

PROJECT LOCATION MAP

Project No. 1000557
 Application No. 26450-00000-00723

SIGNATURE BLOCK

D.B.R. CASE NO. 92-350
 E.P.C. CASE NO. 92-264

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON [DATE] AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

Rehal Dantz 7-18-00 DATE
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Adrienne E. Cardella 4/27/00 DATE
 PARKS & RECREATION DEPARTMENT

Roger J. Sheen 7-31-00 DATE
 PUBLIC WORKS, WATER UTILITIES DIVISION

Shawn Colgan 8-1-00 DATE
 CITY ENGINEER, ENGINEERING DIVISION / AMAPCA

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL. 6/8/10 DATE
 CITY PLANNING DEPARTMENT

FIGS (10700) 4/30

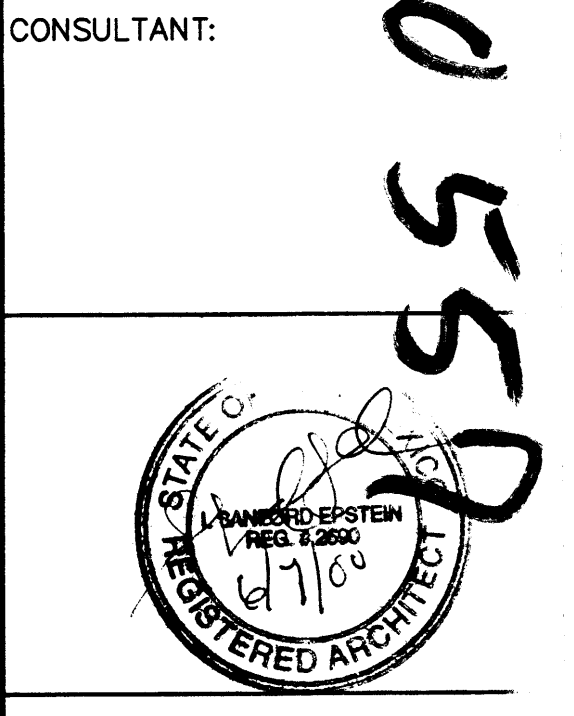
SANFORD EPSTEIN & ASSOCIATES, P.C.
 ARCHITECTURE LAND PLANNING
 SPACE PLANNING

6100 LAKE FORREST DRIVE, STE. ATLANTA, GEORGIA 30328
 Tel: (404) 257-5902 Fax: (404) 257-1 E-Mail: epsassoc@mindspring.com

CONSULTANT: STRUCTURAL
CLAUDIO VIGIL ARCHITECTS
 1305 Tijeras Ave. NW, Albuquerque, NM, 87109
 Phone: (505) 842-1119 Fax: (505) 842-1920 cvarch@aol.com

CONSULTANT: MECH. & ELEC.
4 SEASON ENGINEERING
 8105 Spain Ave. NE, Albuquerque, NM, 87105
 Phone: (505) 728-0000 Fax: (505) 728-0001 fourseas@flash.net

CONSULTANT: ELECTRICAL
RMS
 425 Carlisle Blvd. NE, Albuquerque, NM, 87107
 Phone: (505) 261-1226 Fax: (505) 261-1510 trwalker@uswest.net



PROJECT NAME: OFFICE/WAREHOUSE ADDITION
 5000 OFFICE BLVD. ALBUQUERQUE, NM

OWNER: NATIONAL DISTRIBUTING COMPANY, Inc.

PROJECT INFORMATION

LEGAL DESCRIPTION:	LOT D-1-D-1 ALBUQUERQUE INDUSTRIAL PARK
ZONING ATLAS MAP:	E-7
ZONING CLASSIFICATION:	IF
BUILDING TYPE:	OFFICE/ WAREHOUSE
LIQUOR STORAGE/ DISTRIBUTION:	II-N, SPRINKLED
CONSTRUCTION TYPE:	STORAGE S - DIV 2
OCCUPANCY GRP.:	OFFICE D ASSEMBLY A-3
NO. OF FLOORS:	2
GROSS AREA:	EXIST. WAREHOUSE: 8976 SQFT. NEW WAREHOUSE: 8956 SQFT. TOTAL: 17932 SQFT.
	EXIST. OFFICE: 8,419.44 SQFT. NEW OFFICE: 7,767.70 SQFT. ALTERATION: 12,474.4 SQFT. TOTAL: 28,661.54 SQFT.
	EXIST. MEZZANINE: 9,085 SQFT. NEW MEZZANINE: 4,800.00 SQFT. TOTAL: 13,885.00 SQFT.

ALLOWABLE FLOOR AREA:	UNLIMITED, PER SECT. 504(b)
NET AREAS:	WAREHOUSE AREA: 17932 SQFT. 74 OFFICE AREA: 15,407.14 SQFT. 68 AUDITORIUM: 2,910.00 SQFT. 1.0 MEZZANINE: 13,885.00 SQFT. 8
OCCUPANT LOAD:	WAREHOUSE AREA: 1 PER 500 SQFT. = 34 OFFICE AREA: 1 PER 100 SQFT. = 155 AUDITORIUM: 1 PER 7 SQFT. = 416 MEZZANINE: 1 PER 500 SQFT. = 28 TOTAL: 849

PARKING SPACE REQUIRED:	186
PARKING SPACE PROVIDED:	186
BICYCLE PARKING SPACE REQ.:	10
BICYCLE PARKING SPACE PROV.:	10
EXIT WIDTH REQUIRED:	140 INCHES
EXIT WIDTH PROVIDED:	576 INCHES
NO. OF EXITS PROVIDED:	6
BUILDING HT. ABOVE GRADE:	34'-0"
SEISMIC ZONE:	2-D

LEGEND

- EXISTING LANDSCAPING
- 6' MINIMUM LANDSCAPE BUFFER AT PERIMETER OF NEW CONSTRUCTION
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING

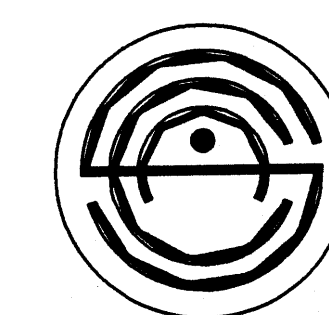
NOTE: NEW UNDERGROUND FIRE LINE AND HYDRANTS TO BE INTO EXISTING FIRE LINE TO COMPLETE THE LOOP AROUND THE FIRE LINE AND EXISTING.

REQUIRED LANDSCAPING (SQFT.) IS 10% OF NET LOT:

EXISTING LANDSCAPING 7047 SQFT.
 NEW LANDSCAPING 6000 SQFT.
 TOTAL 13047 SQFT.

SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH

263
 SHEET: OF:



SANFORD EPSTEIN & ASSOCIATES, P.C.

ARCHITECTURE INTERIORS
SPACE PLANNING LAND PLANNING

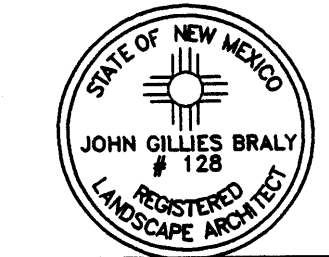
6100 LAKE FORREST DRIVE, STE. 250
ATLANTA, GEORGIA 30328
Tel: (404) 257-5902 Fax: (404) 257-5904
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CONSULTANT:
STRUCTURAL

CONSULTANT:
ELECTRICAL

CONSULTANT:
MECHANICAL

CONSULTANT:



PROJECT NAME:
**OFFICE/WAREHOUSE
ADDITION**

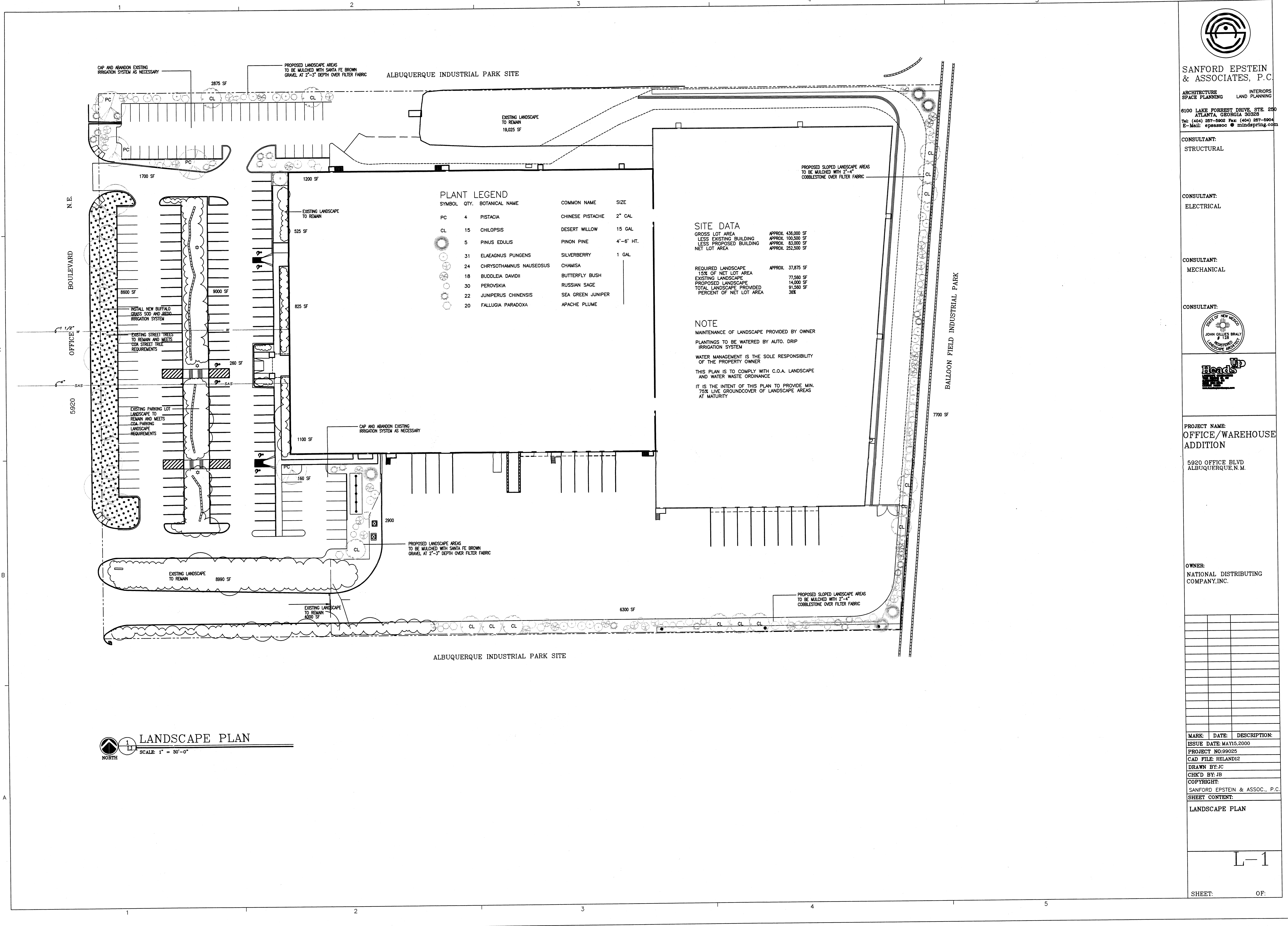
5920 OFFICE BLVD
ALBUQUERQUE, N.M.

OWNER:
NATIONAL DISTRIBUTING
COMPANY, INC.

MARK	DATE	DESCRIPTION
ISSUE DATE	MAY15,2000	
PROJECT NO	990025	
CAD FILE	RELAND12	
DRAWN BY	JC	
CHK'D BY	JB	
COPYRIGHT: SANFORD EPSTEIN & ASSOC., P.C.		
SHEET CONTENT: LANDSCAPE PLAN		

L-1

SHEET: OF:



PLANT LEGEND

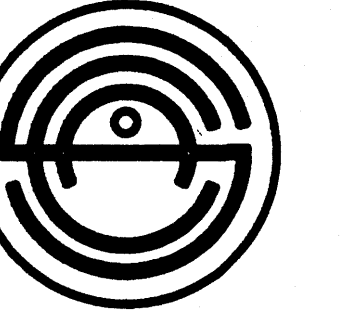
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
PC	4	PISTACIA	CHINESE PISTACHE	2" CAL
CL	15	CHILOPSIS	DESERT WILLOW	15 GAL
☉	5	PINUS EDULIS	PINON PINE	4'-6' HT.
☉	31	ELAEAGNUS PUNGENS	SILVERBERRY	1 GAL
☉	24	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	
☉	18	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
☉	30	PEROVSKIA	RUSSIAN SAGE	
☉	22	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER	
☉	20	FALLUGIA PARADOXA	APACHE PLUME	

SITE DATA

GROSS LOT AREA	APPROX. 436,000 SF
LESS EXISTING BUILDING	APPROX. 100,500 SF
LESS PROPOSED BUILDING	APPROX. 83,000 SF
NET LOT AREA	APPROX. 252,500 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	APPROX. 37,875 SF
EXISTING LANDSCAPE	77,560 SF
PROPOSED LANDSCAPE	14,000 SF
TOTAL LANDSCAPE PROVIDED	91,560 SF
PERCENT OF NET LOT AREA	36%

NOTE
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 NORTH



SANFORD EPSTEIN & ASSOCIATES, P.C.

ARCHITECTURE INTERIORS
SPACE PLANNING LAND PLANNING

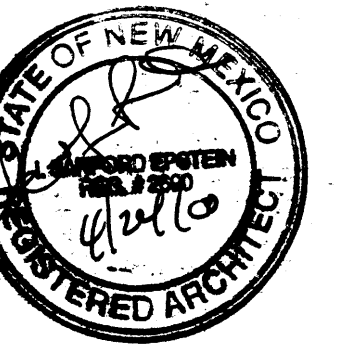
6100 LAKE FORREST DRIVE, STE. 250
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Tel: (404) 257-8802 Fax: (404) 257-8804
E-Mail: epasoc @ mindspring.com

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:



PROJECT NAME:

NEW WARE ADDITION

ALBUQUERQUE, NM

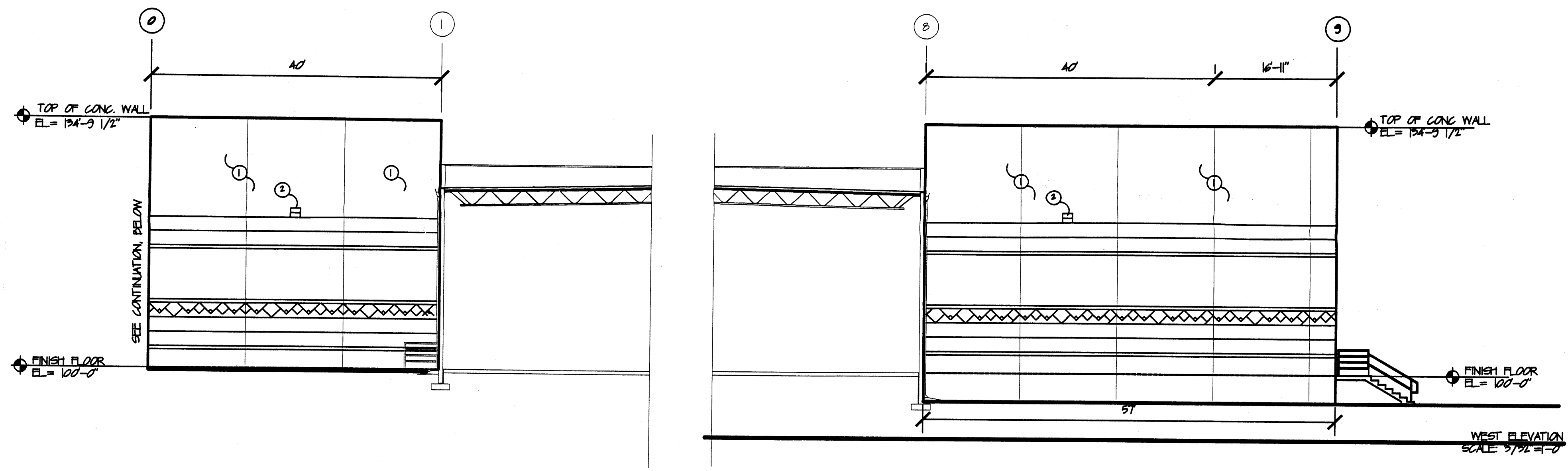
OWNER:
NATIONAL DISTRIBUTING CO.

MARK	DATE	DESCRIPTION
ISSUE DATE: 01/28/2000		
PROJECT NO: 20015		
CAD FILE: ABL.ELEV		
DRAWN BY: JL		
CHK'D BY: SE		
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SANFORD EPSTEIN & ASSOC., P.C.		
SHEET CONTENT:		

ELEVATIONS

A3.1

SHEET: 0 OF: 0



- KEYED NOTES:
- ① SITE-CAST CONC. TILT-UP WALL PANEL
SEE SHEET A- FOR PATTERN, AND STRUCTURAL DRAWINGS FOR REINFORCING/CASTING REQUIREMENTS
 - ② SECURITY LIGHT FIXTURE
 - ③ GUTTER AND DOWNSPOUT
 - ④ STEEL CANOPY, SEE
 - ⑤ PRECAST CONCRETE SPLASHBLOCK
 - ⑥ DOCK LEVELER SET IN PIT, SEE 2/A-7
 - ⑦ STANDING SEAM METAL ROOF
 - ⑧ SITE-CAST CONCRETE PIER
 - ⑨ DOCK SEAL PADS
 - ⑩ MOTORIZED WALL LAMER
 - ⑪ STEEL DOWNSPOUT PROTECTOR, SEE 7/ A-10
 - ⑫ DOCK DUMPERS
 - ⑬ COMPACTOR DOOR (4'-6"x10'-6")

