

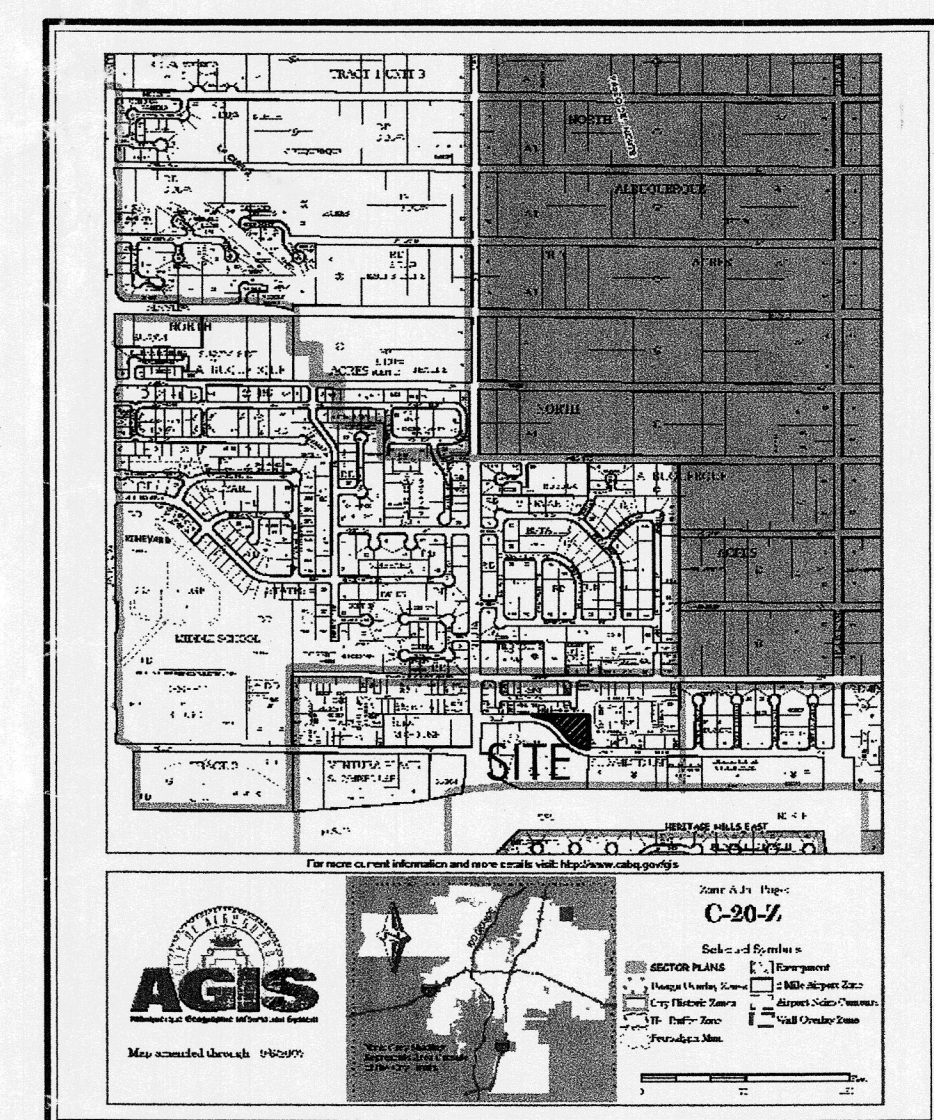
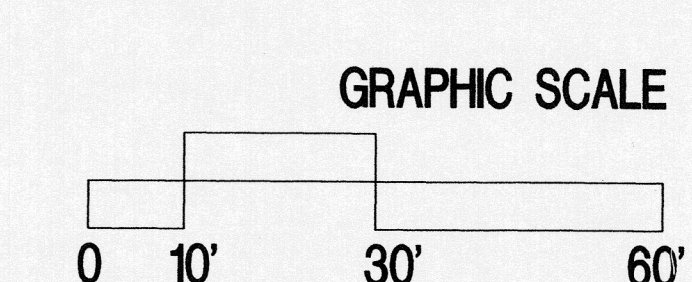
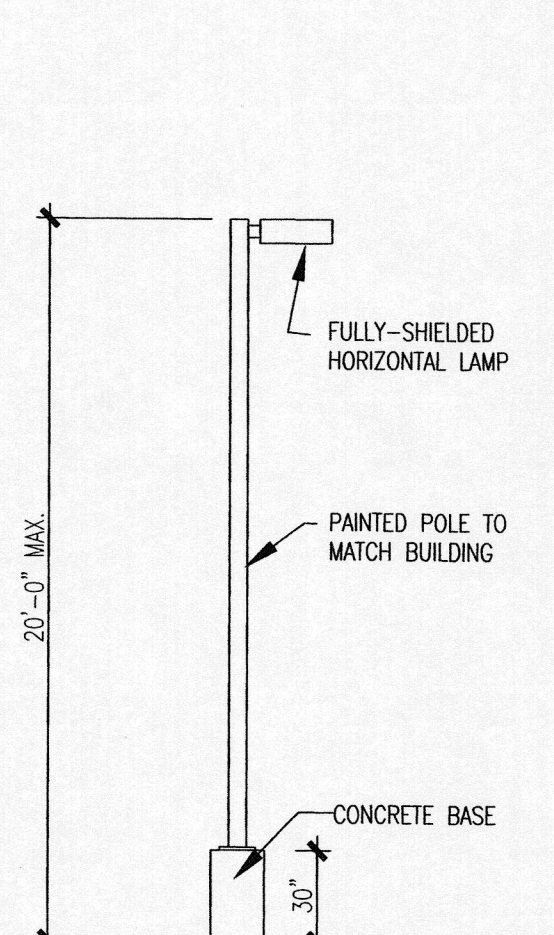
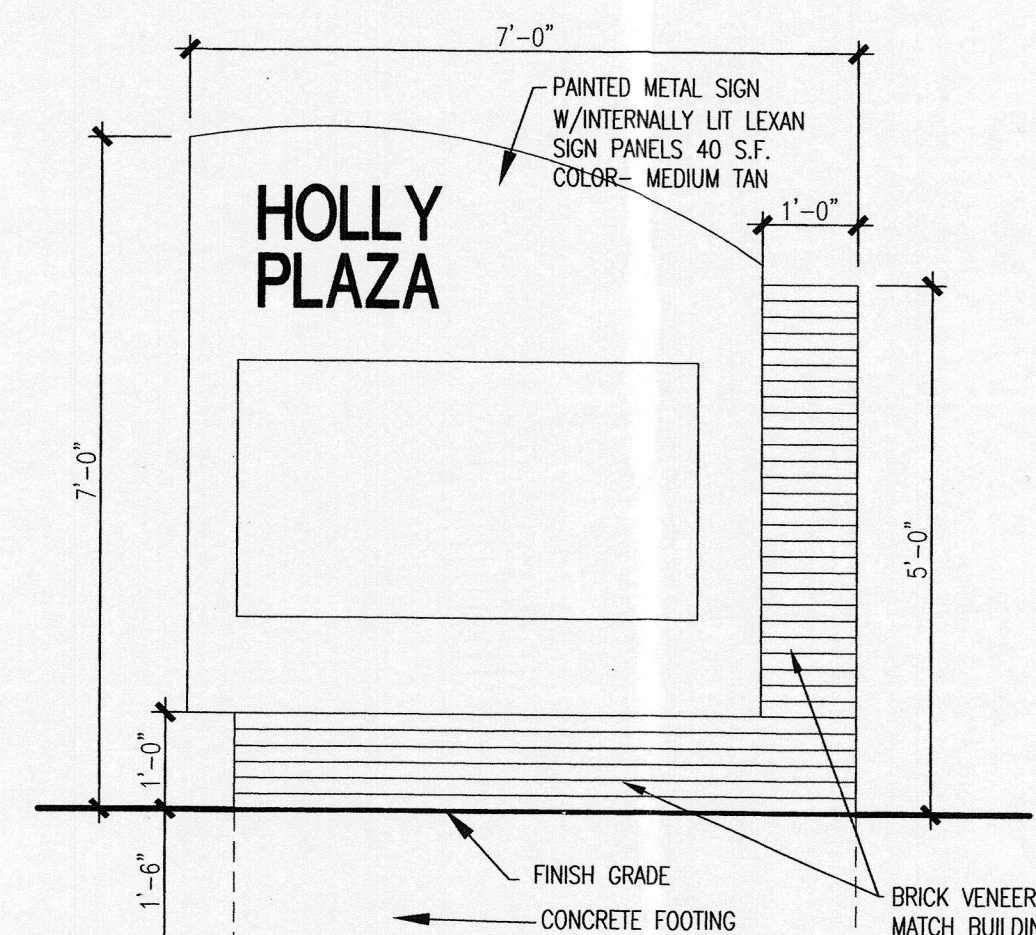
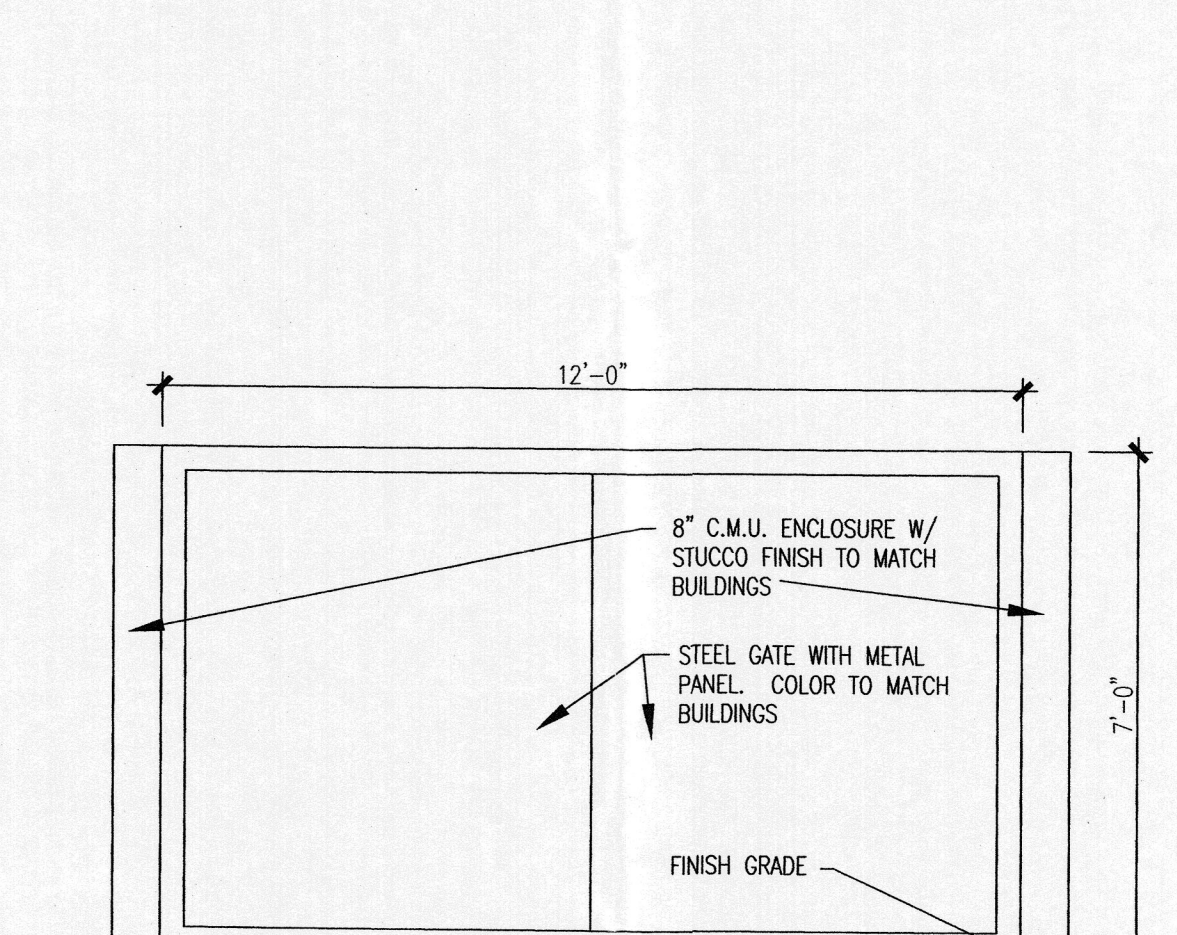
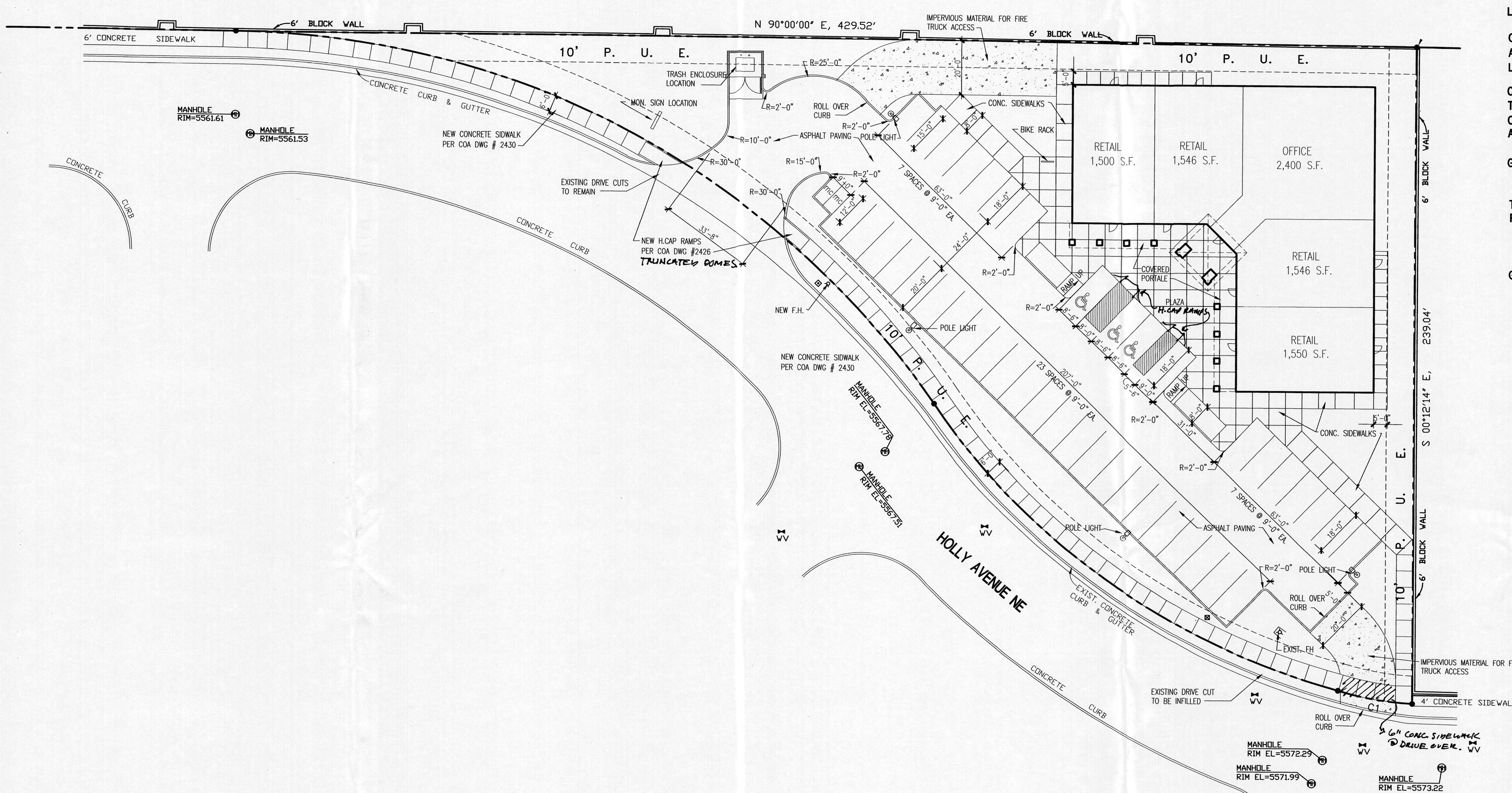
PROJECT INFORMATION

PROJECT: NEW OFFICE/RETAIL
LOCATION: 9001 HOLLY AVENUE, NE ALBUQUERQUE, NM
OWNER: PARAMOUNT REALTY
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: NORTH ALB. ACRES TRACT 3 UNIT 3 BLOCK 19 LOT D
CURRENT ZONING CLASSIFICATION: SU-1
TYPE CONSTRUCTION: TYPE II B
OCCUPANCY: M/B
ALLOWABLE AREA: 12,500 SQ. FT.
 TYPE II B CONSTRUCTION & M OCCUPANCY = 12,500

GROSS BUILDING AREA:
 OFFICE 2,400 S.F.
 RETAIL 6,142 S.F.
TOTAL LOT AREA: 1.04 ACRE +/-
PARKING ANALYSIS:
 OFFICE AREA = 2,400/200 = 12
 RETAIL PARKING = 6,142/200 = 31
 SPACES PROVIDED = 43 SPACES
 INCLUDING 3 HANDICAP
 3 BIKE SPACES & 2 MOTORCYCLE

GENERAL NOTES:
 1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
 2. POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
 3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQ'MENTS
 4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 6. ALL HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 7. STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.

T A T E F I S H B U R N
 A R C H I T E C T
 ARCHITECT SEAL
 STATE OF NEW MEXICO
 TATE FISHBURN
 No. 3550
 REGISTERED ARCHITECT
 ENGINEER SEAL



PROJECT NO. 100523
 APPLICATION NO. 07DRB-70253
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRG 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 FOR BUILDING PERMIT:
 TRAFFIC ENGINEER/TRANSPORTATION DIVISION: *Rogers Green* 9-26-07
 ARCHIVAL: *Christina Sandorval* 9/26/07
 PARKS & RECREATION DEPARTMENT: *R. D. S.* 9/26/07
 CITY ENGINEER: N/A
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): *Michael Horton* 9/12/07
 SOLID WASTE: *Andrew Amici* 12-7-07
 DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT
 *ENVIRONMENTAL HEALTH, IF NECESSARY

SITE PLAN FOR BUILDING PERMIT
 NEW RETAIL/OFFICE BUILDING
 9001 HOLLY AVENUE, NE
 ALBUQUERQUE, NEW MEXICO

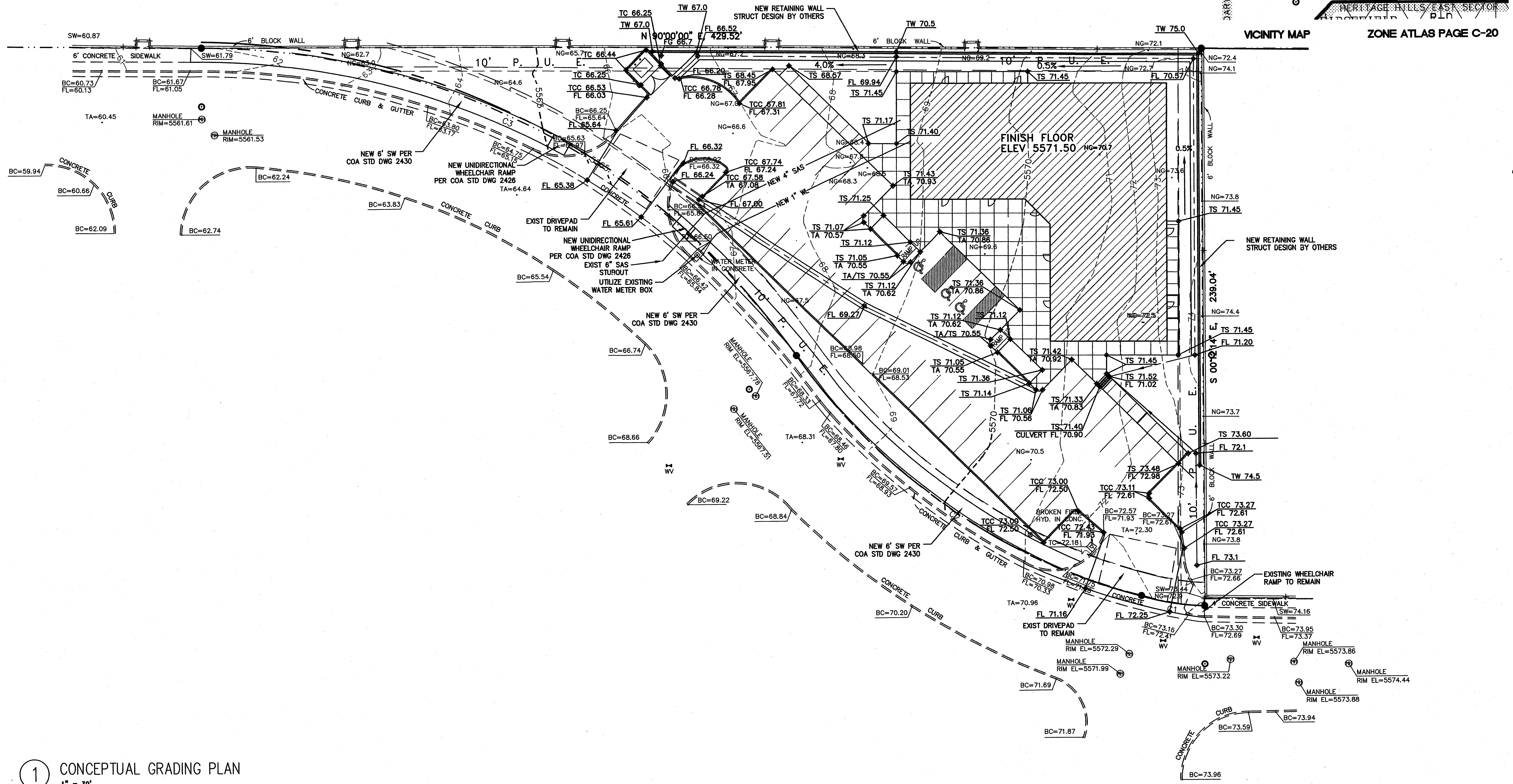
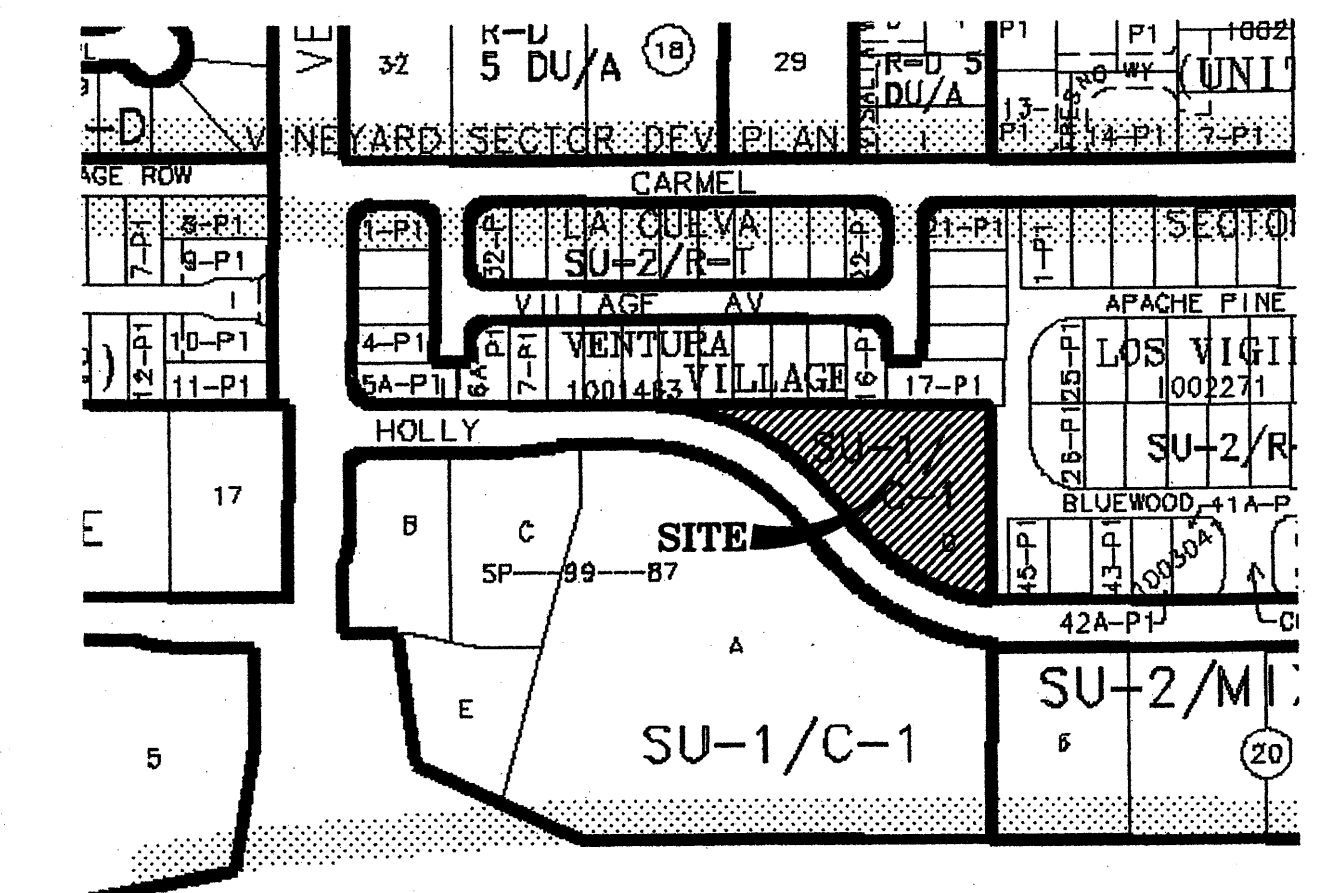
REVISIONS
 DATE: SEPTEMBER 11, 2007
 NORTH SCALE: 1"=20'-0"
 DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SHEET NUMBER: SDP-1

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT (%)				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A	B	C	D						
EXISTING CONDITIONS											
SITE	1.0426	100.00	0.00	0.00	0.00	0.66	0.06	2,498	0.06	2,498	1.95
TOTAL	1.04										
PROPOSED CONDITIONS											
BASIN A	1.0426	0.00	0.00	22.00	78.00	2.12	0.18	8,041	0.34	14,830	4.87
TOTAL	1.04										
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _h (cfs)					

WEIGHTED E (in) = (E_A)(%A) + (E_B)(%B) + (E_C)(%C) + (E_D)(%D)
 V_{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12
 V_{10DAY} (acre-ft) = V_{6HR} + (A_o)(P_{10DAY} - P_{6HR})/12
 Q (cfs) = (Q_h)(A_o) + (Q_h)(A_o) + (Q_h)(A_o) + (Q_h)(A_o)

ZONE = 3
 P_{6HR} (in.) = 2.60
 P_{10DAY} (in.) = 3.10
 P_{10DAY} (in.) = 4.90



TARCFISHBURN
 ARCHITECT SEAL

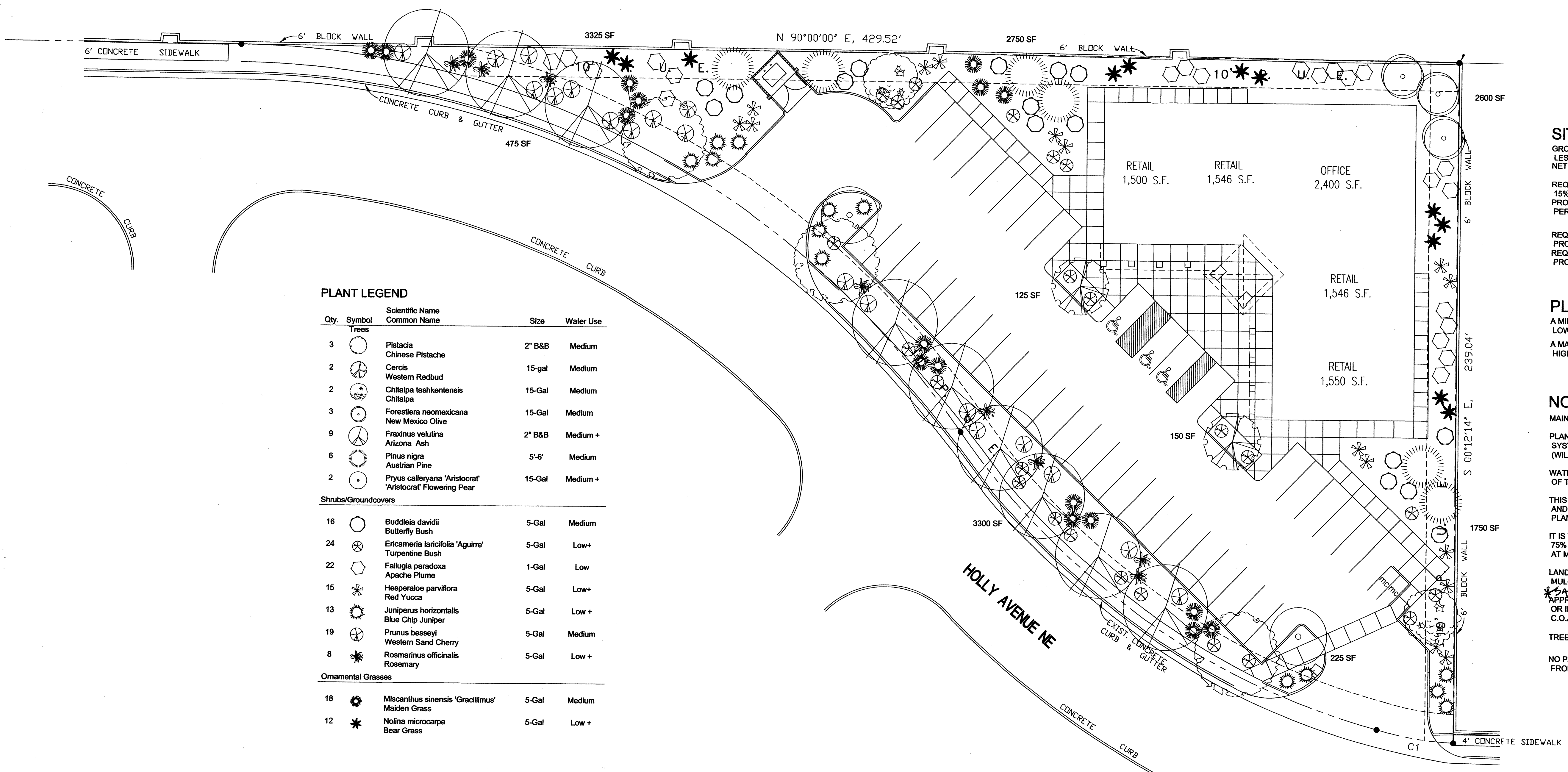
ENGINEER SEAL
 LAWRENCE D. READ
 NEW MEXICO
 LICENSE PROFESSIONAL ENGINEER
 10998
 9/12/2007

CONCEPTUAL GRADING PLAN
 NEW RETAIL/OFFICE BUILDING
 9001 HOLLY AVENUE, NE
 ALBUQUERQUE, NEW MEXICO

REVISIONS
 DATE SEPTEMBER 11, 2007
 NORTH SCALE 1"=20'-0"
 DRAWING NAME CONCEPTUAL GRADING PLAN
 SHEET NUMBER

1 CONCEPTUAL GRADING PLAN
 1" = 30'

CGD-1



SITE DATA

GROSS LOT AREA	45,302 SF
LESS BUILDING(S)	8,542 SF
NET LOT AREA	36,760 SF
REQUIRED LANDSCAPE	5,514 SF
15% OF NET LOT AREA	5,514 SF
PROPOSED LANDSCAPE	14,225 SF
PERCENT OF NET LOT AREA	38 %

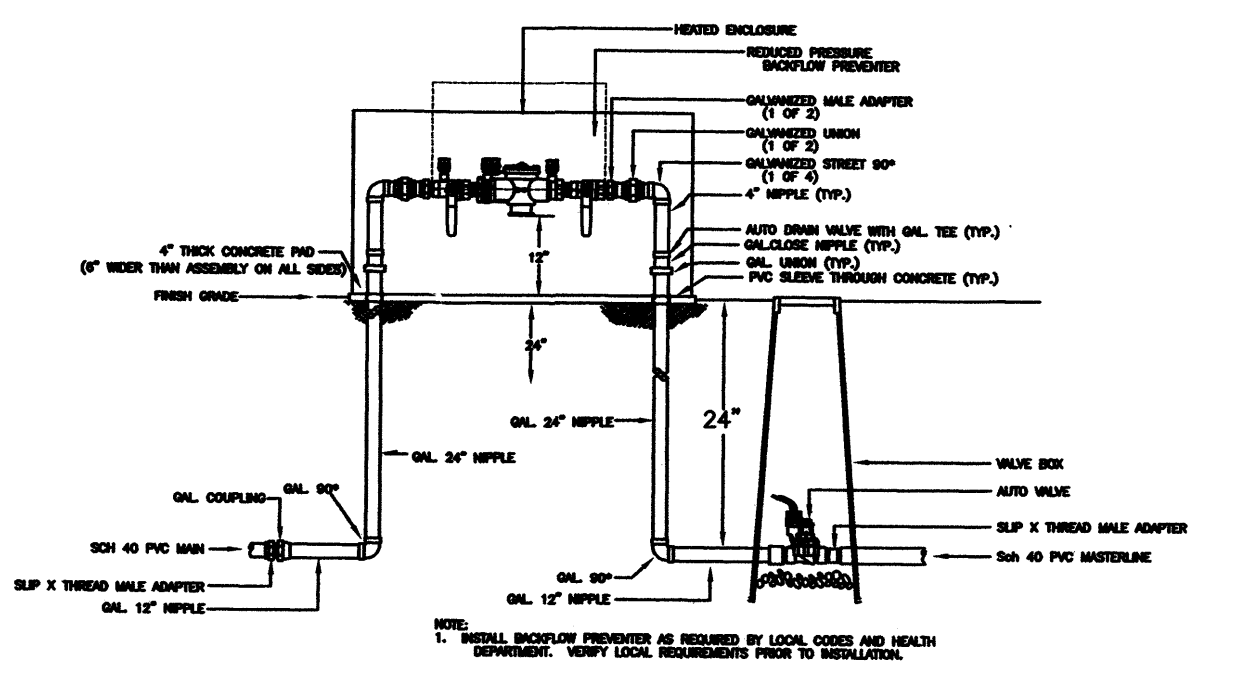
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 12
 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (43 SPACES/10) 4

PLANTING RESTRICTIONS APPROACH
 A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

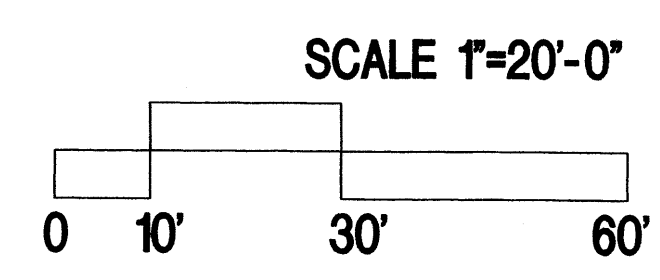
NOTE
 MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC
 *SANTA FE BROWN - APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

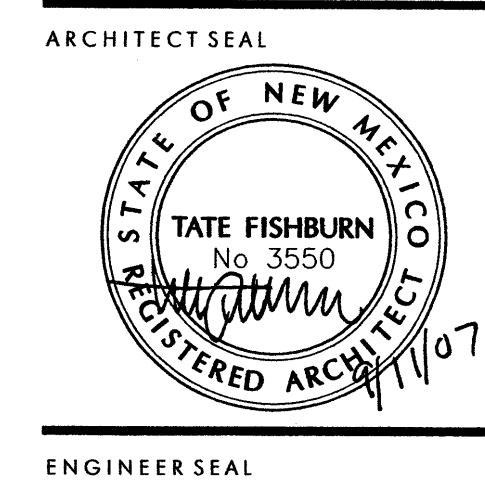
PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
3		Pistacia Chinese Pistache	2" B&B	Medium
2		Cercis Western Redbud	15-gal	Medium
2		Chitalpa tashkentensis Chitalpa	15-Gal	Medium
3		Forestiera neomexicana New Mexico Olive	15-Gal	Medium
9		Fraxinus velutina Arizona Ash	2" B&B	Medium +
6		Pinus nigra Austrian Pine	5'-6'	Medium
2		Pryus calleryana 'Aristocrat' 'Aristocrat' Flowering Pear	15-Gal	Medium +
Shrubs/Groundcovers				
16		Buddleia davidii Butterfly Bush	5-Gal	Medium
24		Ericameria laricifolia 'Agulre' Turpentine Bush	5-Gal	Low+
22		Fallugia paradoxa Apache Plume	1-Gal	Low
15		Hesperaloe parviflora Red Yucca	5-Gal	Low+
13		Juniperus horizontalis Blue Chip Juniper	5-Gal	Low +
19		Prunus besseyi Western Sand Cherry	5-Gal	Medium
8		Rosmarinus officinalis Rosemary	5-Gal	Low +
Ornamental Grasses				
18		Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
12		Nolina microcarpa Bear Grass	5-Gal	Low +



Mastervalue w/RPBA





PROJECT

SITE PLAN FOR BUILDING PERMIT
NEW RETAIL/OFFICE BUILDING
9001 HOLLY AVENUE, NE
ALBUQUERQUE, NEW MEXICO

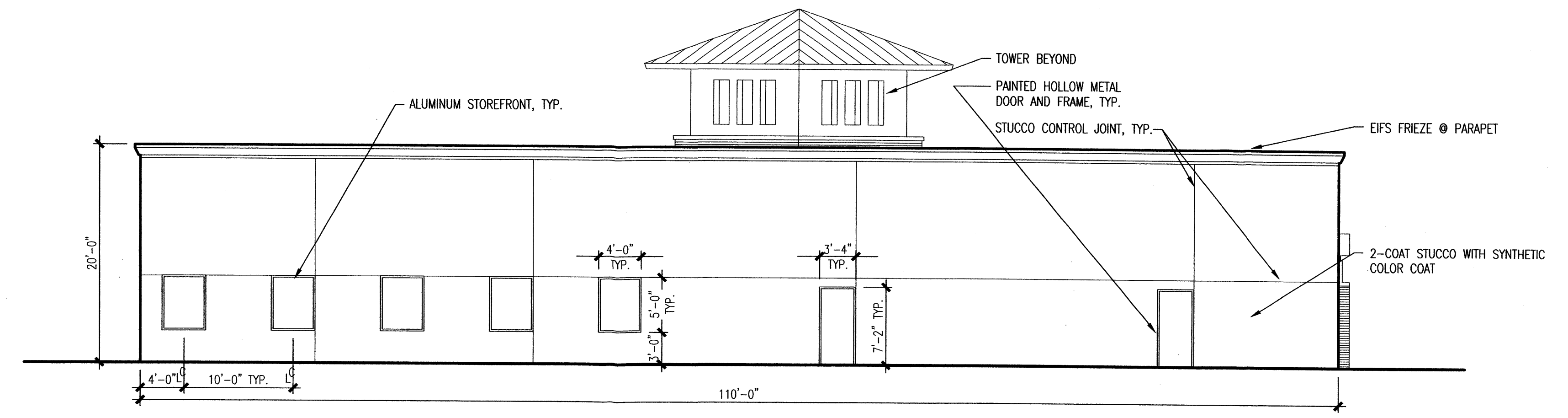
REVISIONS

DATE SEPTEMBER 11, 2007

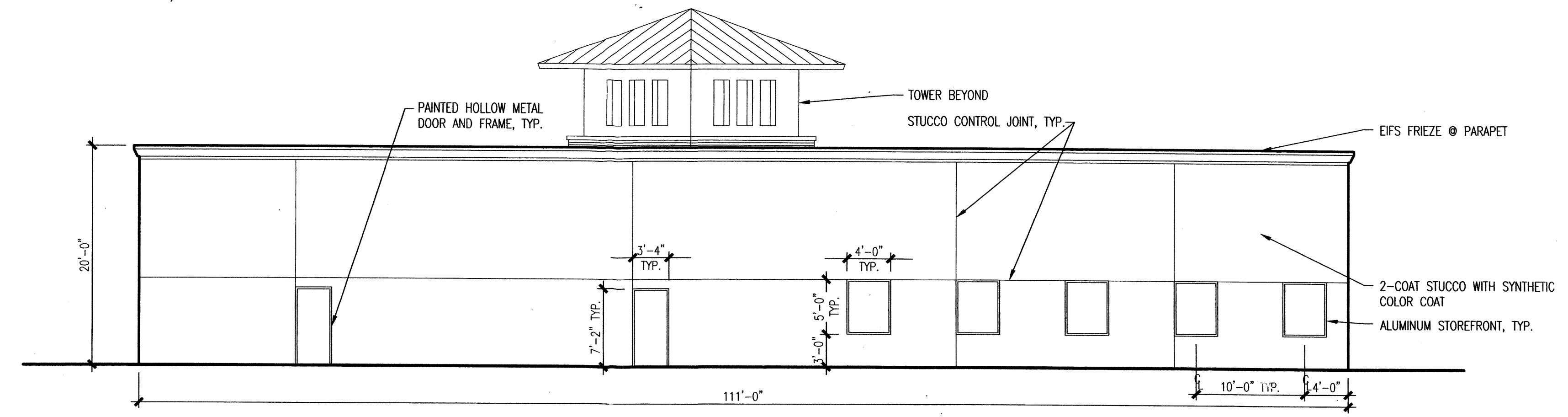
NORTH SCALE
1/8"=1'-0"

DRAWING NAME
BUILDING ELEVATIONS

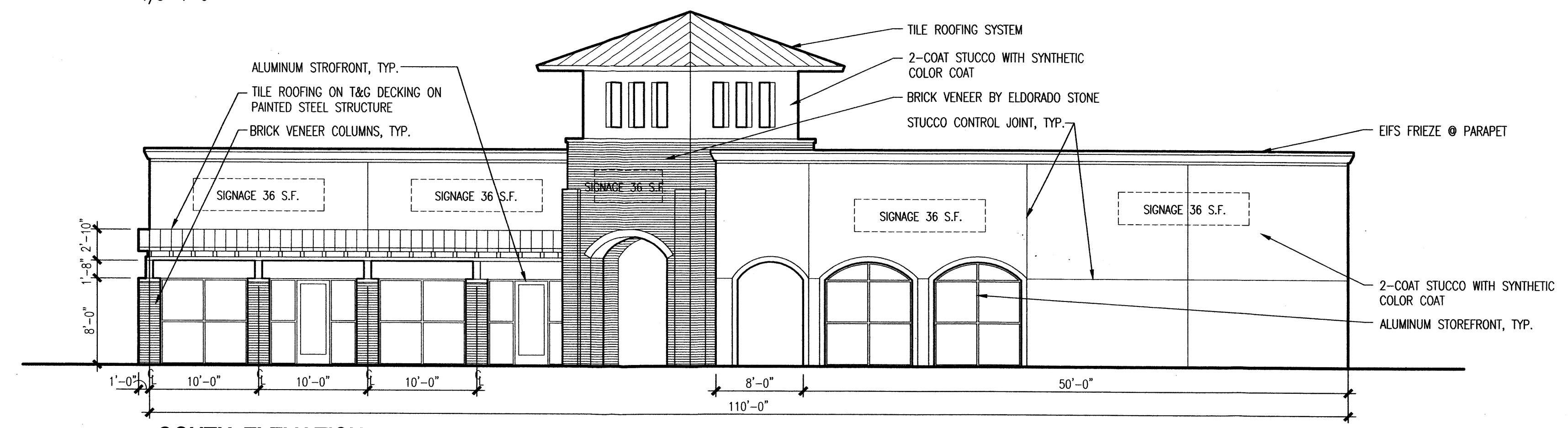
SHEET NUMBER
SDP-2



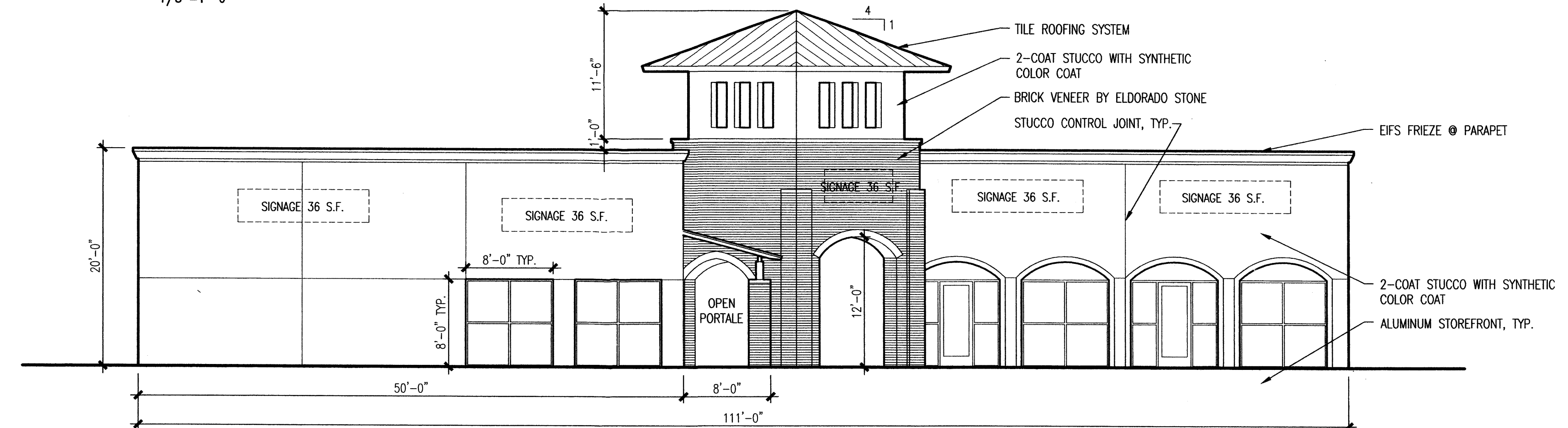
NORTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"

- EXTERIOR COLORS:**
- STUCCO COLOR- MEDIUM TAN
 - TILE ROOFING- CONCRETE TILE- GREEN
 - WINDOW FRAMES- WHITE
 - WINDOW GLAZING- TINTED- GRAY
 - EXTERIOR STEEL- BROWN
 - BRICK VENEER- RUSTIC RED