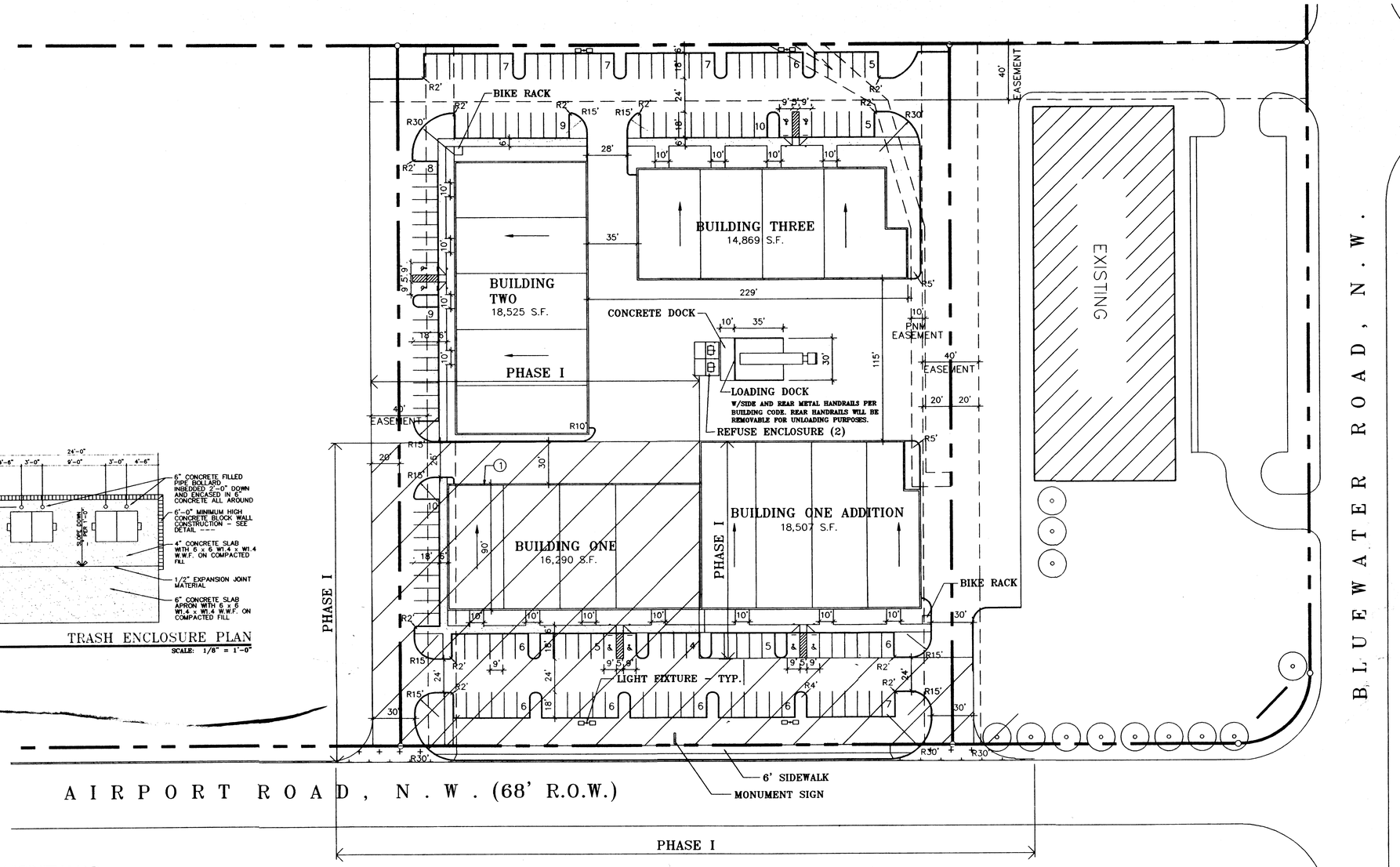
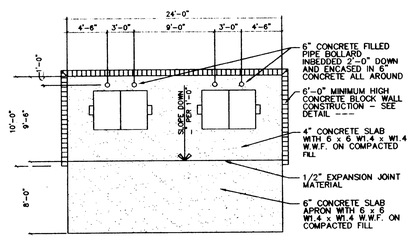


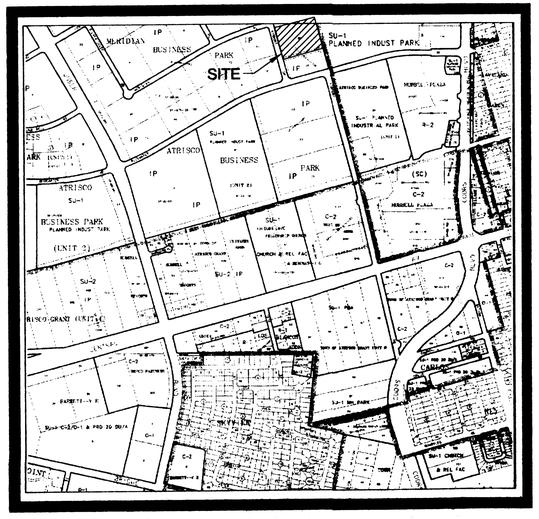


2 TRASH ENCLOSURE PLAN

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

VICINITY MAP

ZONE ATLAS: K-10



PROJECT DATA

LEGAL DESCRIPTION:	TRACT 2B ATRISCO BUSINESS PARK, UNIT 2
ZONING:	I-P
SITE AREA:	197,000 S.F. (4.52 ACRES)

BUILDING AREA:

BUILDING 1	(OFFICE - 10,440 SF / WAREHOUSE - 24, 357 SF)	34,797 S.F.
BUILDING 2	(OFFICE - 5,558 SF / WAREHOUSE - 12,967 SF)	18,525 S.F.
BUILDING 3	(OFFICE - 4,460 SF / WAREHOUSE - 10,409 SF)	14,869 S.F.
TOTAL BUILDING:		68,191 S.F.
FLOOR AREA RATIO (F.A.R.)		.35

PARKING DATA:

PARKING REQUIRED (OFFICE - 1 / 200 S.F., WAREHOUSE - 1 / 2,000 S.F.)	126 SPACES
TOTAL PARKING PROVIDED:	148 SPACES
HANDICAP PARKING REQUIRED:	8 SPACES
HANDICAP PARKING PROVIDED:	8 SPACES
BICYCLE PARKING REQUIRED:	6 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES

NOTE:
THE OVERHEAD DOORS ADJACENT TO 30 FOOT OR LESS SERVICE OR CIRCULATION AISLES MUST BE SETBACK 5 FEET.

20 0 40 80
SCALE: 1" = 40'

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

KEYED NOTES

1. ELECTRICAL POWER SERVICE ENTRANCE TO BUILDING.

GENERAL NOTES

1. ALL SITE WORK TO INCLUDE SITE PREP, CONCRETE, ASPHALT, PARKING LOT STRIPPING, AND HANDICAPP ACCESSIBLE PARKING SIGNAGE. EACH ASPECT OF THE SITE WORK SHOULD BE BROKEN DOWN INTO SEPARATE LINE ITEMS.
2. LANDSCAPING TO INCLUDE, SOIL PREP, IRRIGATION, AND PLANT MATERIALS.
3. SITE LIGHTING IS LIMITED TO WALL PACKS MOUNTED ON, THE BUILDING EXTERIOR.
4. PROVIDE SEPARATE WATER METER FOR EACH BUILDING. STUB-OUT ONLY FOR BUILDING TWO.
5. PROVIDE CANALES AND DOWNSPOUTS ON THE OVERHEAD DOOR SIDE OF THE BUILDING. PROVIDE ROOF DRAINS ON THE LOWER ROOF PORTION, DRAINING THRU THE WALL TO DAYLIGHT INTO LANDSCAPING.
6. PROVIDE BUILDING SEWER LINE 20'-0" IN FROM THE FRONT OF THE BUILDING. STUB-OUT ONLY FOR BUILDING TWO.
7. PROVIDE ELECTRICAL POWER SERVICE TO EACH BUILDING (PANEL LOCATION AS NOTED ON THE DRAWINGS) AND PROVIDE 4 SEPARATE METERS FOR 4 TENANTS AT BUILDING ONE, AND 6 SEPARATE METERS FOR 6 TENANTS AT BUILDING TWO.

APPLICATION # 00450-0000-00948

APPROVALS [redacted]

Planning Director	5/15/01 Date
Transportation Development	8-09-00 Date
City Engineer/AMAFCA	5/15/01 Date
Utility Development	8-9-00 Date
Parks and Recreation Department	8/9/00 Date
Solid Waste Department	5-15-01 Date

NORTH

SITE PLAN

JULY 11, 2000

PRJ 1000665

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT

OFFICE/WAREHOUSE

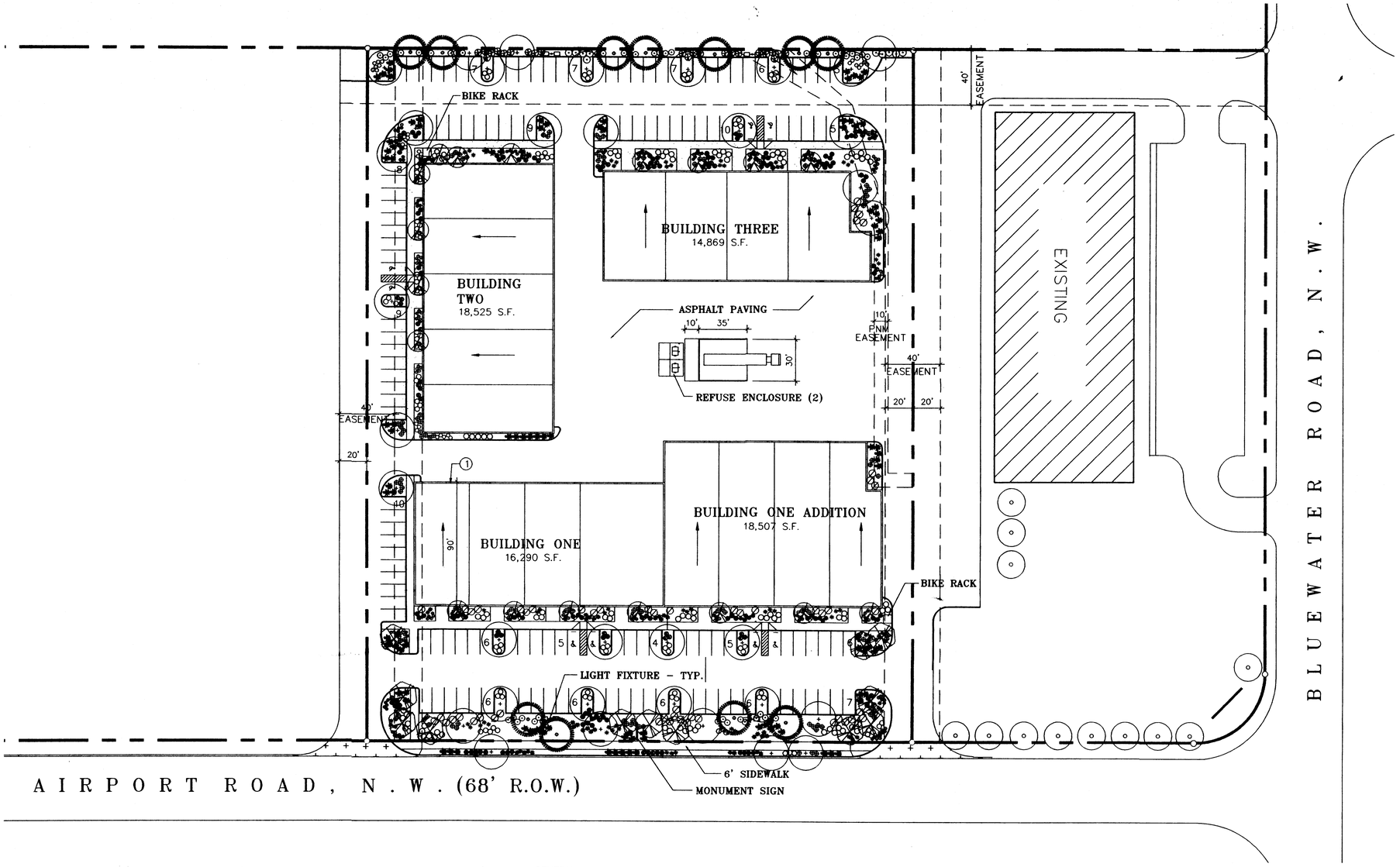
AIRPORT ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
SP-1

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

GRADY/GRADY-SP



NORTH

LANDSCAPE PLAN

JULY 11, 2000

PLANT PALETTE

Evergreen Trees (6' Min. Height)
Austrian Pine, Pinon Pine, Leylandi Cypress, Upright Juniper

Deciduous Trees (2" Caliper Min.)
Modesto Ash, Skyline Honeylocust, Chinese Pistache

Accent Trees (1½" Caliper Min.)
Bradford Pear, Flowering Locust, Chitalpa, Desert Willow, New Mexico Olive

Shrubs and Groundcovers (1 & 5 Gallon)
Juniper Species, Potentilla, Chamisa, Artemesia Species, Red Yucca, Apache Plume, Barberry, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca Species, Virginia Creeper, Rosemary, Santolina, Coyotebush, Dalea Species, Photinia, India Hawthorn

Ornamental Grasses
Maiden Grass, Muhly Grass, Fountain Grass, Threadgrass

Mulches
Santa Fe Brown Crusher Fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Cobble

GENERAL

The design and provision of landscape features within the Lowe's Site will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. The Planting Restrictions Approach will be used to comply with the Water Conservation Ordinance, and therefore, no high water use turf shall be used on this project. Approval of this plan does not constitute or imply exemption from the Water Conservation Ordinance.

TREE REQUIREMENTS

Street trees are required at a rate of 1 tree per 25 linear feet of street frontage.
Required 16 Provided 16

Perimeter trees are required at a rate of 1 tree per 40 linear feet of rear site perimeter.
Required 10 Provided 10

Parking area trees are required at a rate of 1 tree per 10 parking spaces.
Required 14 Provided 28

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be utilized to irrigate tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the owner.

LANDSCAPE AREA REQUIREMENTS

Total Site Area (4.52 acres)	197,000 SF
Building Footprint/Service Areas	- 68,191 SF
Public R.O.W. Landscape	- 1,360 SF
Total Area	127,449 SF
Required Percentage	x .20
Landscape Area Required	25,490 SF
Landscape Area Provided	25,742 SF

20 0 40 80'
SCALE: 1" = 40'

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
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e-mail: cp@consensusplanning.com

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT
OFFICE/WAREHOUSE
AIRPORT ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
L-1

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1339

GRADY/GRADY-SP

KEYED NOTES

1. CONSTRUCT 6" CONC. HEADER CURB
2. CONSTRUCT 6' CONC. TURN DOWN SIDEWALK
3. LIGHT DUTY ASPHALT PAVEMENT PER DETAIL D/4
4. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL E/4
5. REMOVE AND REPLACE EXISTING PAVEMENT
6. EXISTING FLOODPLAIN BOUNDRY
7. CONSTRUCT RETAINING WALL DESIGN BY OTHERS
8. EXISTING 25 FOOT STORM DRAIN EASEMENT
9. STANDARD CITY TRASH ENCLOSURE
10. CONSTRUCT 6" CONCRETE TURN DOWN SIDEWALK
11. PHASE 1 BOUNDRY
12. 4' CONCRETE SIDEWALK
13. 24" CMP SD @ S = 2.0%
14. CONSTRUCT DOUBLE TYPE 'D' INLET PER COA STD DWG 2206
15. PROVIDE 12" WIDE CURB BREAKS AT 30' SPACING (10) FOR DRAINAGE TO POND
16. LOADING DOCK PER DETAIL C/4
17. EXISTING ASPHALT PAVING
18. CONNECT SD TO EXISTING INLET SEE SHEET 5.
19. 12" STORM DRAIN SEE SHEET 5.
20. 8" STORM DRAIN SEE SHEET 5.
21. EROSION CONTROL BERM PER SECTION A/4
22. EXISTING DROP INLET
23. EXISTING STANDARD CURB & GUTTER
24. CONSTRUCT CONCRETE VALLEY GUTTER PER COA STANDARD DRAWING 2426
25. CONSTRUCT CONCRETE HANDICAP RAMP PER COA STANDARD DRAWING 2426
26. CONSTRUCT HANDICAP RAMP PER DETAIL G/4
27. CONSTRUCT HANDICAP RAMP PER DETAIL F/4
28. CONSTRUCT 120" CMP FOR DETENTION STORAGE SEE DETAILS ON SHEET 5.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. An excavatin/construction permit will be required before beginning any work within a city right of way.
2. All work detailed on these plans to be performed, exept as otherwise stated or provided hereon, shall be constructed in accordance with the "City of Albuquerque Interim Standard Specifications for Public Works Construction", 1985.
3. Two working days prior to any excavation, the contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

APPROVALS	NAME	DATE
INSPECTOR		

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
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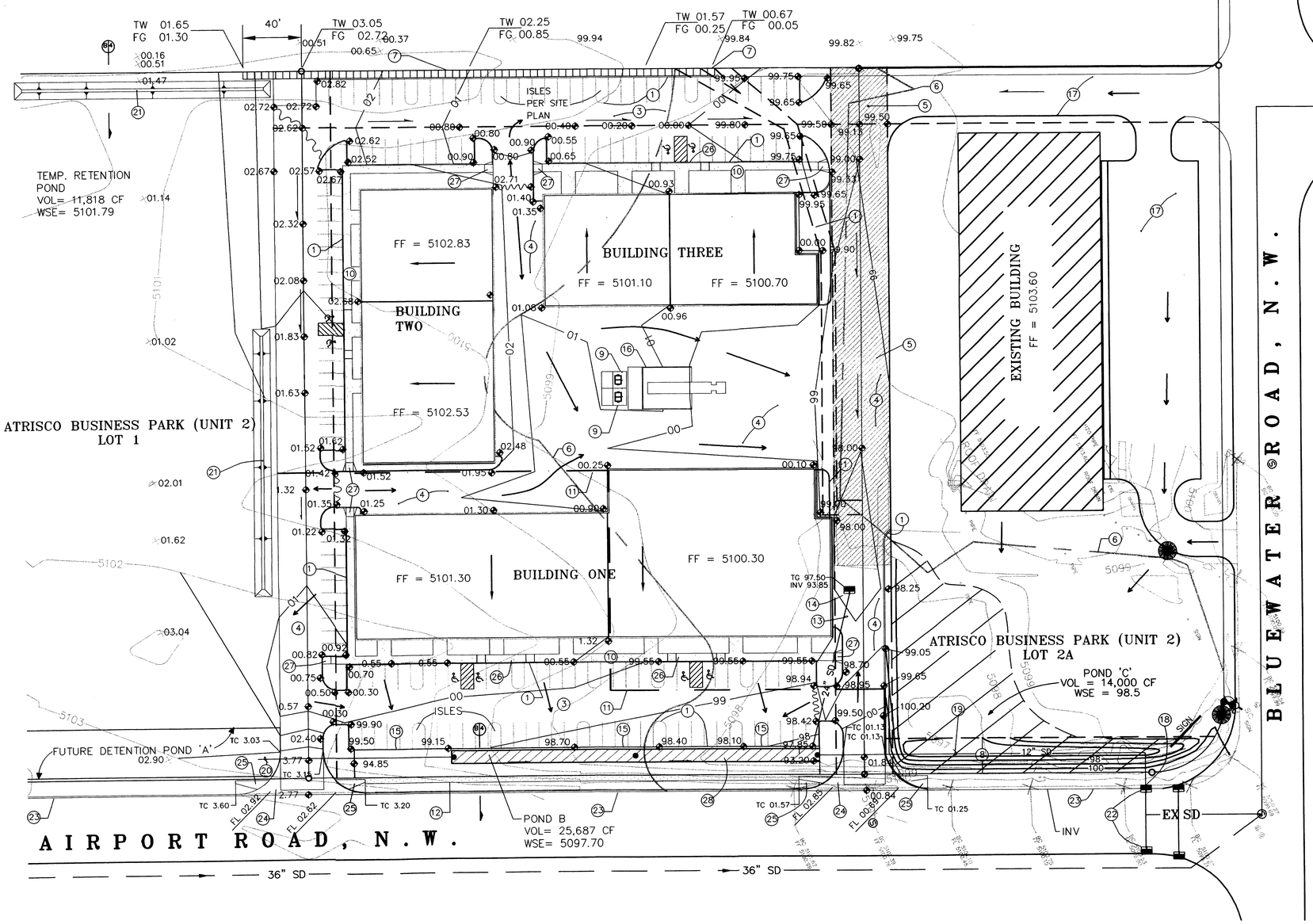

LEGEND

6001	EXISTING CONTOUR ELEVATION
02.5 ×	EXISTING SPOT ELEVATION
01	PROPOSED CONTOUR ELEVATION
	PROPERTY LINE
01.5 ◆	PROPOSED SPOT ELEVATION
	DIRECTION OF FLOW
	DRAINAGE SWALE
	DRAINAGE BASIN DIVIDE

PROPERTY ADDRESS

520 AIRPORT RD NW

LEGAL DESCRIPTION

Lot 2-B, Tract A, Unit 2, ATRISCO BUSINESS PARK

PROJECT BENCHMARK

TBM: SE property corner, a 1/2" rebar
Elevation 5098.21

SURVEY

Topographic and Field Measurement by
Clark Engineering Inc.
Dated March, 2000, Amended by
Brasher and Lorenz, Inc. June, 2000

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

NORTH

JANUARY 8, 2001 **SCALE: 1" = 40'-0"**

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT

GRADING AND DRAINAGE PLAN

DENNIS A. LORENZ
NEW MEXICO
9481
REGISTERED PROFESSIONAL ENGINEER

SHEET
3

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

GRADY/GRADY-SP

KEYED NOTES

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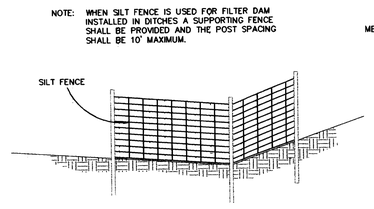
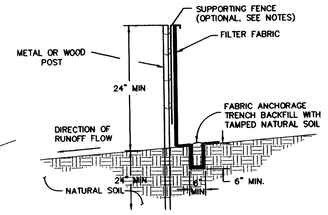
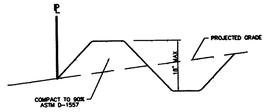


ELEVATION – FILTER DAM
(SILT FENCE OPTION)



ELEVATION – FILTER DAM
(SILT FENCE OPTION)

SILT FENCING



EROSION CONTROL BERM DETAIL (A)
NTS

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APPROVALS	NAME	DATE
INSPECTOR		

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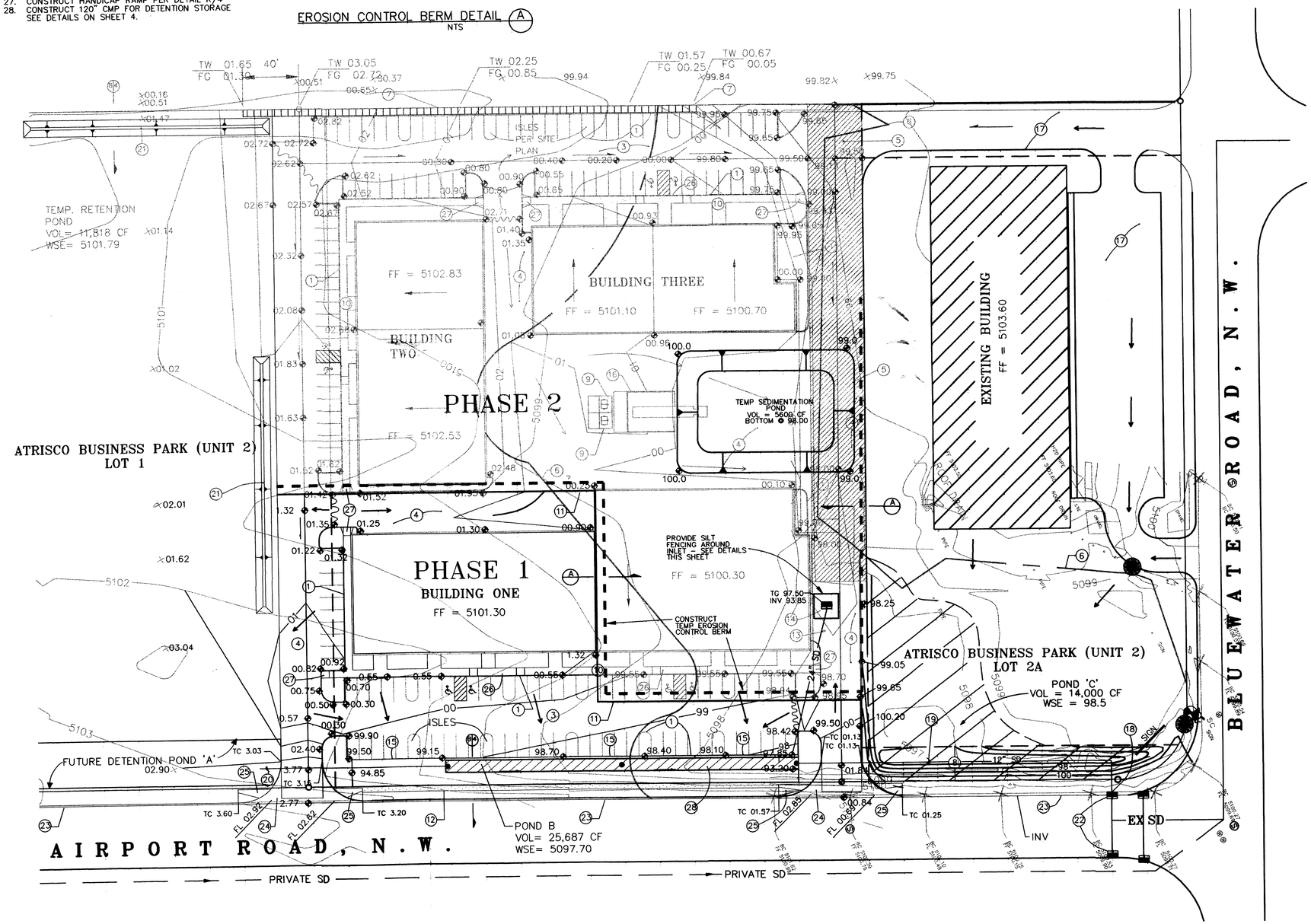


TEMPORARY SEDIMENTATION POND

SIZE POND FOR 10 YEAR EVENT:

Precipitation Zone 1

P360= 2.20 in.

E(10 yr) = 0.44 in.

Area Phase 2 = 3.50 ac

Volume (10 yr) = 3.50(0.44)/12 = 5590 cf.

LEGEND

—— 6001 ——	EXISTING CONTOUR ELEVATION
02.5 ×	EXISTING SPOT ELEVATION
—— 01 ——	PROPOSED CONTOUR ELEVATION
—— · · ——	PROPERTY LINE
01.5 ◆	PROPOSED SPOT ELEVATION
←	DIRECTION OF FLOW
———	DRAINAGE SWALE
	DRAINAGE BASIN DIVIDE
▬ ▬ ▬	TEMP EROSION CONTROL BERM

PROPERTY ADDRESS

520 AIRPORT RD NW

LEGAL DESCRIPTION

Lot 2-B, Tract A, Unit 2, ATRISCO BUSINESS PARK

PROJECT BENCHMARK

TBM: SE property corner, a 1/2" rebar with cap marked XX-xxxx. Elevation 5098.21

SURVEY

Topographic and Field Measurement by Clark Engineering Inc.
Dated March, 2000, Amended by Brasher and Lorenz, Inc. June, 2000

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

NORTH

JANUARY 8, 2001 SCALE: 1" = 40'-0"

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT

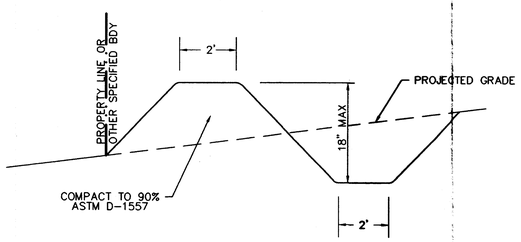
GRADING AND DRAINAGE PLAN
PHASE 1

DENNIS A. LORENZ
NEW MEXICO
9640
REGISTERED PROFESSIONAL ENGINEER
3-9-01

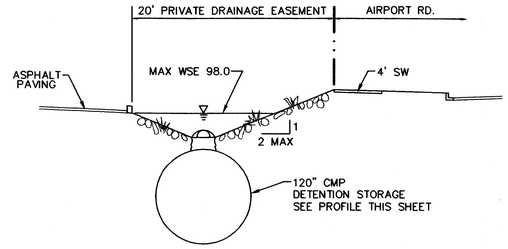
SHEET
3A

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

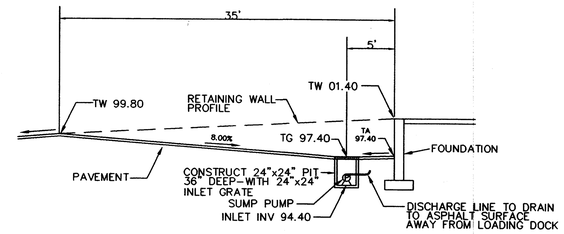
GRADY/GRADY-SP



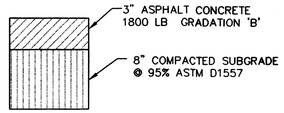
TEMPORARY EROSION CONTROL BERM (A/4)
NTS



POND SECTION (B/4)
NTS



LOADING DOCK SECTION (C/4)
NTS



LIGHT DUTY PAVEMENT SECTION (D/4)
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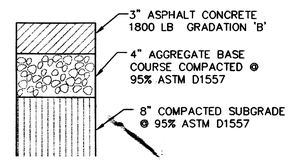
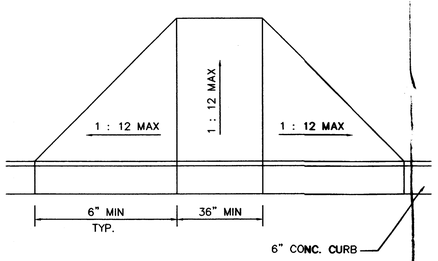
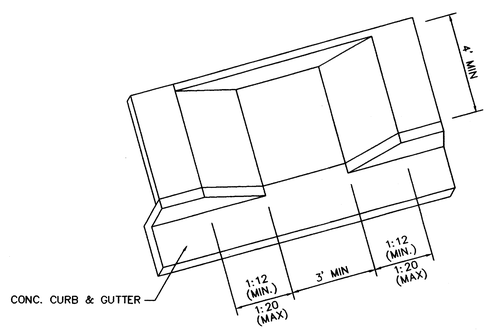


HEAVY DUTY PAVEMENT SECTION (E/4)
NTS



HANDICAP RAMP DETAIL (F/3)
NTS



HANDICAP RAMP DETAIL (G/3)
NTS

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

JANUARY 8, 2001 SCALE: 1" = 30'-0"

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT

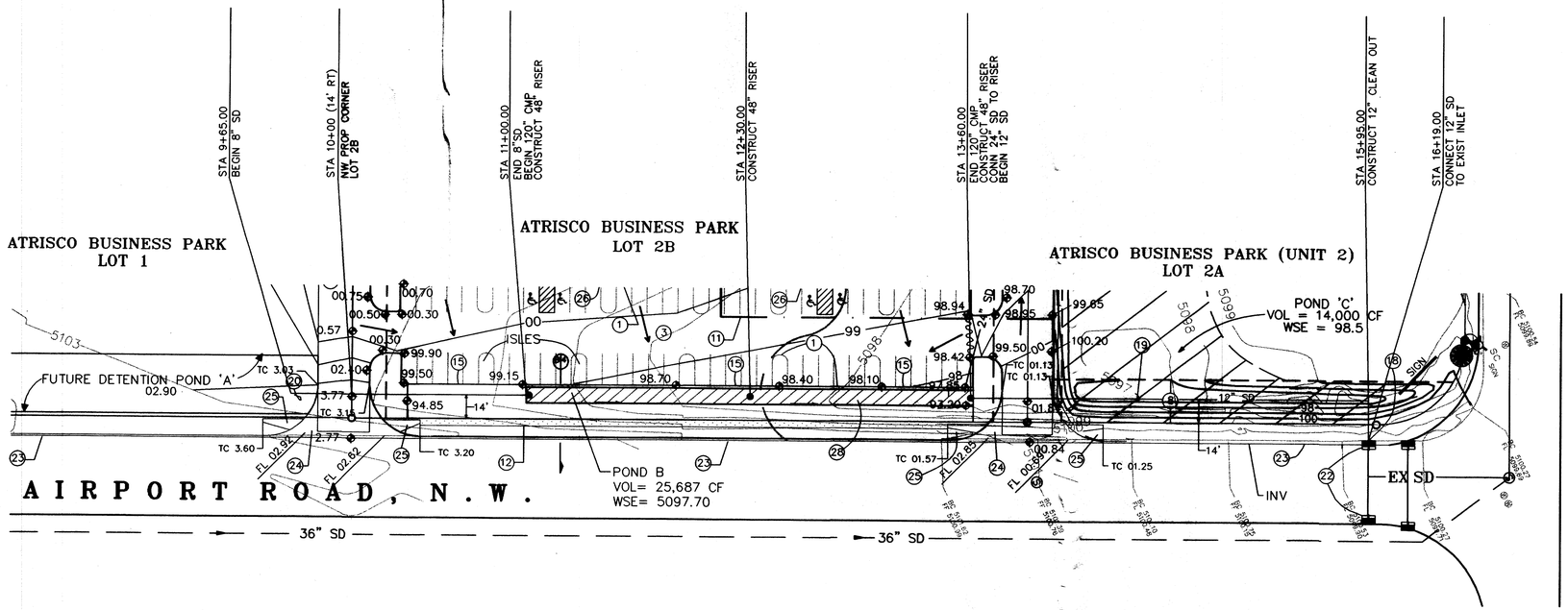
GRADING AND DRAINAGE PLAN DETAILS

DENNIS A. LORENZ NEW MEXICO 9640 REGISTERED PROFESSIONAL ENGINEER

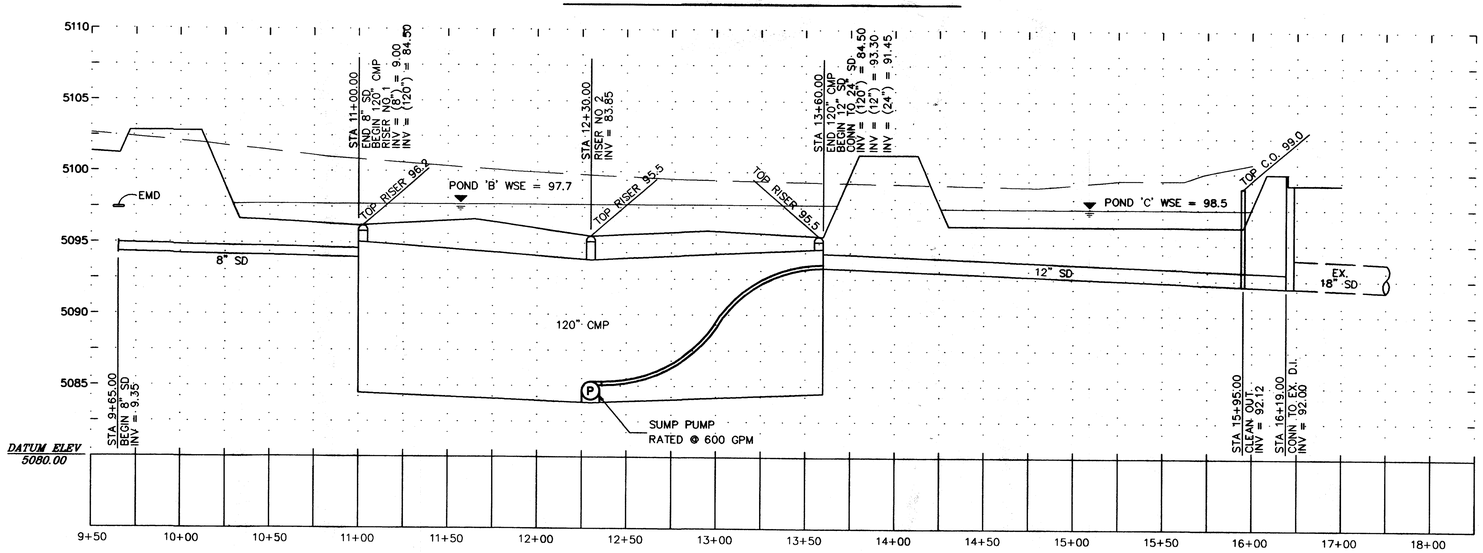
SHEET 4

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

GRADY/GRADY-SP



PRIVATE STORM DRAIN



KEYED NOTES

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2. CONSTRUCT 6' CONC. TURN DOWN SIDEWALK
3. LIGHT DUTY ASPHALT PAVEMENT PER DETAIL D/4
4. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL E/4
5. REMOVE AND REPLACE EXISTING PAVEMENT
6. EXISTING FLOODPLAIN BOUNDRY
7. CONSTRUCT RETAINING WALL DESIGN BY OTHERS
8. EXISTING 25 FOOT STORM DRAIN EASEMENT
9. STANDARD CITY TRASH ENCLOSURE
10. CONSTRUCT 6" CONCRETE TURN DOWN SIDEWALK
11. PHASE 1 BOUNDRY
12. 4' CONCRETE SIDEWALK
13. 24" CMP SD @ S = 2.0%
14. CONSTRUCT DOUBLE TYPE 'D' INLET PER COA STD DWG 2206
15. PROVIDE 12" WIDE CURB BREAKS AT 30' SPACING (10) FOR DRAINAGE TO POND
16. LOADING DOCK PER DETAIL C/4
17. EXISTING ASPHALT PAVING
18. CONNECT SD TO EXISTING INLET SEE SHEET 5.
19. 12" STORM DRAIN SEE SHEET 5.
20. 8" STORM DRAIN SEE SHEET 5.
21. EROSION CONTROL BERM PER SECTION A/4
22. EXISTING DROP INLET
23. EXISTING STANDARD CURB & GUTTER
24. CONSTRUCT CONCRETE VALLEY GUTTER PER COA STANDARD DRAWING 2426
25. CONSTRUCT CONCRETE HANDICAP RAMP PER COA STANDARD DRAWING 2426
26. CONSTRUCT HANDICAP RAMP PER DETAIL G/4
27. CONSTRUCT HANDICAP RAMP PER DETAIL F/4
28. CONSTRUCT 120" CMP FOR DETENTION STORAGE SEE DETAILS ON SHEET 5.

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

NORTH

JANUARY 8, 2001 SCALE: 1" = 40'-0"

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT

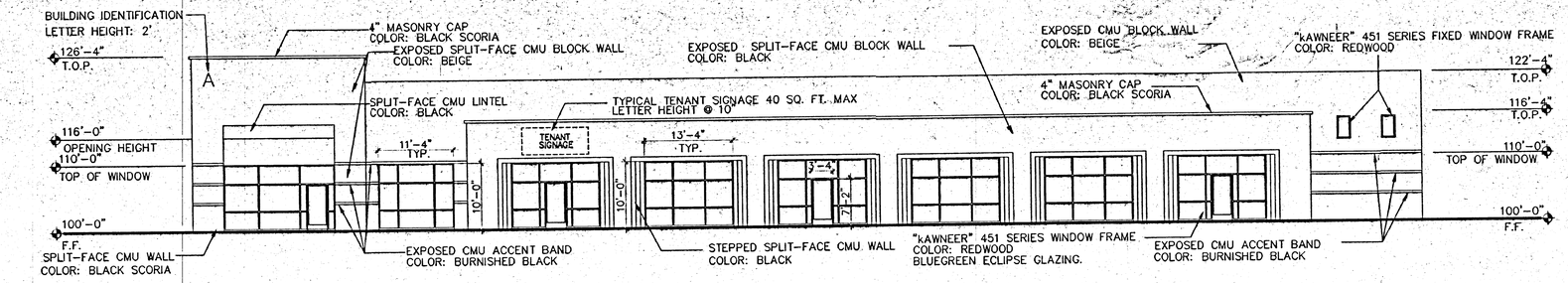
PRIVATE STORM DRAIN PLAN & PROFILE

DENNIS A. LORENZ NEW MEXICO 9811 REGISTERED PROFESSIONAL ENGINEER 1-5-01

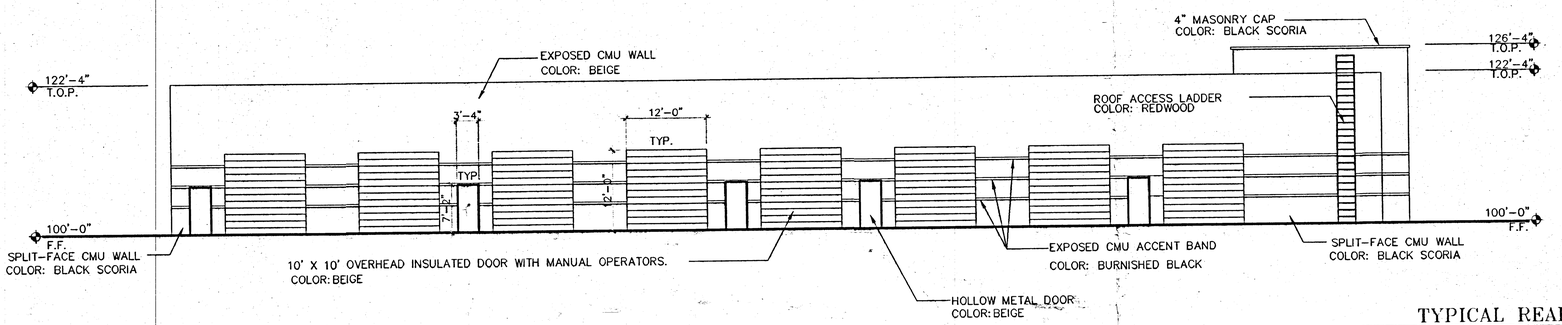
SHEET 5

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

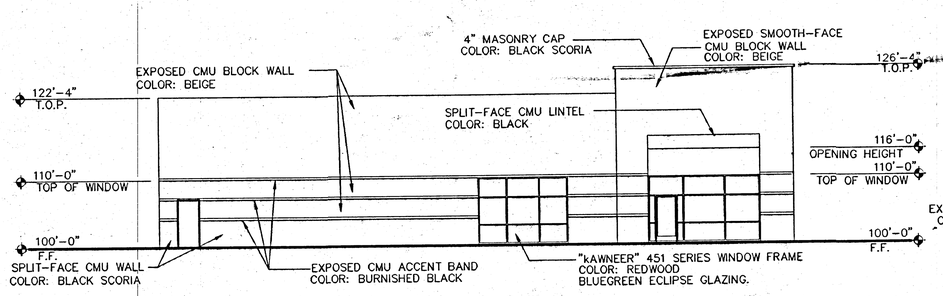
GRADY/GRADY-PP



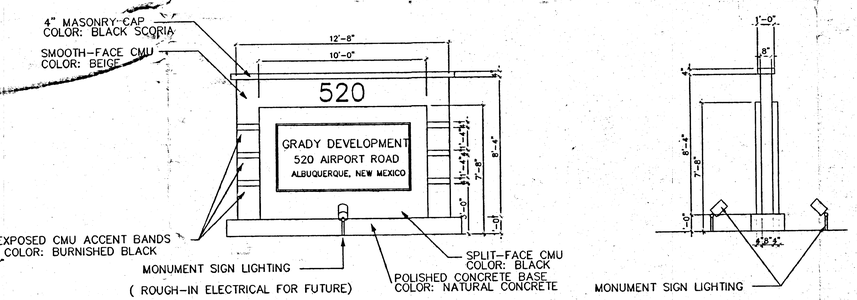
1 TYPICAL FRONT ELEVATION
3/32"=1'-0"



2 TYPICAL REAR ELEVATION
3/32"=1'-0"



3 TYPICAL SIDE ELEVATION
3/32"=1'-0"

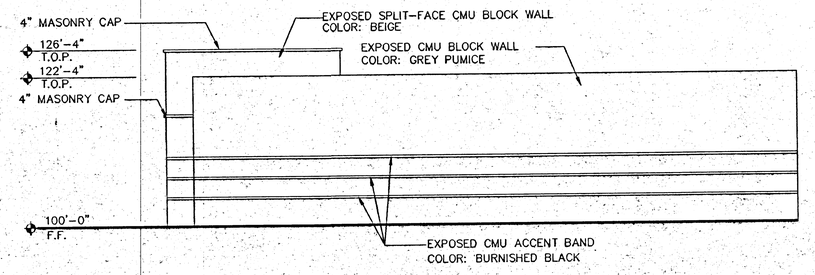


5 MONUMENT SIGN
NOT TO SCALE

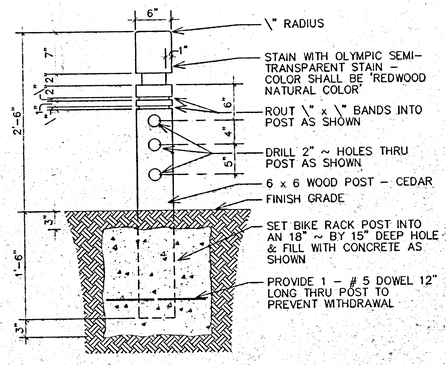
NORTH

EXTERIOR ELEVATIONS

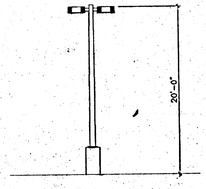
JULY 5, 2000 SCALE: 3/32" = 1'-0"



4 TYPICAL SIDE ELEVATION
3/32"=1'-0"



6 BIKE RACK POST
SCALE: 1" = 1'-0"



7 LIGHTING DETAIL
NOT TO SCALE

SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

CLAUDIO VIGIL ARCHITECTS

GRADY DEVELOPMENT
OFFICE/WAREHOUSE
BUILDING ONE
AIRPORT ROAD
ALBUQUERQUE, NEW MEXICO

SHEET
A-2

1305 Tijeras NW Albuquerque, NM 87102-2882
Phone: 505/842-1113 Fax: 505/842-1330

GRADY-4 OF 4-07-03-00