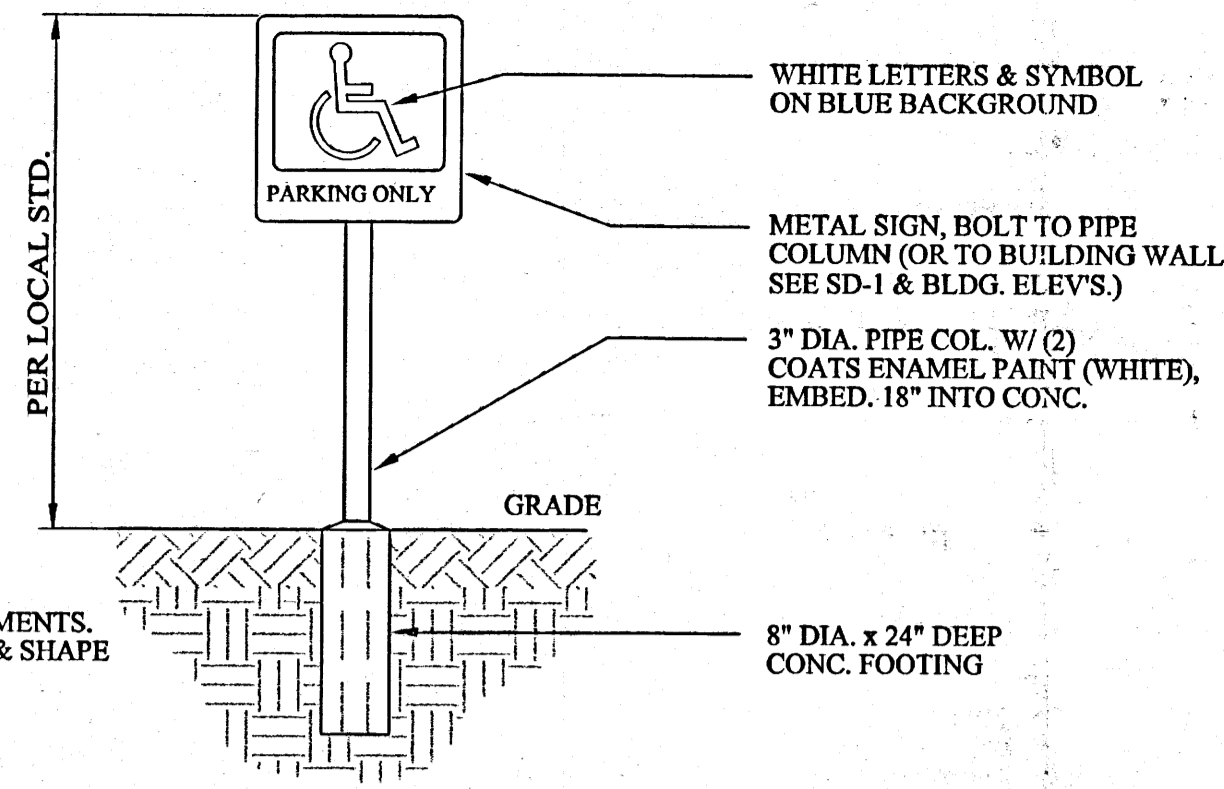
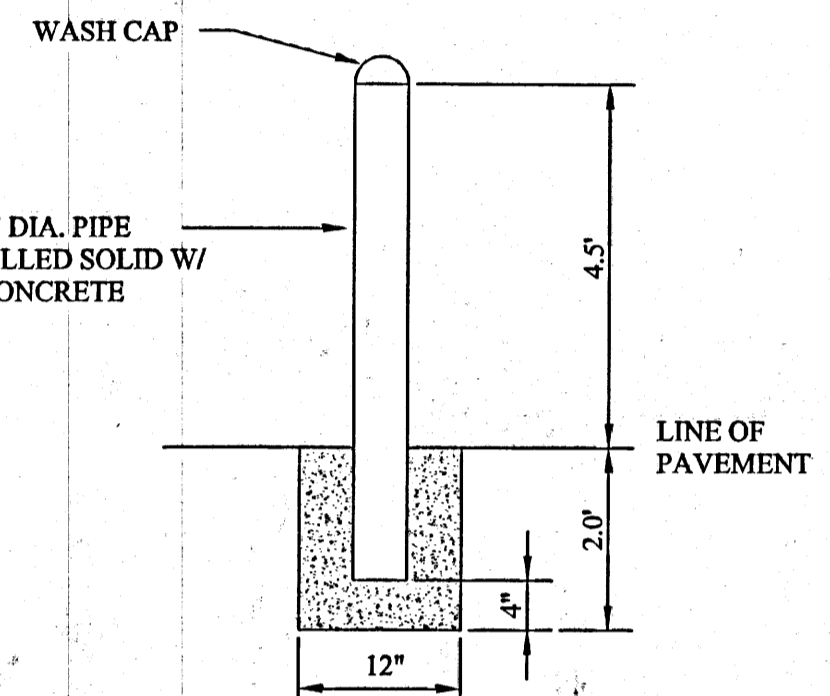


PROJECT # 1000624

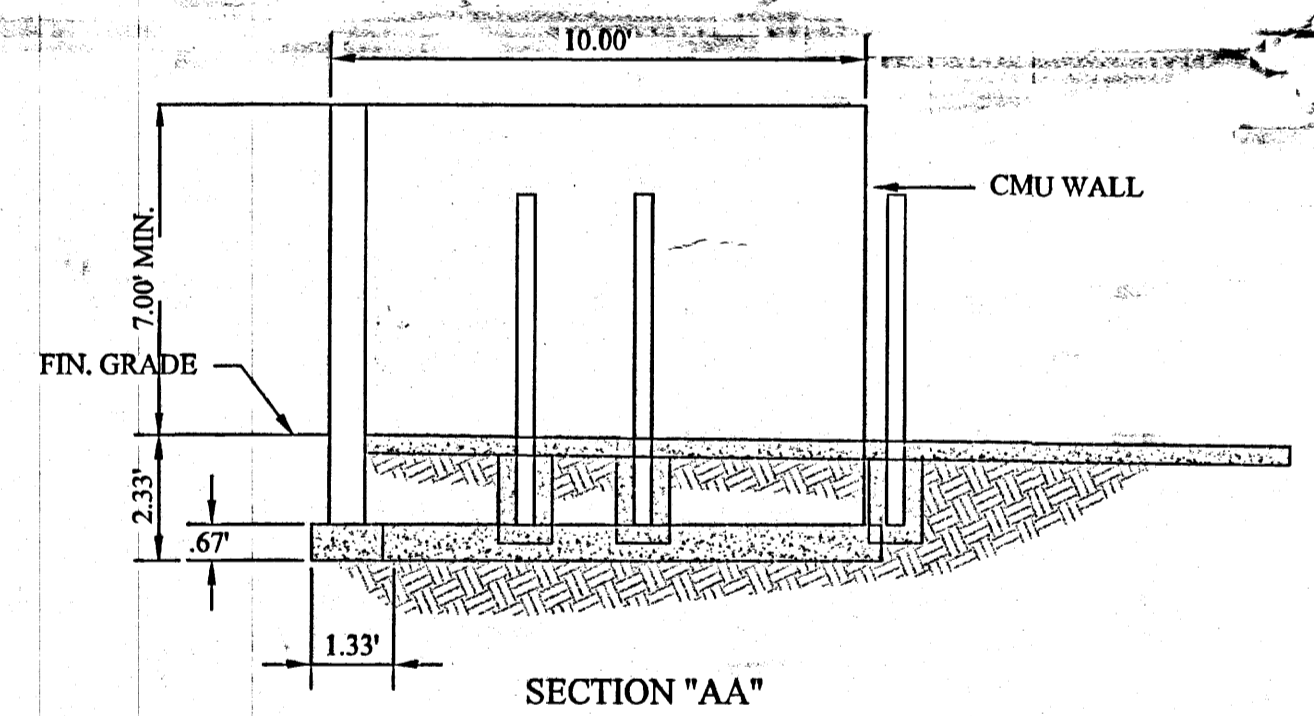
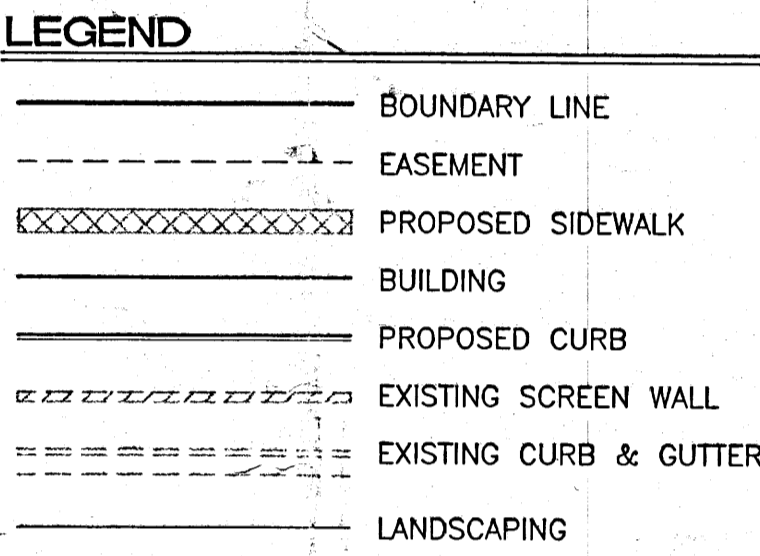


HANDICAP SIGN DETAIL

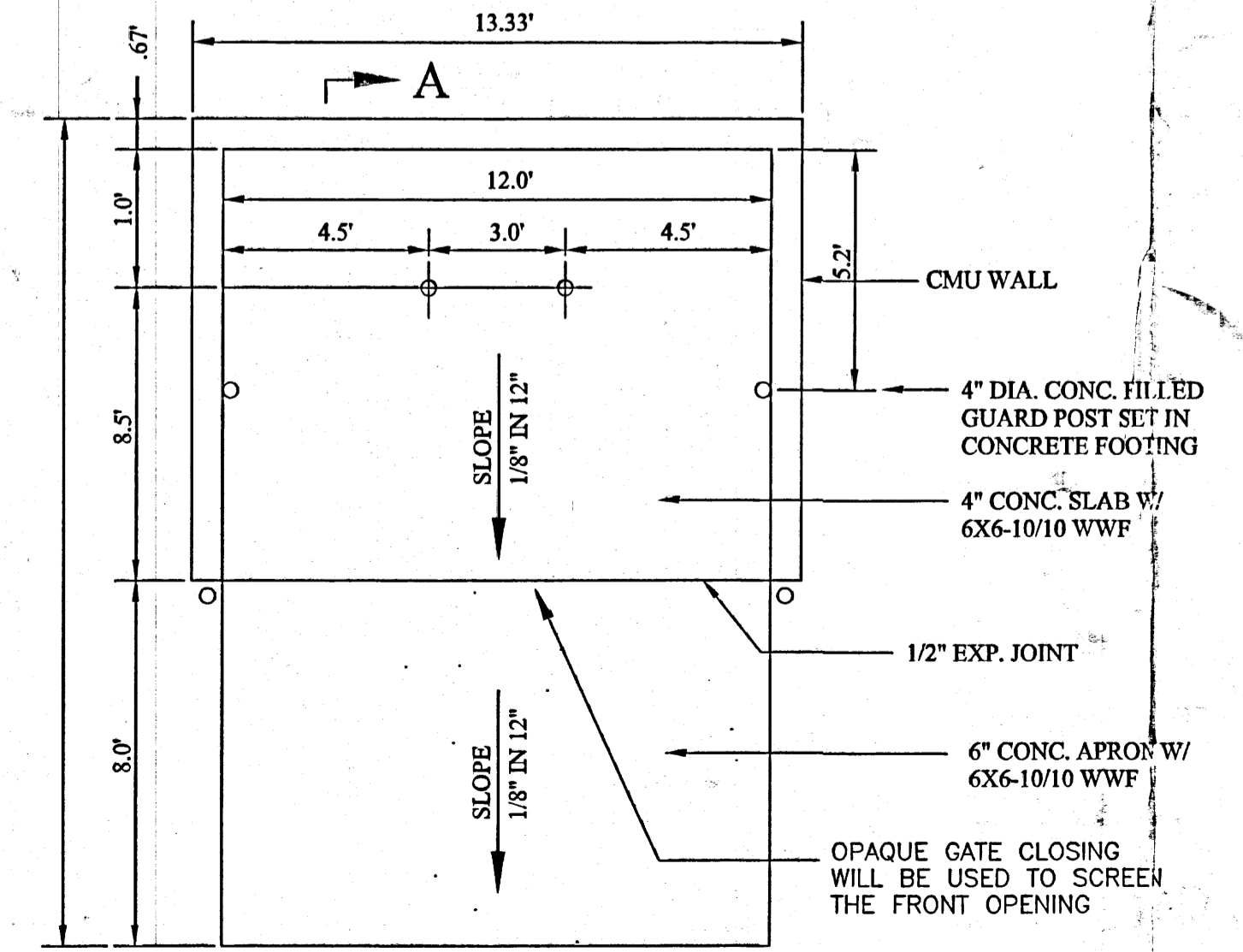
- NOTES:
- SIGN TO BE PER LOCAL HANDICAPPED REQUIREMENTS. VERIFY WITH CITY SIZE & SHAPE
  - PROVIDE SIGN @ ALL HANDICAPPED PARKING STALLS INDICATED ON SITE PLAN
  - PLACE SIGN 2' FROM THE CURB



PIPE POST DETAIL (NO SCALE)



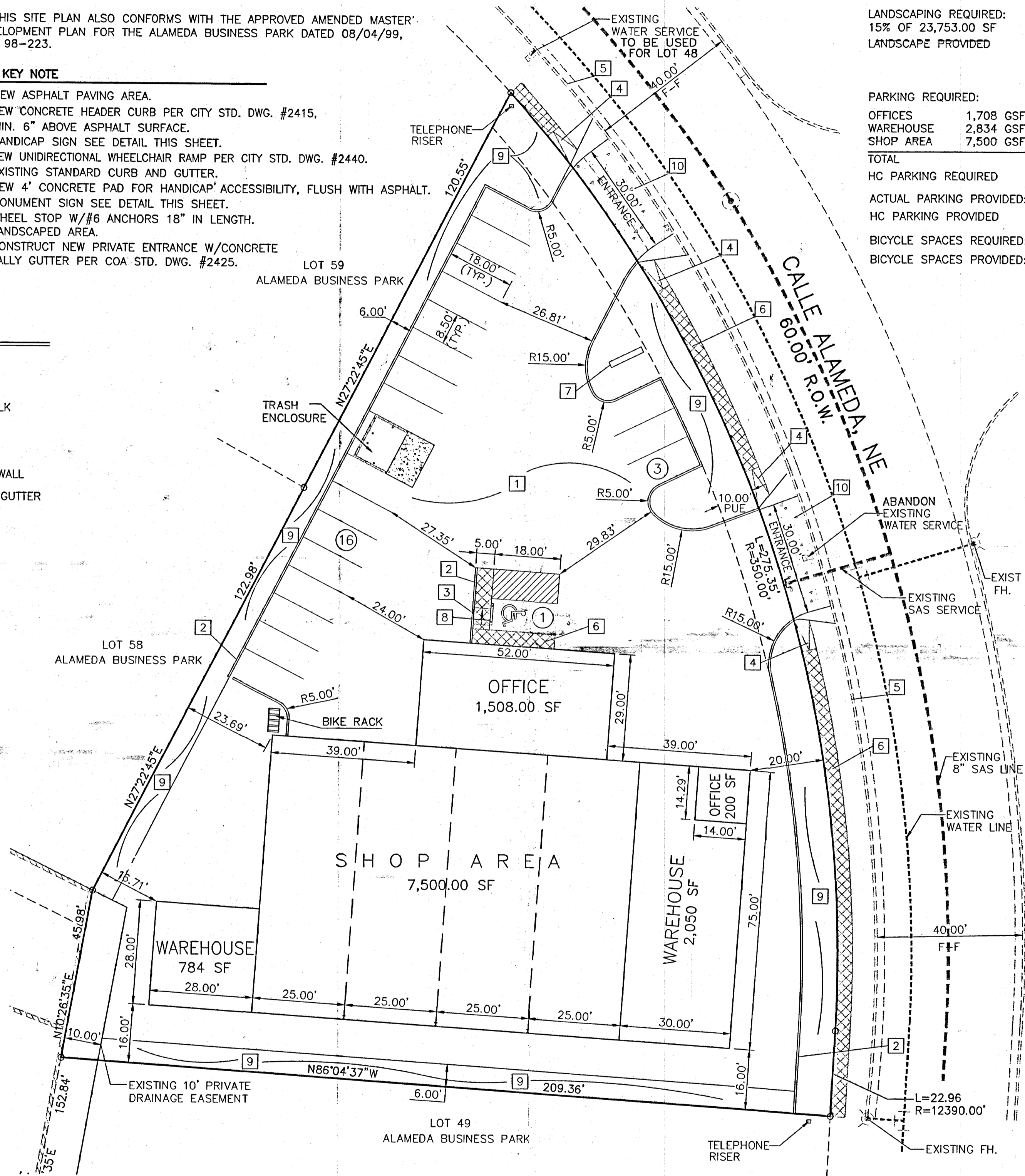
SECTION "AA"



DUMPSTER ENCLOSURE DETAIL

- GENERAL NOTES:**
- SITE LIGHTING WILL BE BUILDING-MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
  - THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN. SEE DETAIL THIS SHEET FOR MONUMENT SIGN. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.
  - THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
  - THIS SITE PLAN ALSO CONFORMS WITH THE APPROVED AMENDED MASTER DEVELOPMENT PLAN FOR THE ALAMEDA BUSINESS PARK DATED 08/04/99, DRB 98-223.

- KEY NOTE**
- NEW ASPHALT PAVING AREA.
  - NEW CONCRETE HEADER CURB PER CITY STD. DWG. #2415, MIN. 6" ABOVE ASPHALT SURFACE.
  - HANDICAP SIGN SEE DETAIL THIS SHEET.
  - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER CITY STD. DWG. #2440.
  - EXISTING STANDARD CURB AND GUTTER.
  - NEW 4" CONCRETE PAD FOR HANDICAP ACCESSIBILITY, FLUSH WITH ASPHALT.
  - MONUMENT SIGN SEE DETAIL THIS SHEET.
  - WHEEL STOP W/#6 ANCHORS 18" IN LENGTH.
  - LANDSCAPED AREA.
  - CONSTRUCT NEW PRIVATE ENTRANCE W/CONCRETE VALLEY GUTTER PER COA STD. DWG. #2425.

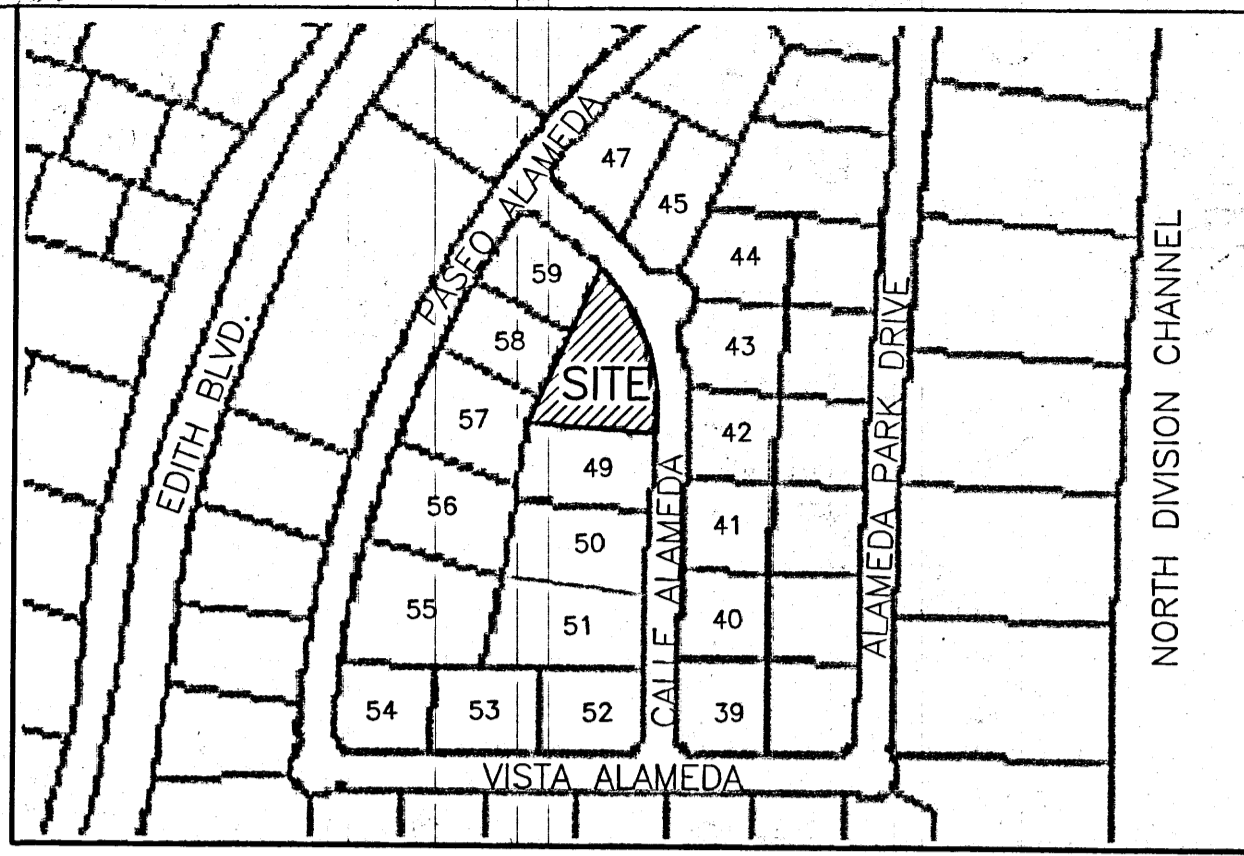


**SITE DATA**

PROPOSED USAGE:	OFFICE/WAREHOUSE/SHOP AREA
LOT AREA:	35,795.00 S.F. (0.8217 ACRE)
OFFICE AREA:	1,708 S.F.
WAREHOUSE AREA:	2,834 S.F.
SHOP AREA:	7,500 S.F.
CONSTRUCTION TYPE:	I/I (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTIBLE INTERIOR FRAMING)
LANDSCAPE CALCULATIONS:	
NET LOT AREA	23,753.00 SF ±
LANDSCAPING REQUIRED:	3,563.00 SF ±
15% OF 23,753.00 SF	
LANDSCAPE PROVIDED	5,434.00 SF ±

**PARKING REQUIRED:**

OFFICES	1,708 GSF / 200 GSF	8.5 SPACES
WAREHOUSE	2,834 GSF / 2,000 GSF	2 SPACES
SHOP AREA	7,500 GSF / 1,000 GSF	7.5 SPACES
TOTAL		18 SPACES
HC PARKING REQUIRED		1 SPACES (1 VAN)
ACTUAL PARKING PROVIDED:		20 SPACES
HC PARKING PROVIDED		1 SPACES (1 VAN)
BICYCLE SPACES REQUIRED:		2 SPACES
BICYCLE SPACES PROVIDED:		2 SPACES



VICINITY MAP: C-16-Z

**LEGAL DESCRIPTION:**  
LOT 48, ALAMEDA BUSINESS PARK

- SHEET INDEX**
- SITE PLAN
  - LANDSCAPING PLAN
  - GRADING AND DRAINAGE PLAN
  - ELEVATIONS

**LANDFILL DISCLOSURE STATEMENT**

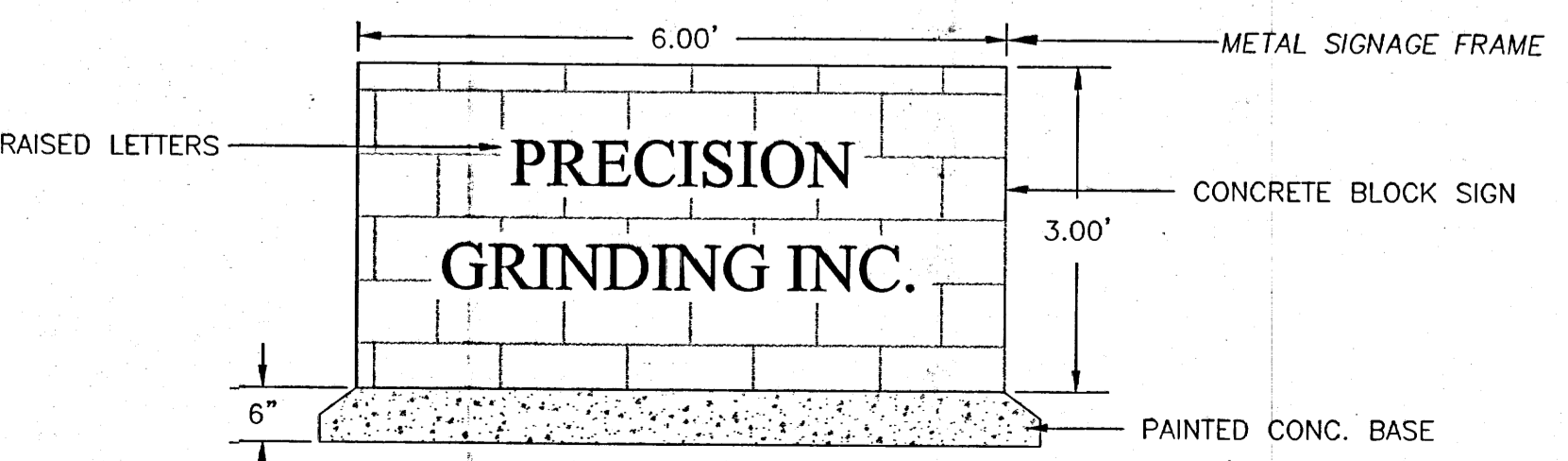
THE SUBJECT PROPERTY IS LOCATED NEAR A LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS" REVISED APRIL 10, 2000) SHALL BE CONSULTED PRIOR DEVELOPMENT OF THE SITE.

PROJECT NUMBER: 1000624  
APPLICATION NUMBER: 03DRB-00020

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

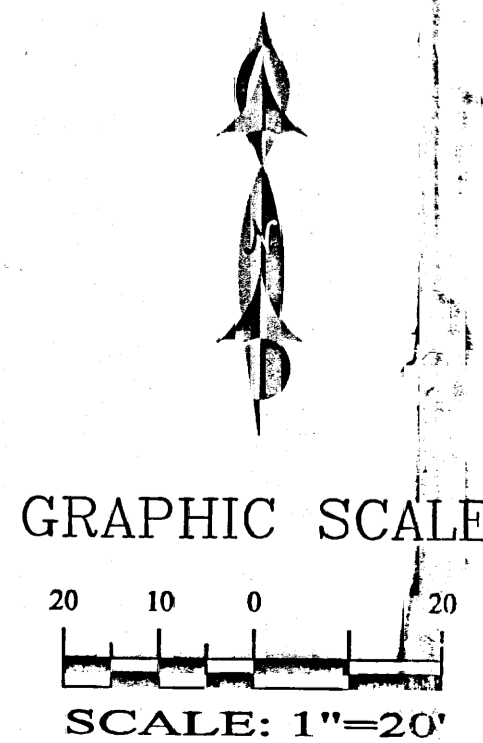
**SITE DEVELOPMENT PLAN APPROVAL:**

Michael Holton SOLID WASTE MANAGEMENT will comply w/ con specs	1-15-03 DATE
Richard J. D... TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	1-15-03 DATE
Roger A. Green UTILITIES DEVELOPMENT	1-21-03 DATE
Christina Sandoval PARKS AND RECREATION DEPARTMENT	1/15/03 DATE
Bradley B. B... CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	1/15/03 DATE
Sheran Nation CITY PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION	1/15/03 DATE



MONUMENT SIGN

SCALE: 1/2"=1'-0"



**ADVANCED ENGINEERING and CONSULTING, LLC**

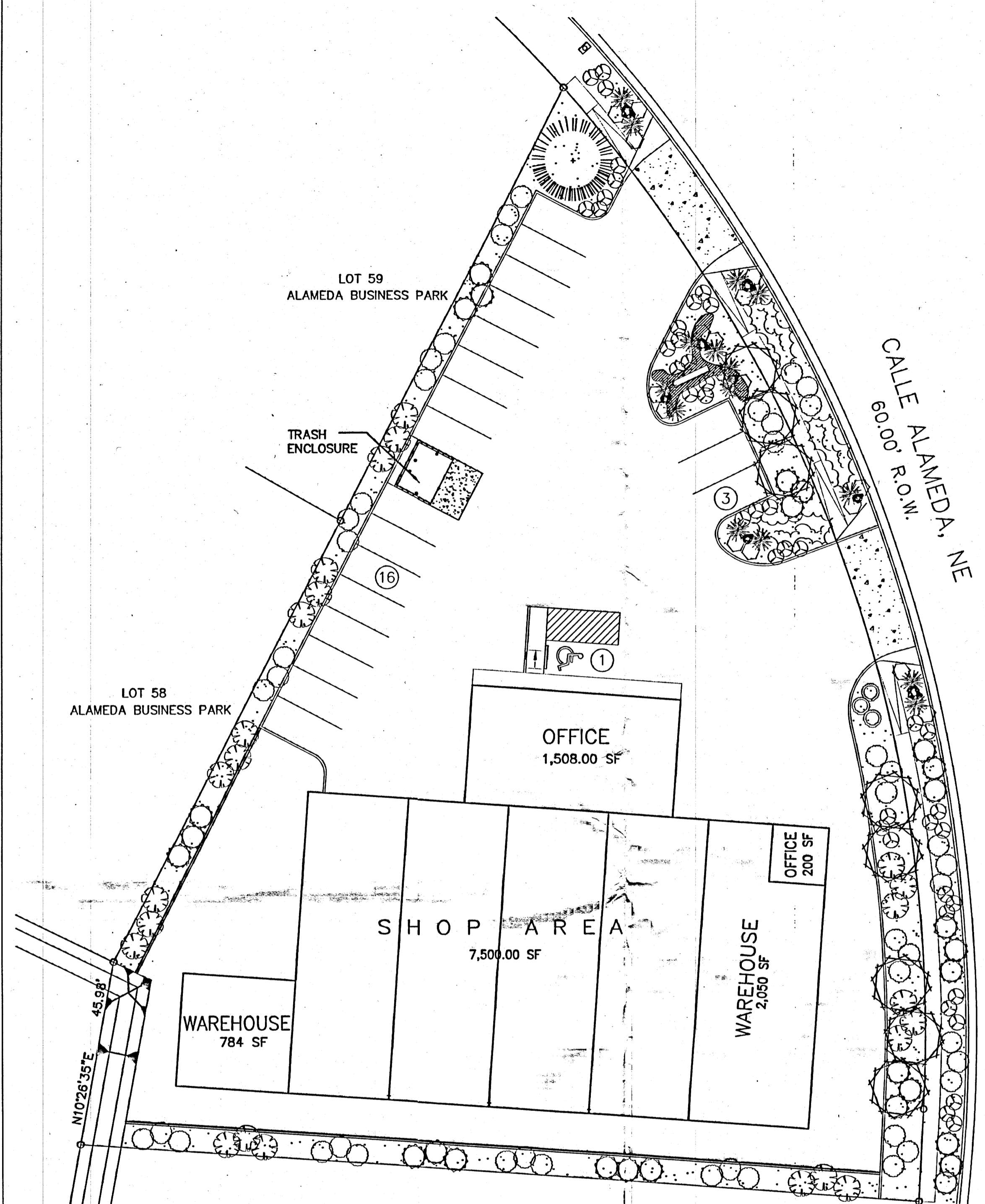
SHAHAB BIAZAR  
P.E. #13479

10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

**PRECISION GRINDING INC. SITE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200239-ST.DWG	SBB	12-03-02	1 OF 4





# PLANT LEGEND

- DESERT WILLOW (L) 8  
*Chilopsis linearis*  
15 Gal.
- THREE-LEAF SUMAC (L) 27  
*Rhus trilobata*  
5 Gal. 36sf
- RED YUCCA (L) 15  
*Hesperaloe parviflora*  
5 Gal.
- TAM JUNIPER (M) 9  
*Juniperus sabina*  
Symbol represents 3 plants  
5 Gal. 225sf
- APACHE PLUME (L) 45  
*Fallugia paradoxa*  
5 Gal. 25sf
- COMMERCIAL GRADE  
STEEL EDGING
- SANTA ANA TAN  
WITH FILTER FABRIC
- AUSTRIAN PINE (H) 1  
*Pinus nigra*  
6'-8'
- ROSEMARY (M) 3  
*Rosmarinus officinalis*  
2 Gal. 36sf
- AUTUMN SAGE (M) 17  
*Salvia greggii*  
2 Gal. 9sf
- CHAMISA (L) 24  
*Chrysothamnus nauseosus*  
1 Gal. 25sf
- WILDFLOWER 42  
1 Gal. 4sf
- OVERSIZED GRAVEL  
& BOULDERS

### 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 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.

Santa Ana Tan Gravel over Filter Fabric shall be placed 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 (5) 1.0 GPH Drip Emitters and 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.

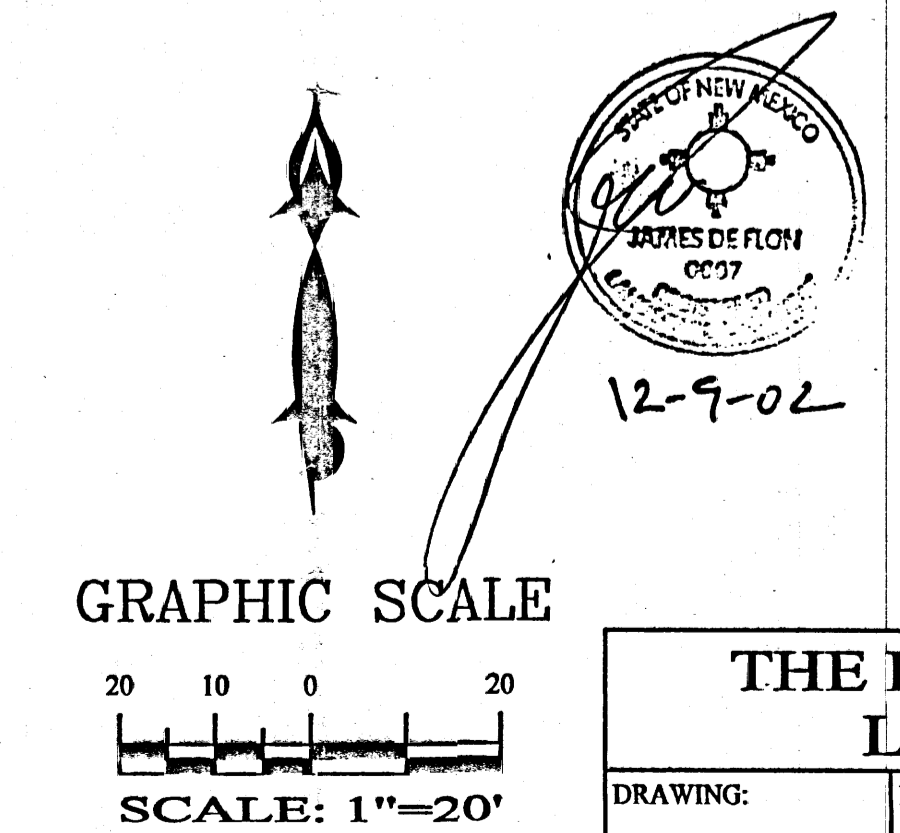
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

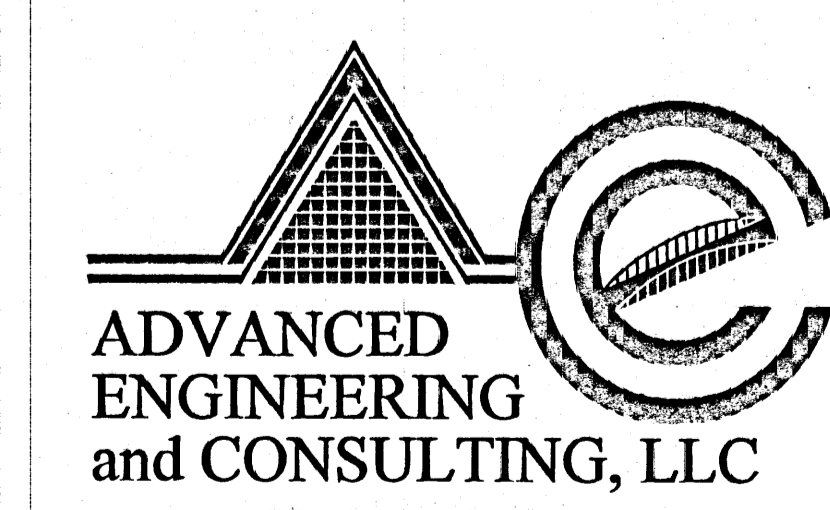
### LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	35,764 square feet
TOTAL BUILDINGS AREA	12,042 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	23,722 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	3,558 square feet
TOTAL LANDSCAPE PROVIDED	6,858 square feet
TOTAL BED PROVIDED	6,858 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet



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

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 ALBUQUERQUE, NEW MEXICO 87114  
 (505) 899-5570

THE HILLTOP LANDSCAPING LANDSCAPING PLAN			
DRAWING: HTLS-01	DRAWN BY: DLB	DATE: 12-8-02	SHEET # 2 OF 4

LAST REVISION: 11-08-02

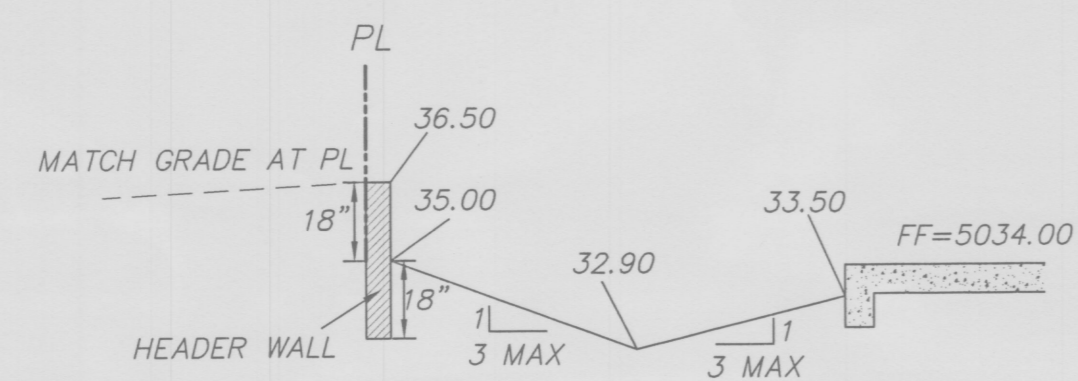


- GENERAL NOTES:
- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
  - 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5062.60 FEET ABOVE SEA LEVEL.
  - 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
  - 4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
  - 5: SLOPES ARE AT 3:1 MAXIMUM.

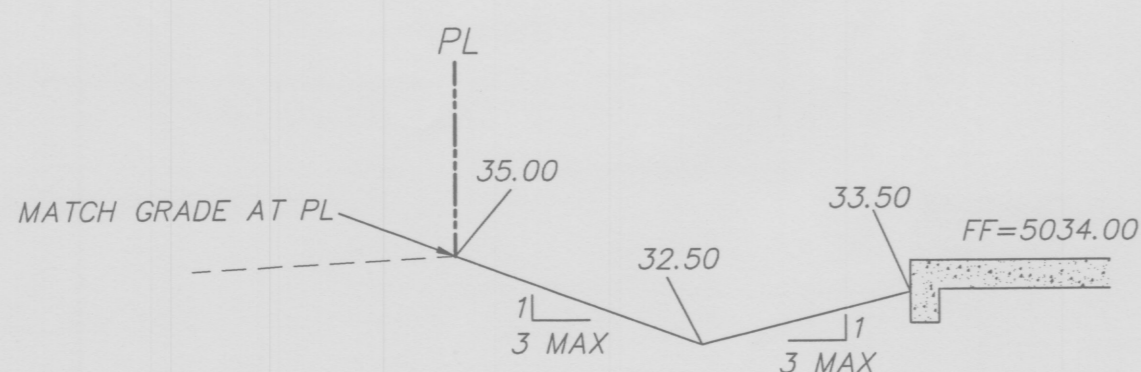
**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

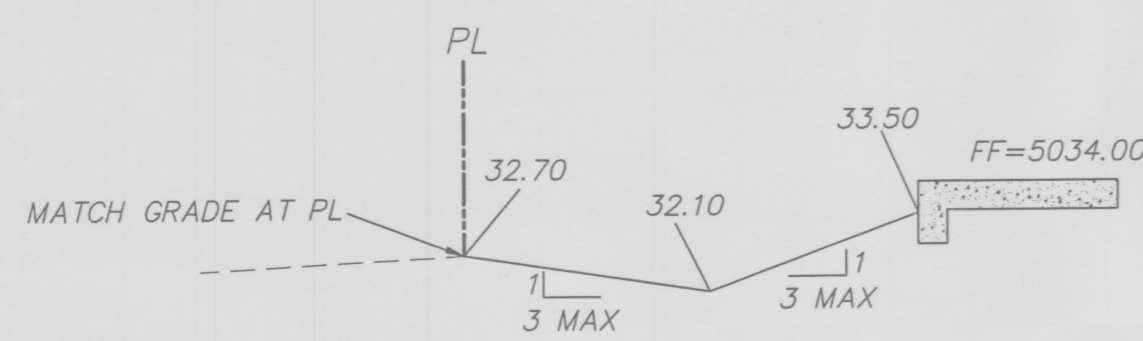
ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



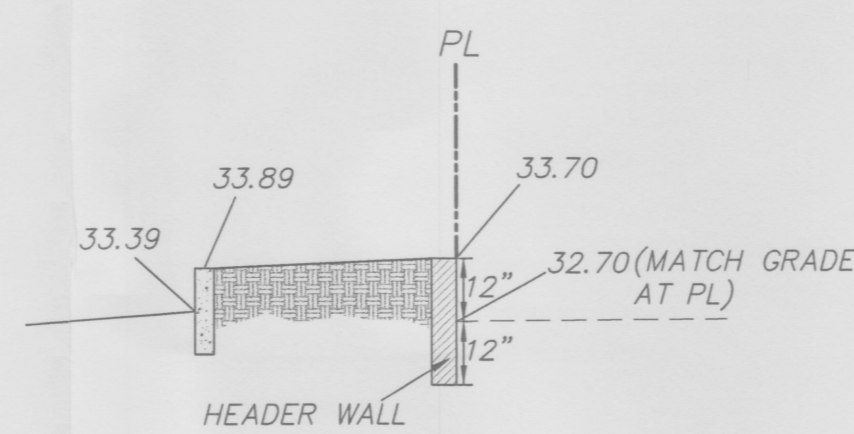
SECTION A-A  
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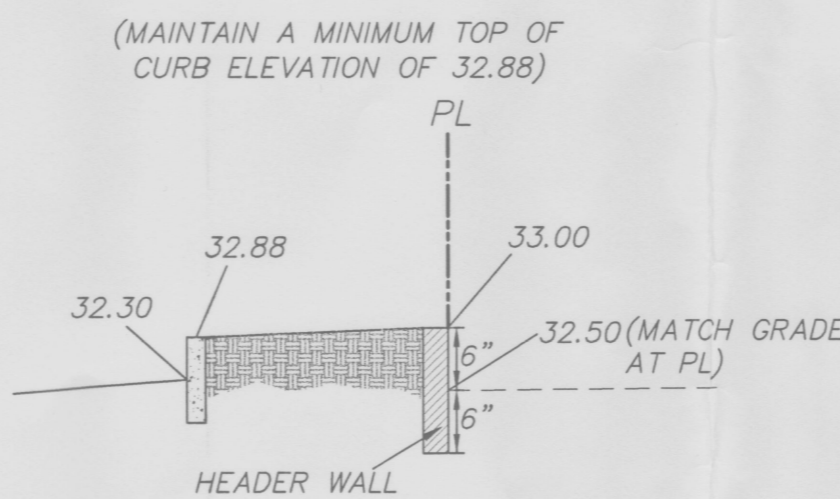
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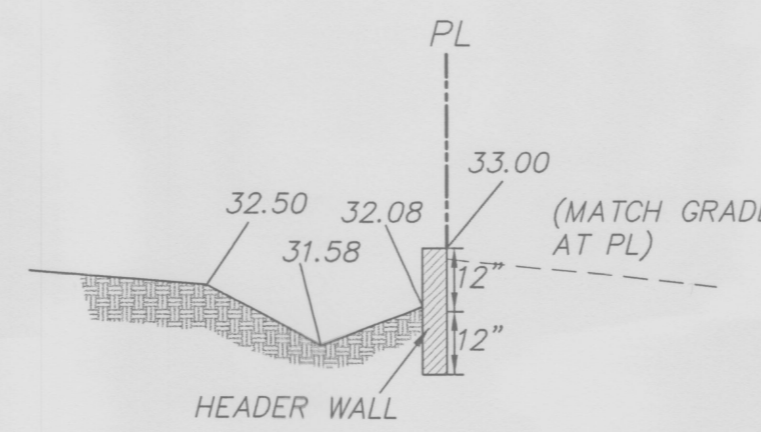
SECTION C-C  
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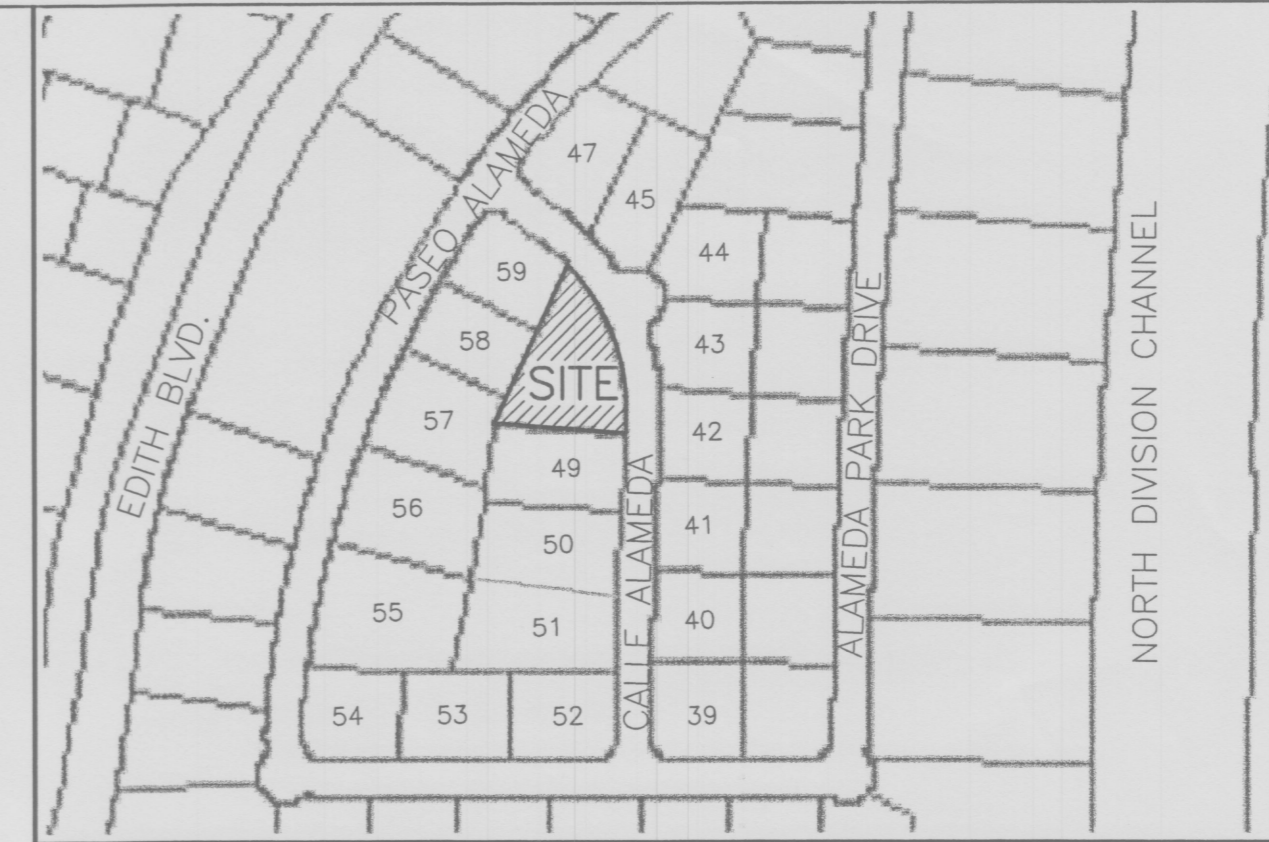
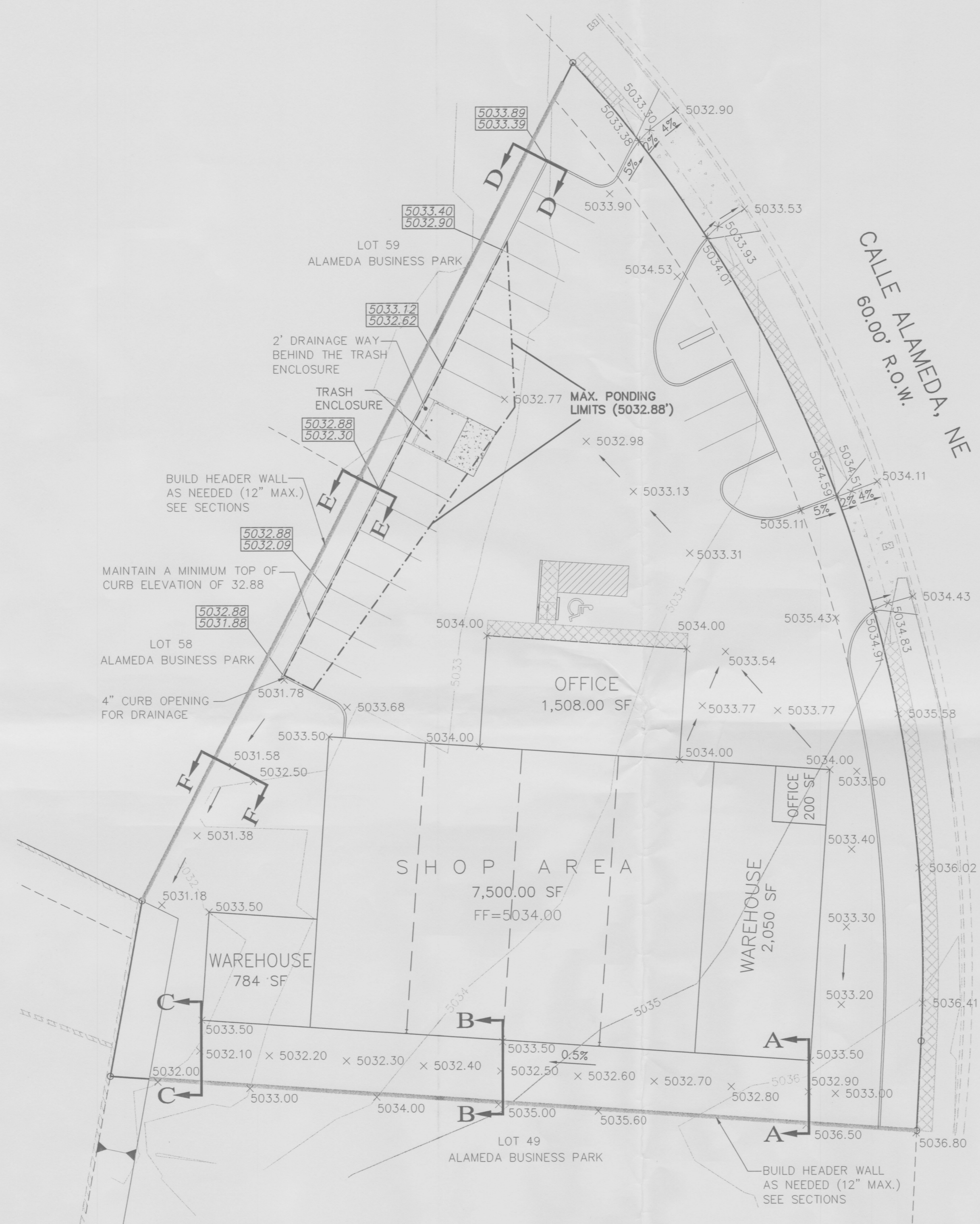
SECTION D-D  
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SECTION E-E  
NTS



SECTION F-F  
NTS

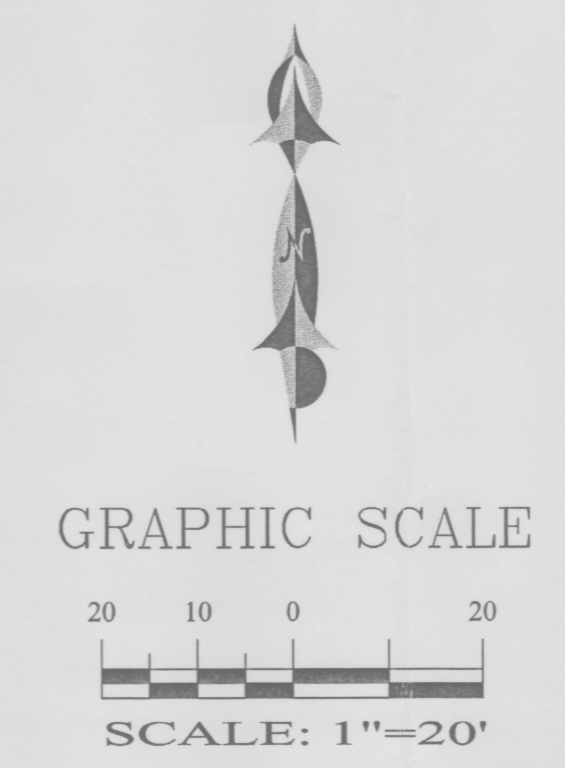


VICINITY MAP: C-16-Z

LEGAL DESCRIPTION:  
LOT 48, ALAMEDA BUSINESS PARK, CONTAINING 35,795.00 S.F. (0.8217 ACRE)  
ZONING: IP

**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING 8" SAS
	EXISTING 16" WL
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES



SHAHAB BIAZAR  
P.E. #13479

ADVANCED  
ENGINEERING  
and CONSULTING, LLC

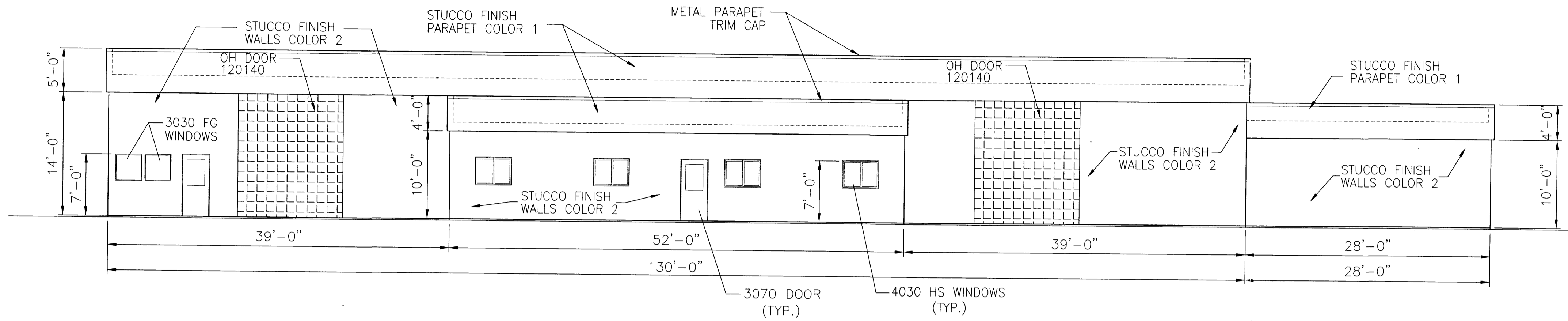
10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

**PRECISION GRINDING INC.**  
**GRADING AND DRAINAGE PLAN**

DRAWING: 200239-GR.DWG	DRAWN BY: SBB	DATE: 11-14-2002	SHEET # 3 OF 4
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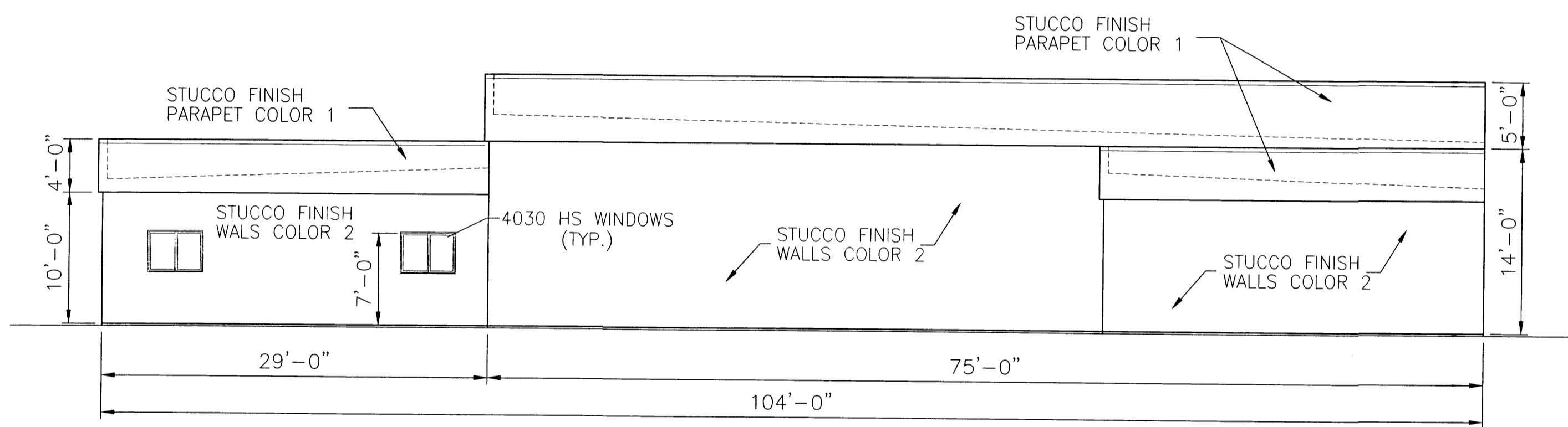


EXTERIOR COLOR SCHEDULE:	
STUCCO FINISH PARAPET COLOR 1	DARK BRONZE TO MATCH FRAMES
STUCCO FINISH WALLS COLOR 2	MEDIUM TAN
DOOR & WINDOW FRAMES PARAPET CAP TRIM	DARK BRONZE
METAL SIDING PANELS ON WEST ELEVATION	TAN
METAL ROOFING PANELS & INTERIOR PARAPET WALLS	GALVALUME



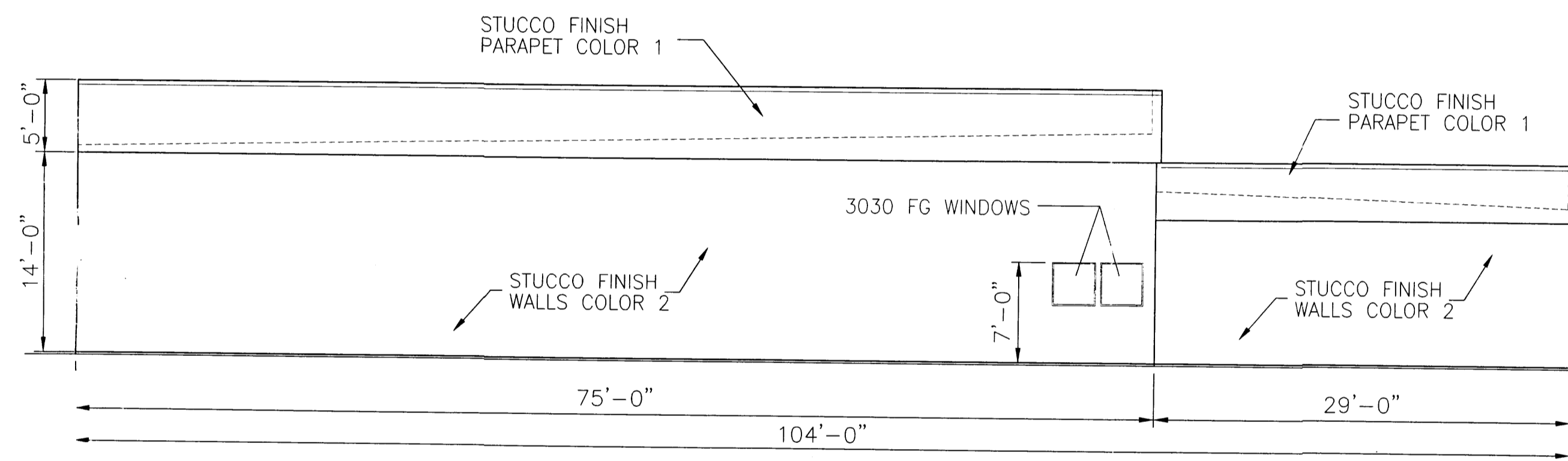
1 NORTH ELEVATION

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



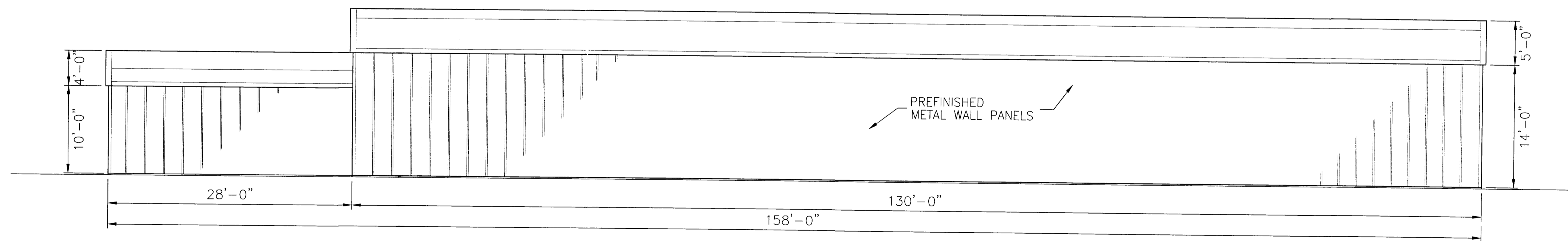
2 WEST ELEVATION

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



3 EAST ELEVATION

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



4 SOUTH ELEVATION

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

**MASTERWORKS ARCHITECTS, INC.**  
516 ELEVENTH ST. NW 242-1866  
ALBUQUERQUE, NM 87102-1806

FILE # 0281ARCH  
18 DEC 02

NEW OFFICE AND SHOP FOR  
**PRECISION GRINDING, INC.**  
8527 CALLE ALAMEDA NE  
ALBUQUERQUE, NEW MEXICO

DRB REVIEW  
EXTERIOR  
ELEVATIONS

SHEET  
4 OF 4