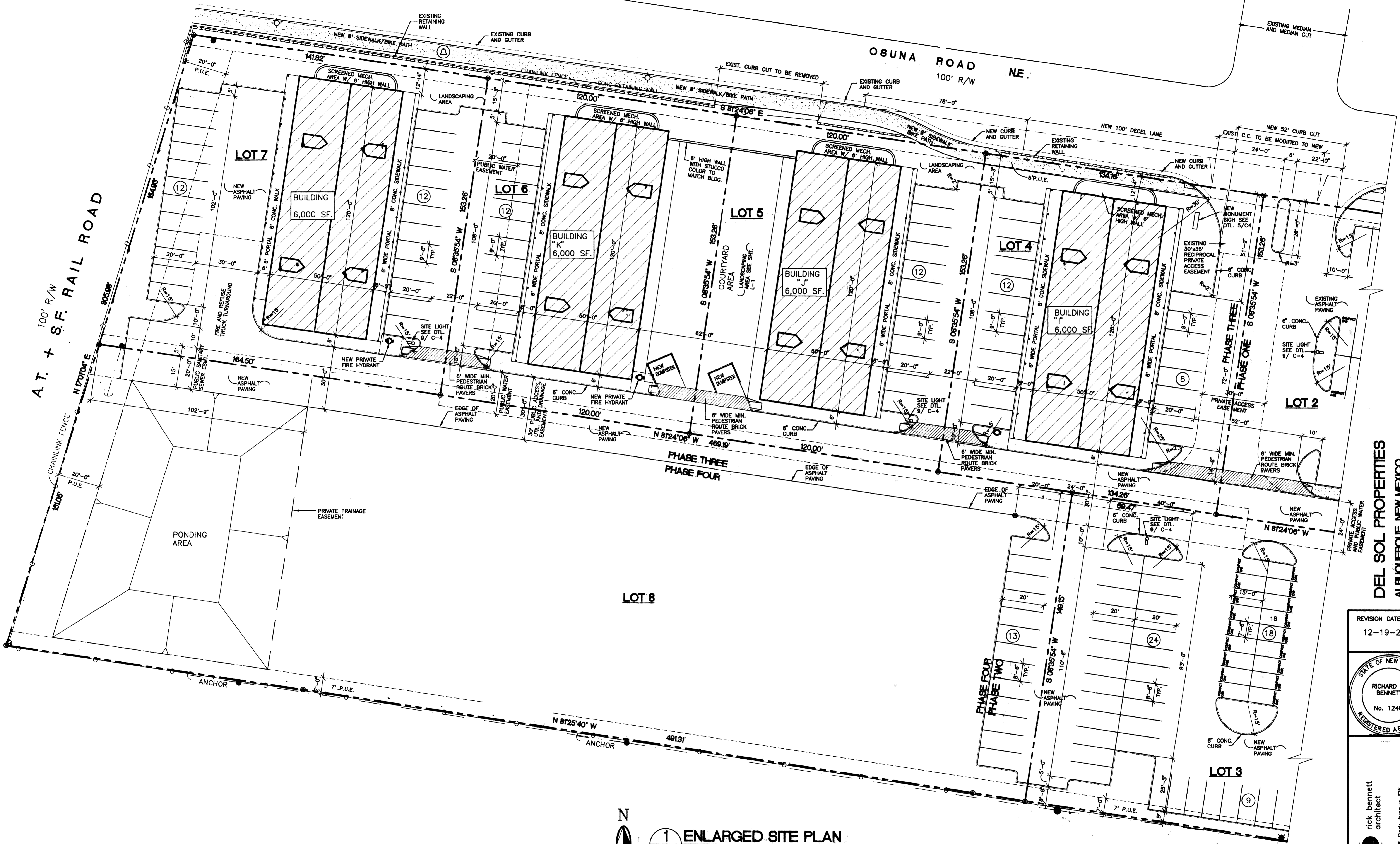
REVISION DATE
12-19-2000



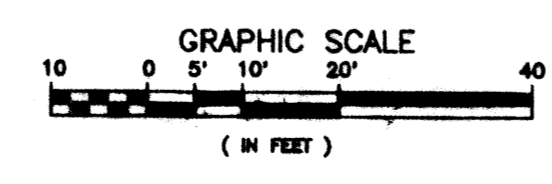
rick bennett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102 (505) 242-1859

DATE
11-21-2000

SHEET NUMBER
C-2

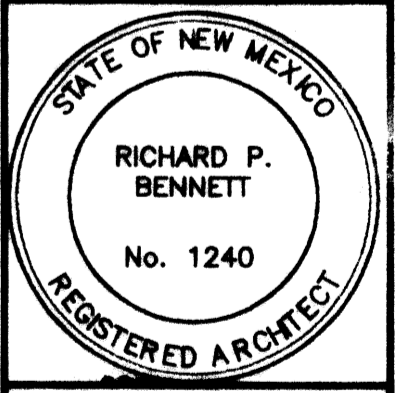


1 ENLARGED SITE PLAN
 C3 1" = 20'



DEL SOL PROPERTIES
 ALBUQUERQUE, NEW MEXICO
 PROJECT# 8008

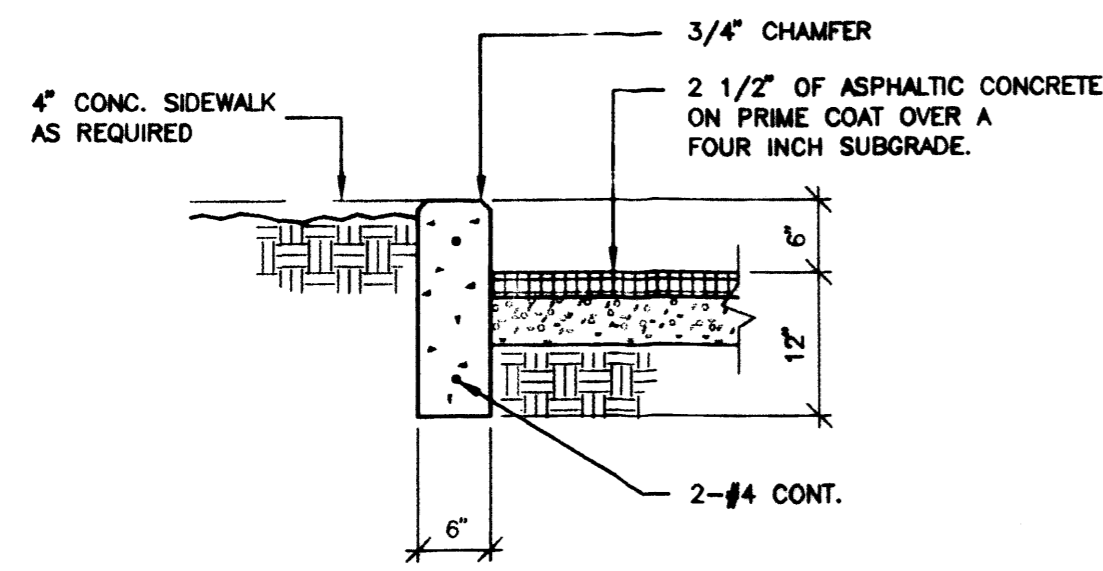
REVISION DATE
 12-19-2000



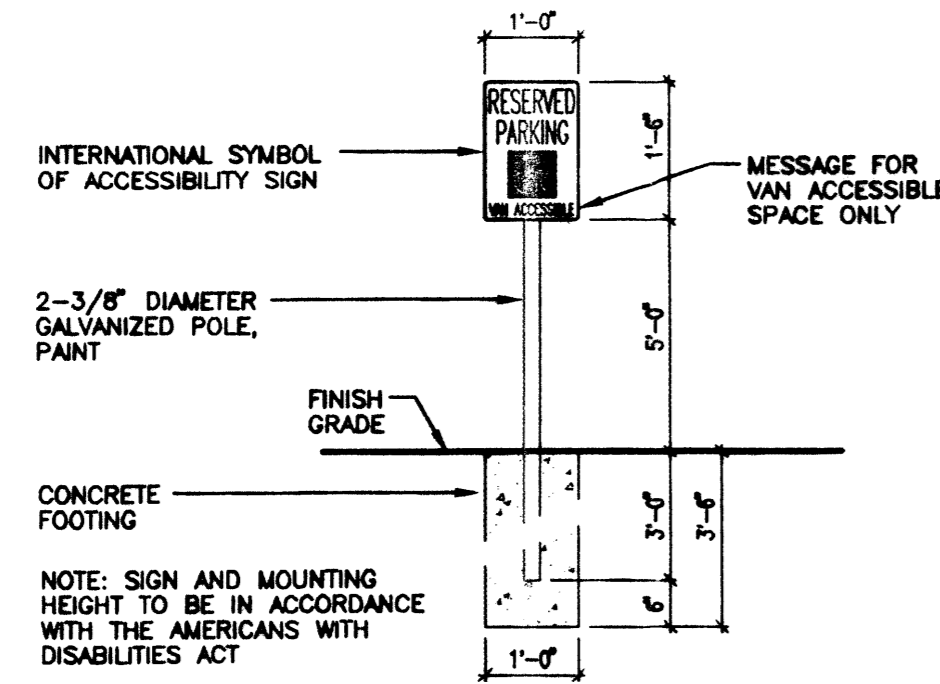
rick bennett
 architect
 1118 Park Avenue SW
 Albuquerque, New Mexico
 (505) 242-1859

DATE
 11-21-2000

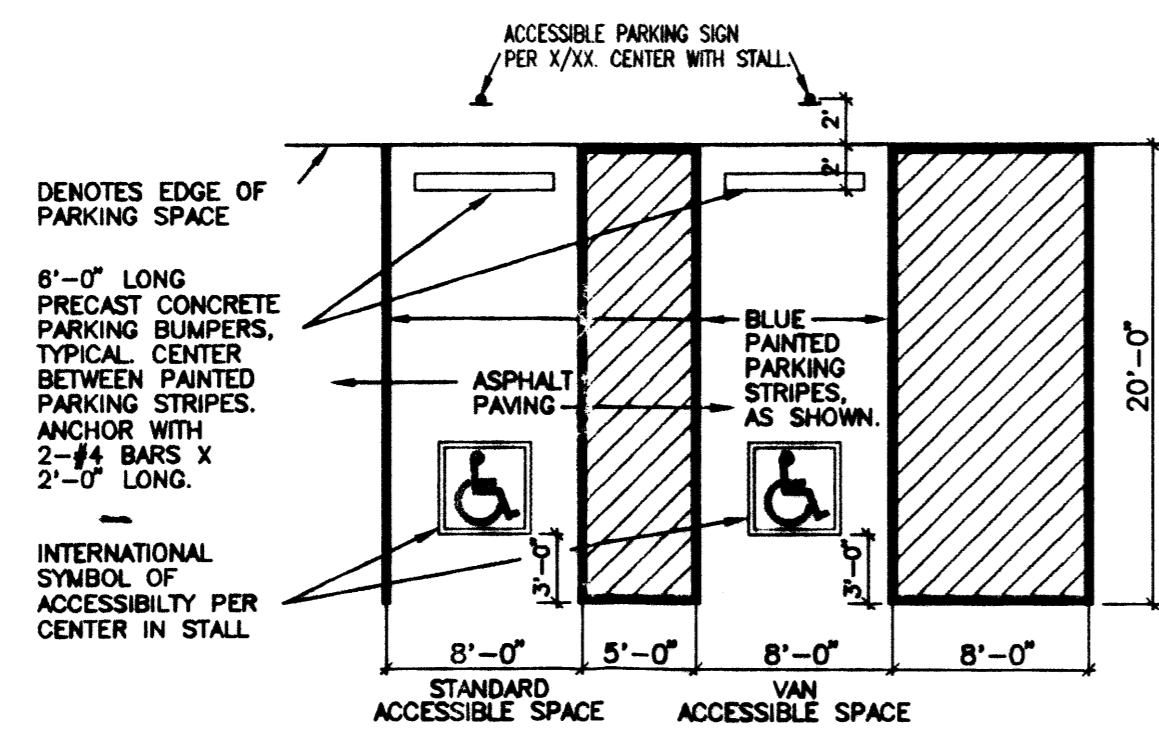
SHEET NUMBER
C-3



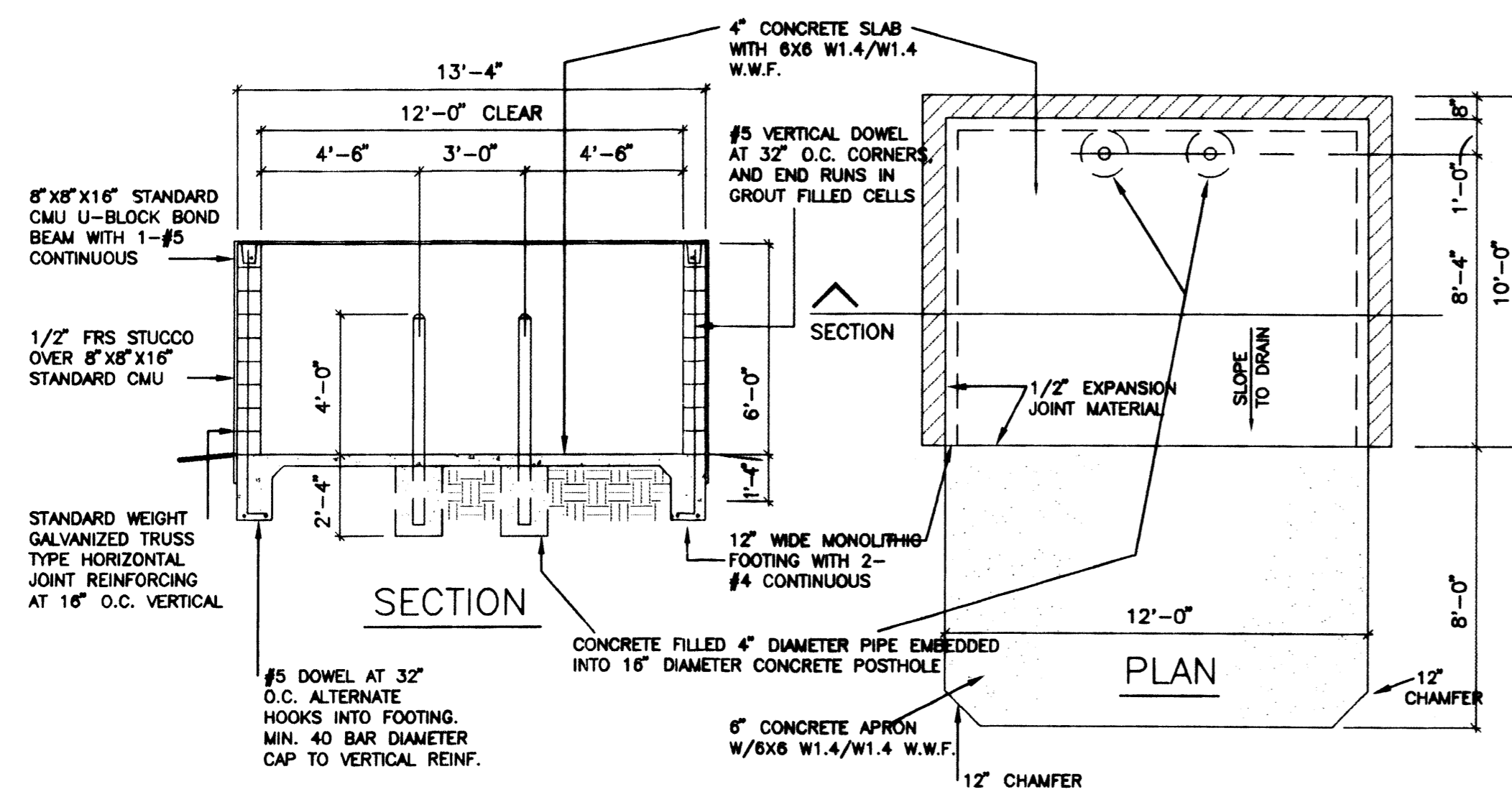
1 TYPICAL CONC. CURB DETAIL
C4 SCALE: 3/4"=1'-0"



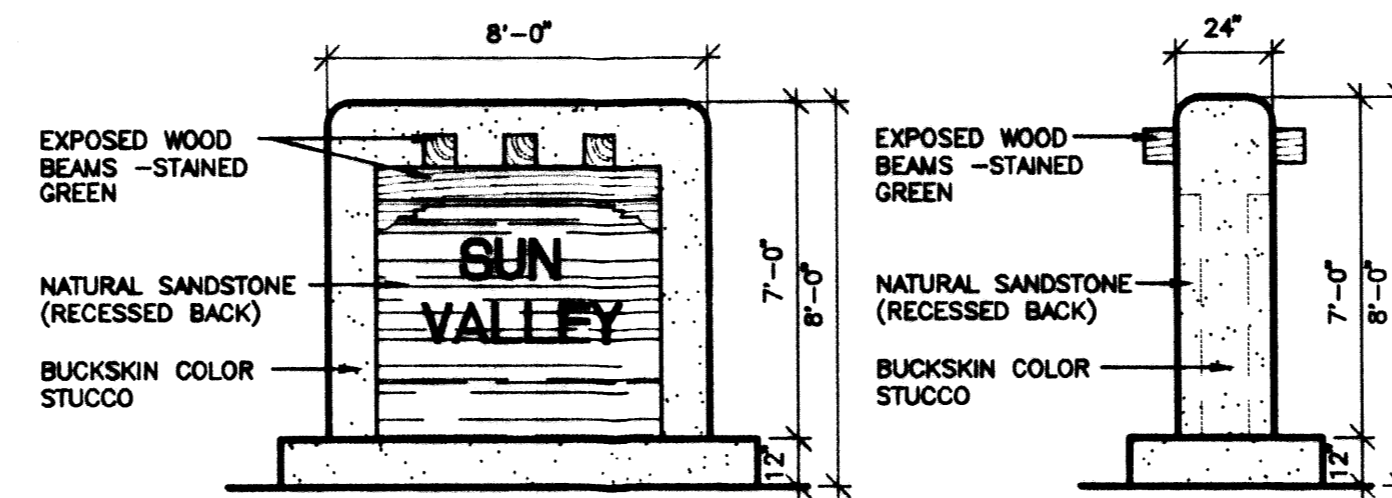
2 ACCESSIBLE PARKING SIGN
C4 SCALE: 1/2"=1'-0"



3 TYPICAL VAN AND STANDARD ACCESSIBLE PARKING SPACES
C4 SCALE: 1/8"=1'-0"

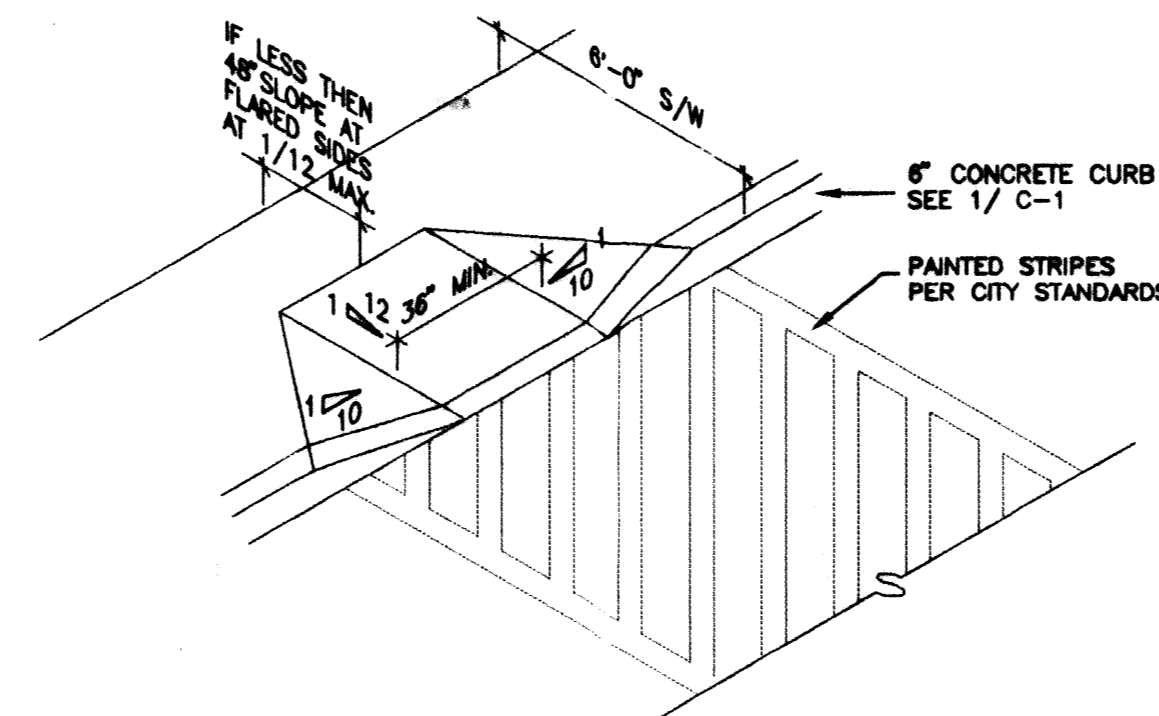


4 TYPICAL SLAB - DUMPSTER
C4 SCALE: 1/4"=1'-0"

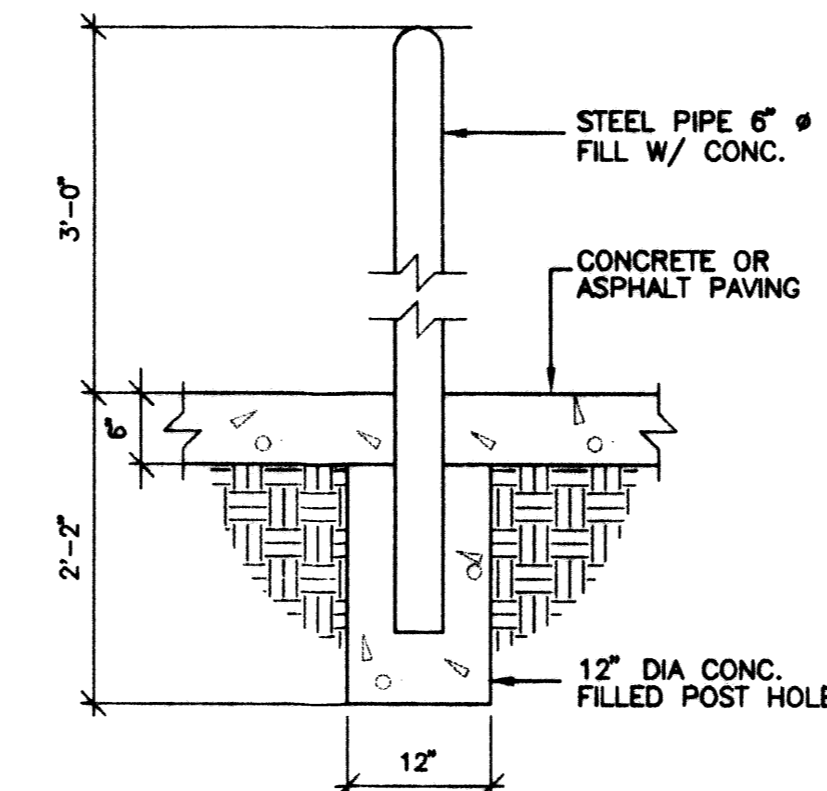


5 TYPICAL SIGNAGE ELEVATION
C4 SCALE: 1/4"=1'-0"

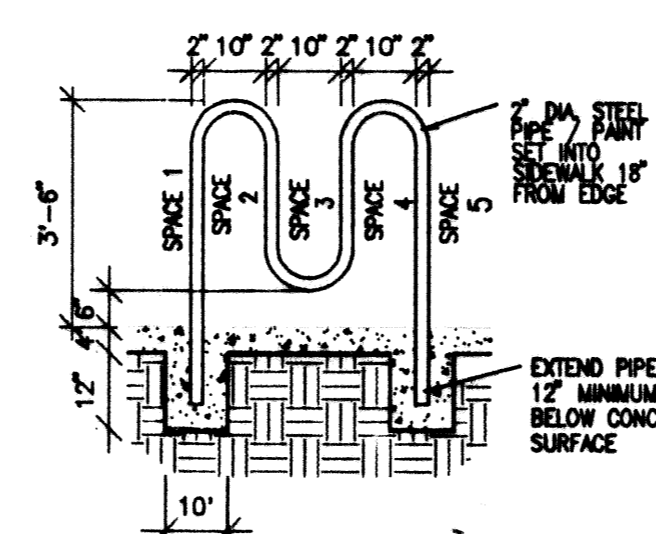
ONE SIGN ON EDITH BLVD. AND ONE ON OSUNA RD. (PHASE III TO BE SIMILAR) FOUR MOUNTMENT SIGNS MAX.



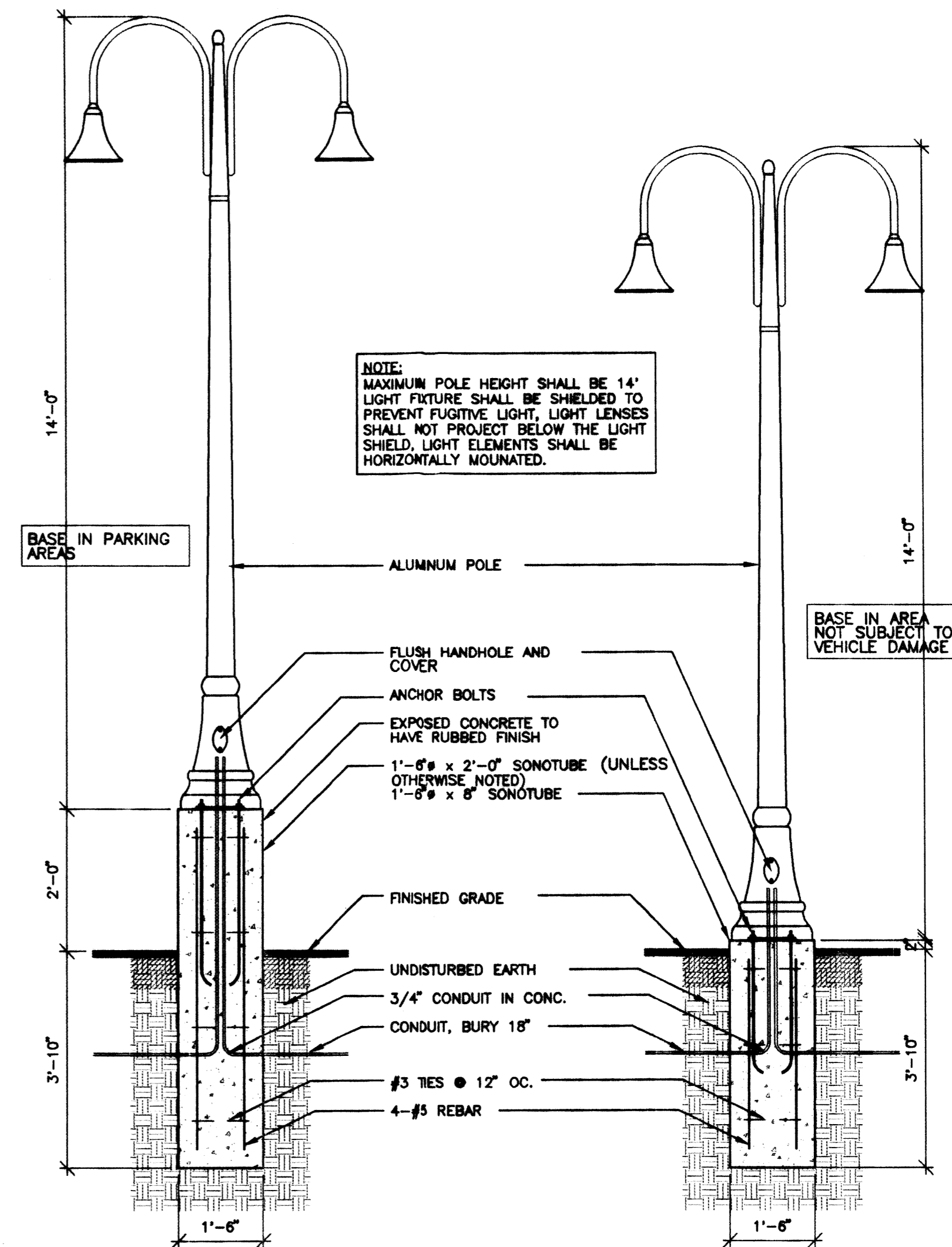
6 CURB RAMP DETAIL
C4 NTS



7 BOLLARD
C4 SCALE: 3/4"=1'-0"



8 BIKE RACK DETAIL
C4 NTS



9 STANDARD LIGHT POLE
C4 SCALE: 1/2"=1'-0"

NOTE: MAXIMUM POLE HEIGHT SHALL BE 14' LIGHT FIXTURE SHALL BE SHIELDED TO PREVENT FUGITIVE LIGHT. LIGHT LENSES SHALL NOT PROJECT BELOW THE LIGHT SHIELD. LIGHT ELEMENTS SHALL BE HORIZONTALLY MOUNTED.

SUN VALLEY COMMERCIAL CENTER
ALBUQUERQUE, NEW MEXICO
PROJECT# 8608

REVISION DATE
12-12-2000

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

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

DATE
11-21-2000

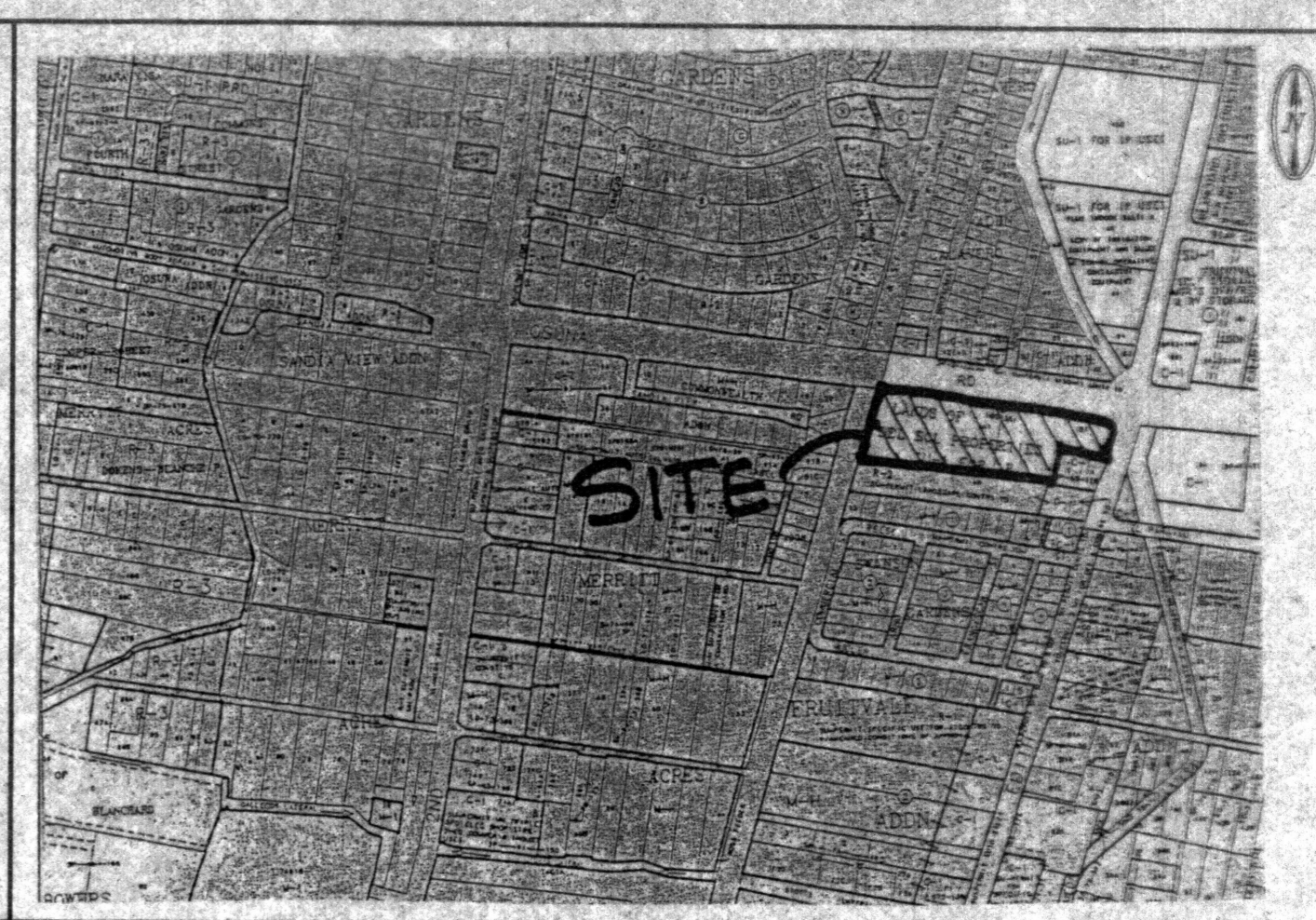
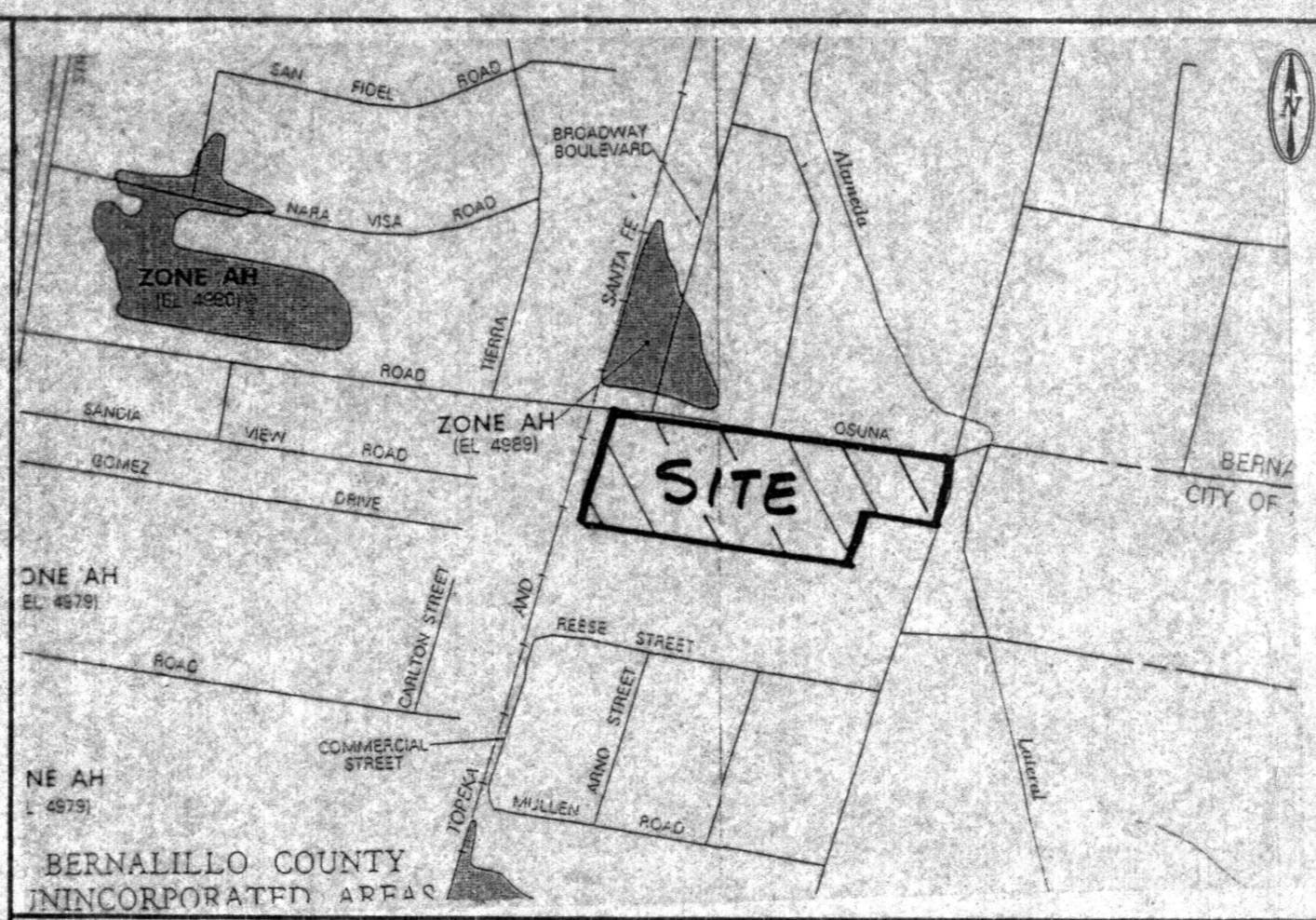
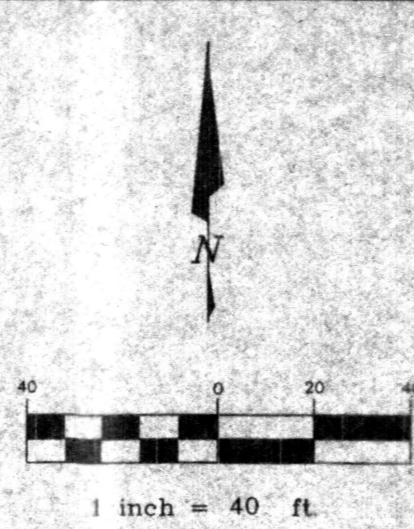
SHEET NUMBER
C-4

GENERAL NOTES

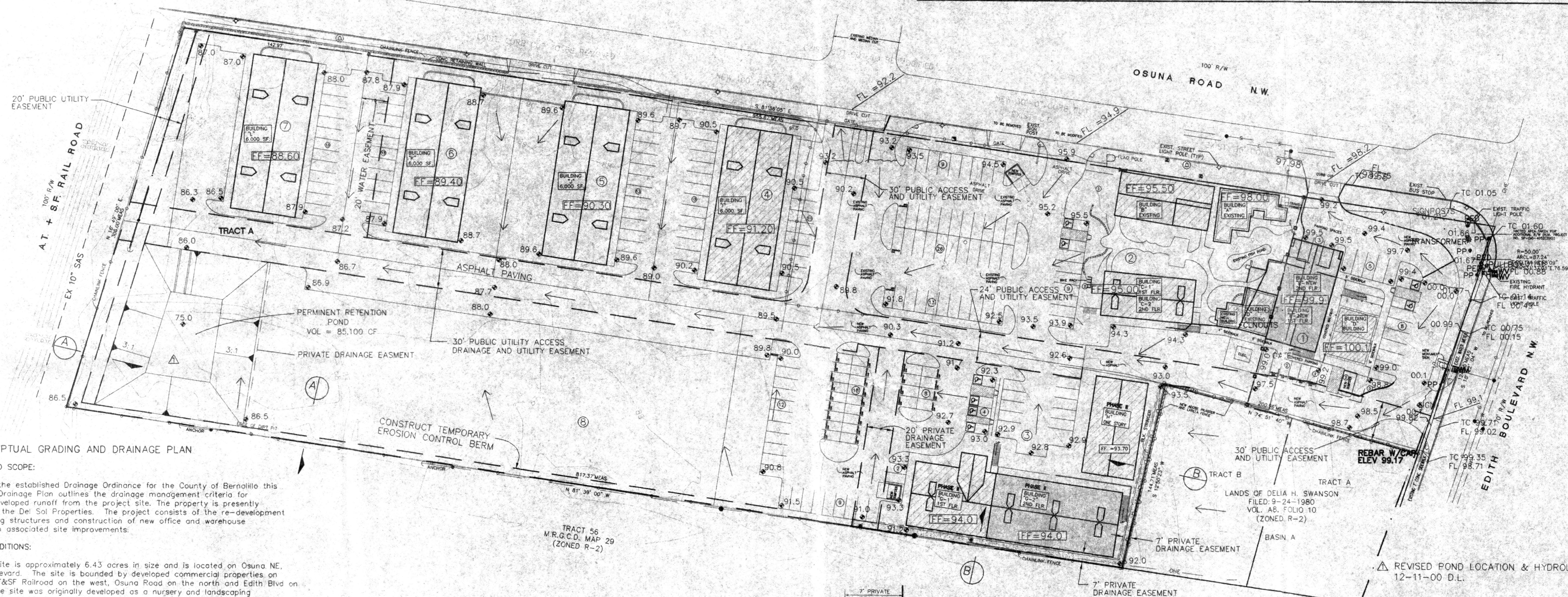
- PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE. SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
- LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN 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 PLANTINGS: DRIP IRRIGATION W/ 6-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AV. PRESSURE REGULATOR, AND FITTER.
- PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
- NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING TRACTS A AND B (EXCEPTING THAT PORTION OF TRACT B TAKEN FOR ADDITIONAL RIGHT-OF-WAY) OF THE LAND DIVISION OF TRACTS 52-A AND 55-A, M.R.G.C.D. MAP NO. 29, WITHIN SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE N.M.P.M., BERNALILLO COUNTY, 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 MAY 4, 1979, IN VOLUME A7, FOLIO 62.



FLOOD HAZARD ZONE MAP PANELS 119 & 138 1"=500' E-15 LOCATION MAP 1"=800'



CONCEPTUAL GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE:
Pursuant to the established Drainage Ordinance for the County of Bernalillo this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is presently developed as the Del Sol Properties. The project consists of the re-development of the existing structures and construction of new office and warehouse buildings, with associated site improvements.

EXISTING CONDITIONS:
The project site is approximately 6.43 acres in size and is located on Osuna NE, at Edith Boulevard. The site is bounded by developed commercial properties on south, the AT&SF Railroad on the west, Osuna Road on the north and Edith Blvd on the east. The site was originally developed as a nursery and landscaping business. The project site is located lower than the adjoining streets and adjacent properties, therefore, no flows enter or leave the property. Osuna Road was constructed with drainage improvements, which consist of median detention ponds that outfall to the Alameda Drain, which is located along the west side of Second Street. The project site is positioned too low to access the Osuna Road drainage system.

As shown by the attached FIRM Panel, this site is not located within a designated flood hazard zone.

DEVELOPED CONDITIONS:
As shown by the Plan, the project consists of the re-development of the existing buildings and site improvements, and construction of additional office and warehouse buildings. Site runoff will flow overland by drainage swales and paving improvements to a proposed retention pond to be constructed at the west end of the site. Since the site is situated too low to access the Osuna Road drainage system, a permanent retention pond will be constructed. The retention pond is sized to contain the 10-day storm, as required by County ordinances.

This Plan is prepared to illustrate grading and drainage criteria and is not intended to provide construction detail. Upon Site Plan approval, a detailed Grading and Drainage Plan will be prepared outlining the construction detail required to comply with the criteria recommended by this Plan.

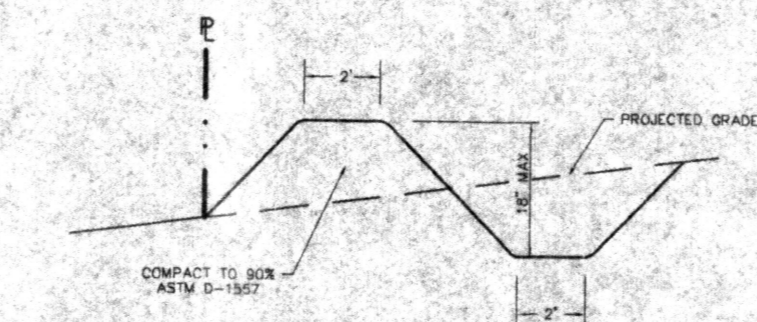
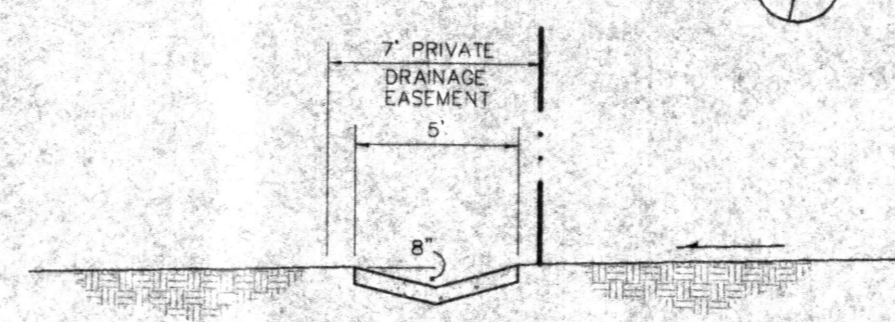
CALCULATIONS:
The calculations shown hereon define the 100 year/6 hour design storm falling with the project area under existing and developed conditions. The Hydrology is per "Development Process Manual, Vol 2, Chapter 22", July 1997 Revision.

PROJECT HYDROLOGY

ZONE 2 P360 = 2.35 in P1440 = 3.95 in

Basin	Area (ac)	Aa (ac)	Ab (ac)	Ac (ac)	Ad (ac)	E	Q100 (cfs)	Vol (af)
Undeveloped								
Site	6.43	0.00	0.64	2.90	2.89	1.54	24.1	0.8252
A	0.60	0.00	0.04	0.05	0.51	1.96	2.70	0.0980
Developed								
Site	6.43	0.00	0.39	0.51	5.53	1.96	28.5	1.0503
A	0.60	0.00	0.04	0.05	0.51	1.96	2.70	0.0980

RETENTION POND VOLUME
10 DAY VOLUME = V1440=V360 + Ad(P1440-P360)/12
V1440=1.9536 ACRE FEET (85,100 CF)



- LEGEND**
- 5001 EXISTING CONTOUR ELEVATION
 - 02.5 X EXISTING SPOT ELEVATION
 - 01 PROPOSED CONTOUR ELEVATION
 - PROPERTY LINE
 - 01.5 PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - DRAINAGE SWALE
 - DRAINAGE BASIN DIVIDE

REVISOR POND LOCATION & HYDROLOGY 12-11-00 D.L.

PROPERTY ADDRESS: OSUNA RD. NW
LEGAL DESCRIPTION: TRACTS A & B. LAND DIVISION OF TRACTS 52-A & 55-A, M.R.G.C.D. MAP #29, BERNALILLO COUNTY
PROJECT BENCHMARK: TBM: NW property corner, PK nail Elevation 5002.87 feet
SURVEY: Topographic and Field Measurement by BRASHER & LORENZ, INC. Dated MARCH, 2000

DEL SOL PROPERTIES
CONCEPTUAL GRADING AND DRAINAGE PLAN
 ALBUQUERQUE, NM
 PROJECT # 9908

REVISION DATE

rick bennett architect

1118 Park Avenue SW
Albuquerque, New Mexico
97103 242-1859 (505) 242-1859

DATE: 3/30/00

SHEET NUMBER: C-1

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE, Building 1 Suite 220
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188