

BUILDING CRITERIA

PROJECT: UNITED RENTALS
6221 CHAPPELL ROAD NE.
ALBUQUERQUE, NEW MEXICO 87109

OWNER: UNITED RENTALS
6221 CHAPPELL ROAD NE.
ALBUQUERQUE, NEW MEXICO 87109

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE NW, SUITE 2
ALBUQUERQUE, NEW MEXICO 87104

LEGAL DESCRIPTION: PARCEL 1, TRACT 2, LANDS OF
LIVELY EQUIPMENT COMPANY

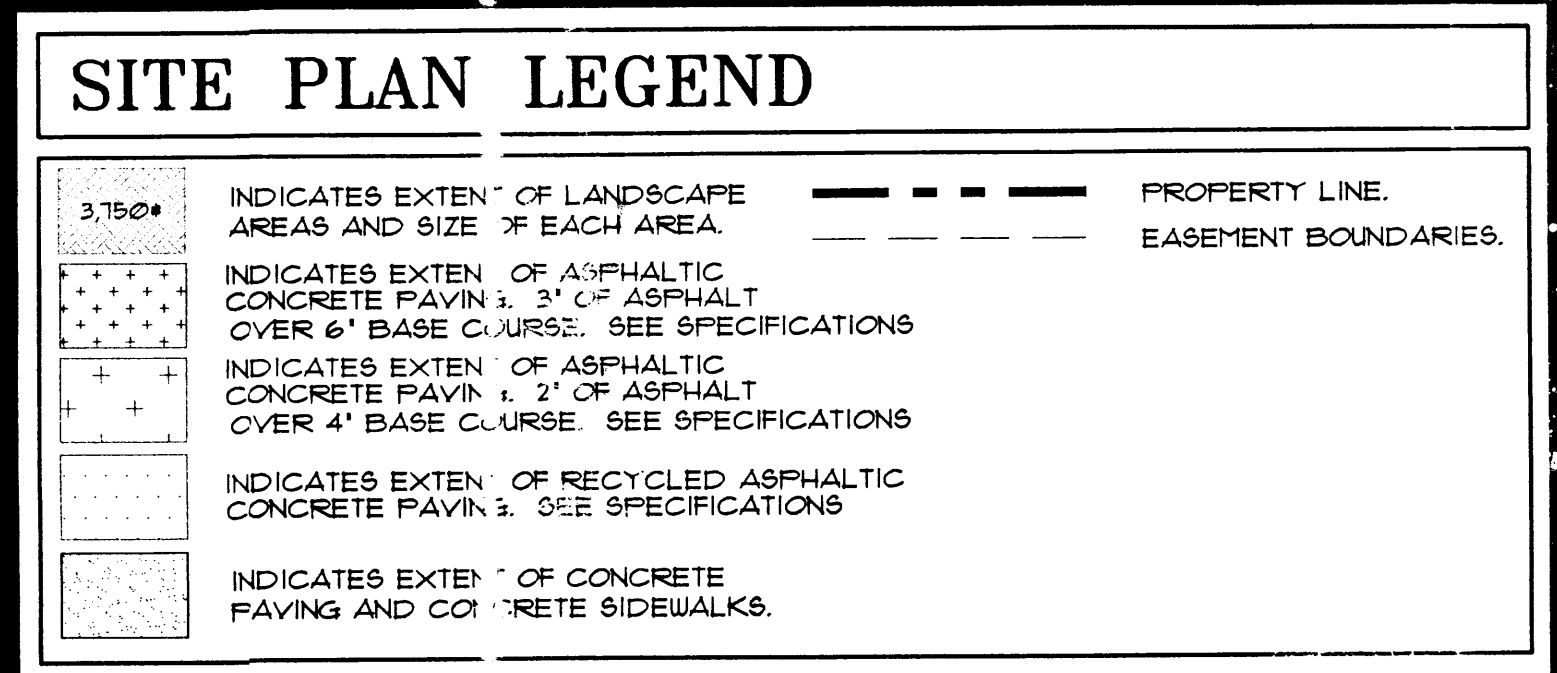
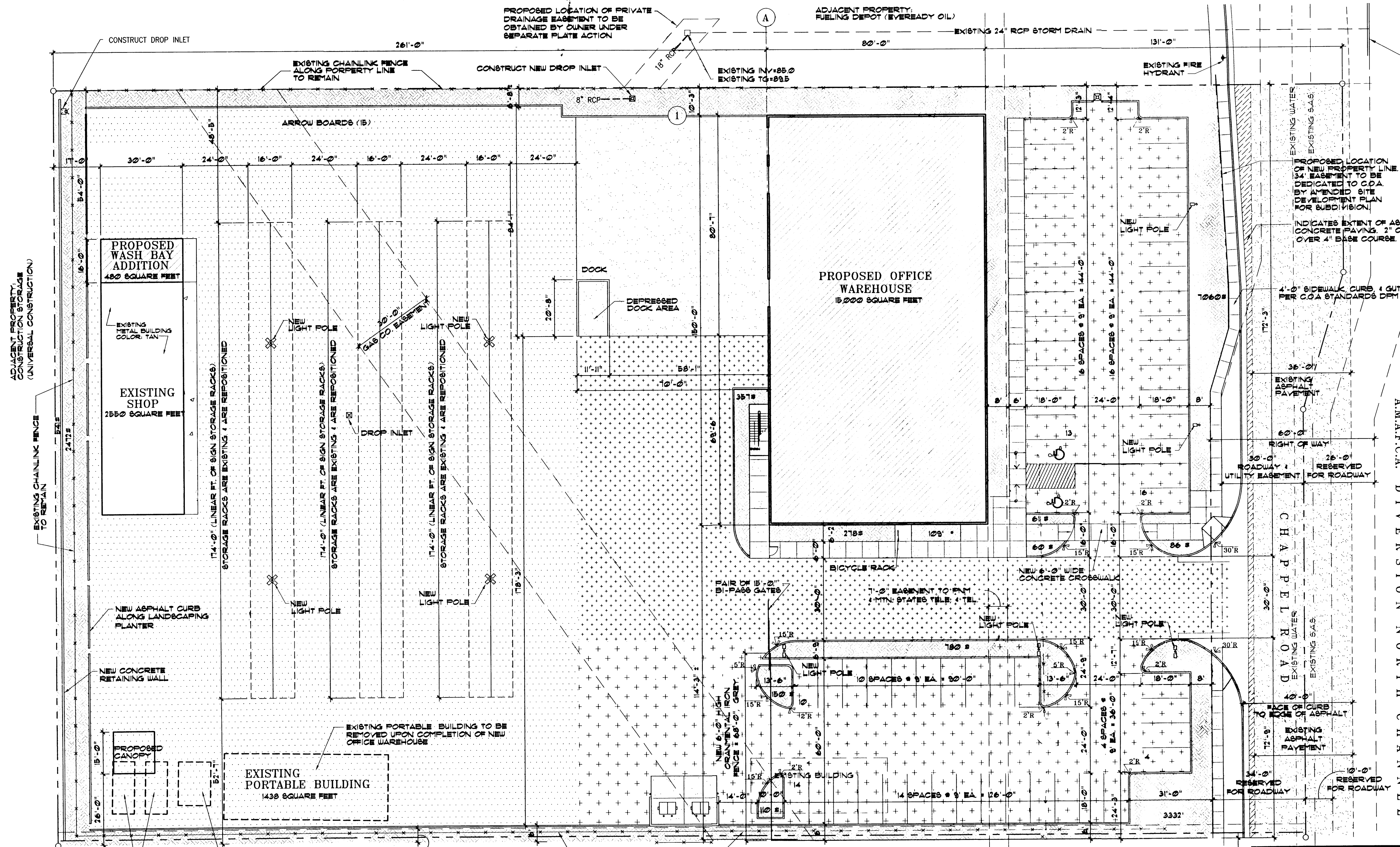
ZONING ATLAS MAP: E-16-Z
CURRENT ZONING CLASSIFICATION: SU-1, FOR M-1 USE
CONSTRUCTION TYPE: TYPE II-N
OCCUPANCY GROUP: B, S-2
NUMBER OF FLOORS: TWO
GROSS SQUARE FOOTAGE:
NEW BUILDING: 15,000 SQ. FT.
OFFICE AREA: 6,000 SQ. FT.
WAREHOUSE: 9,000 SQ. FT.
TOTAL: 15,000 SQ. FT.

ALLOWABLE AREA:
B 4 S-2 OCCUPANCIES 4 II-N CONSTRUCTION = 12,000 SQ. FT.
SEPARATION ON THREE SIDES = 100%
TOTAL = 24,000 SQ. FT.

PARKING ANALYSIS:
OFFICE AREA = 6,000/200 = 30
WAREHOUSE AREA = 9,000/200 = 45
TOTAL REQUIRED = 75
TOTAL PROVIDED = 75 (INCLUDES 2 ACCESSIBLE SPACES)

PARKING SPACE SIZES:
REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG
VAN ACCESSIBLE HANDICAP PARKING SPACE = 7'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP

BICYCLE RACKS: 1 RACK FOR 4 BICYCLES
TOTAL LOT AREA: 117,610 SQUARE FEET, 2.1 ACRES
NET LOT AREA: 102,640 SQUARE FEET
TOTAL PARKING/PAVED AREA: 78,347 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 15,396 SF
TOTAL LANDSCAPE AREA PROVIDED: 15,396 SF
LANDSCAPE TO PARKING AREA RATIO: 1 TO 1



SITE PLAN
AUGUST 30, 2001
SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS

**UNITED RENTALS
HIGHWAY SUPPLY CO.
6221 CHAPPELL ROAD
ALBUQUERQUE, NEW MEXICO**

**SHEET
SP-1**
PROJECT NUMBER
00230

OWNERSHIP OF INSTRUMENTS OF SERVICE
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Phone: 505/842-1113 Fax: 505/842-1330

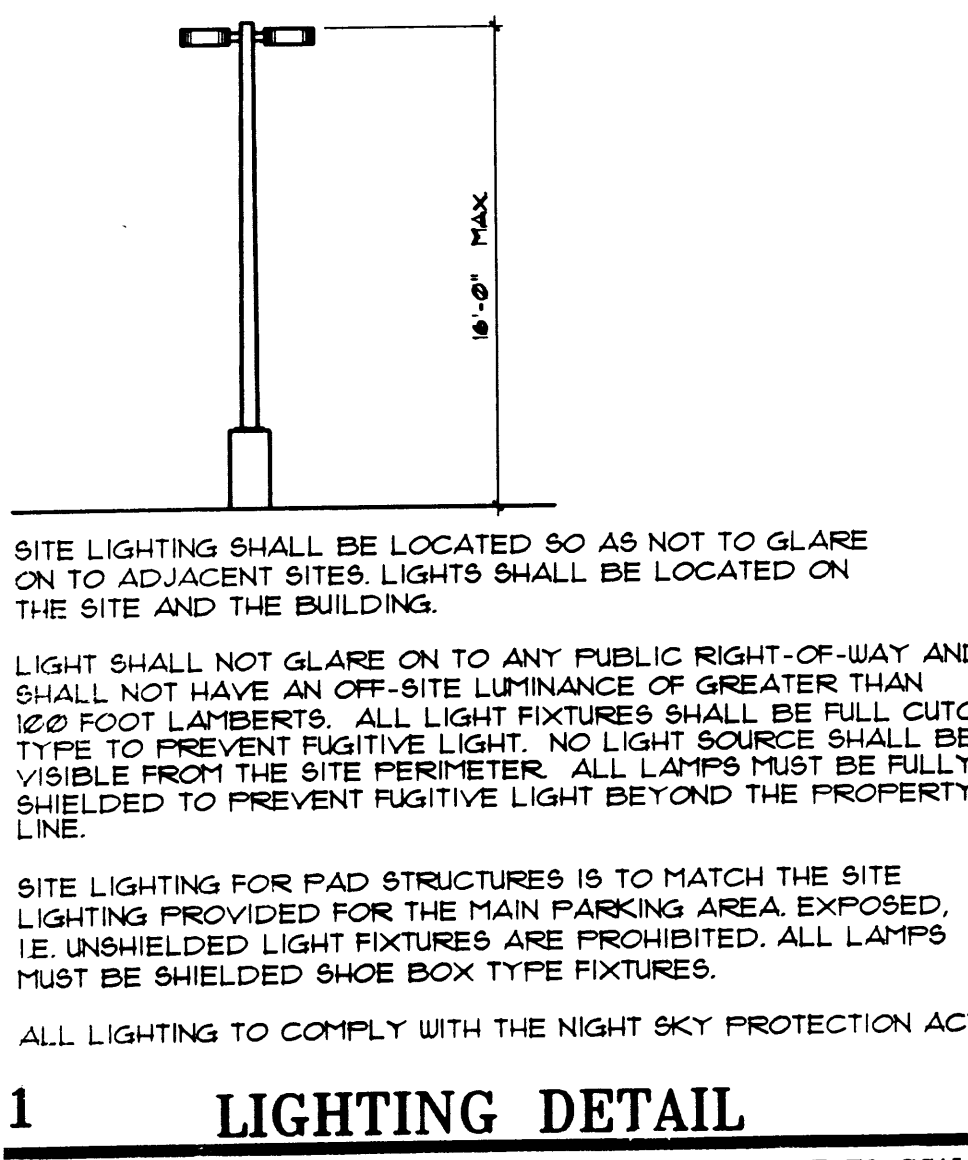
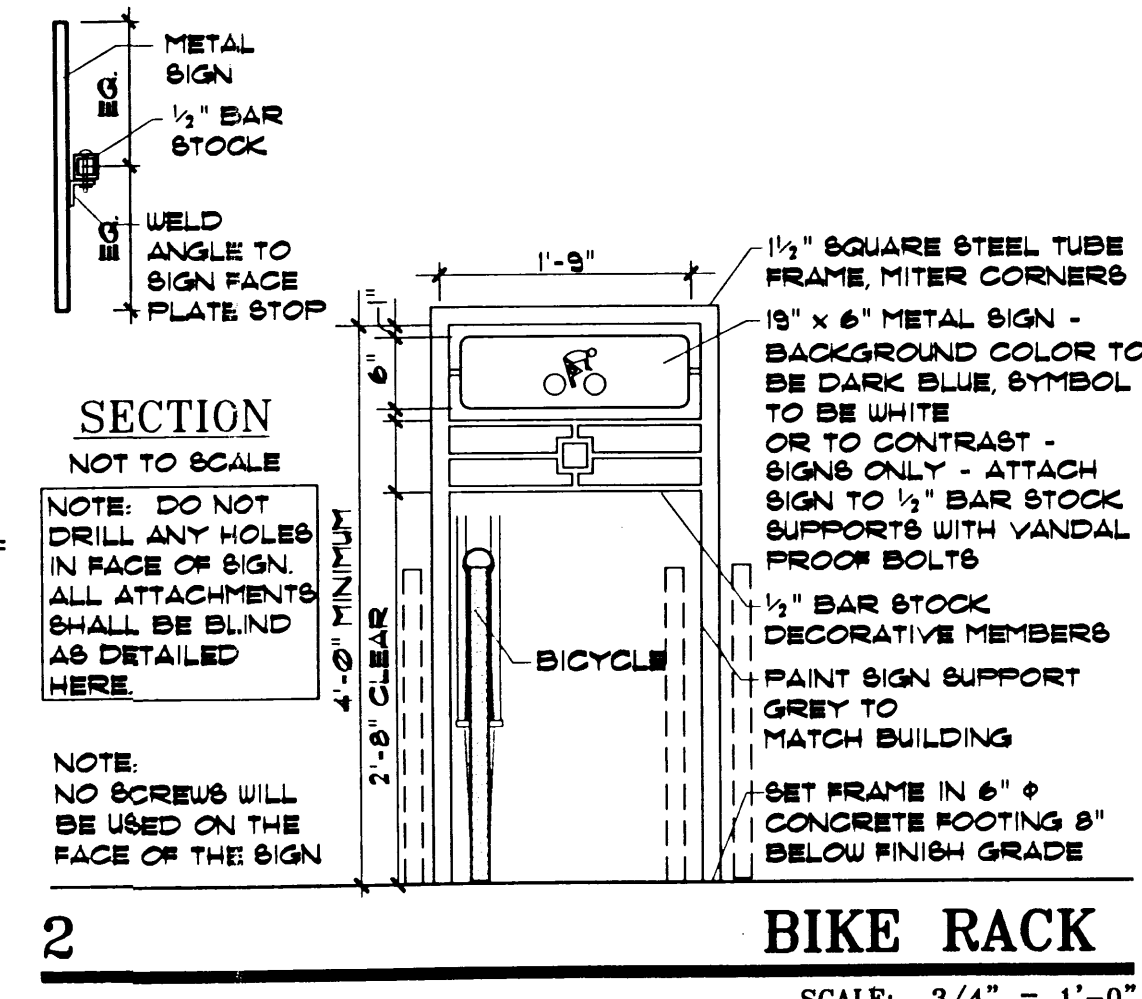
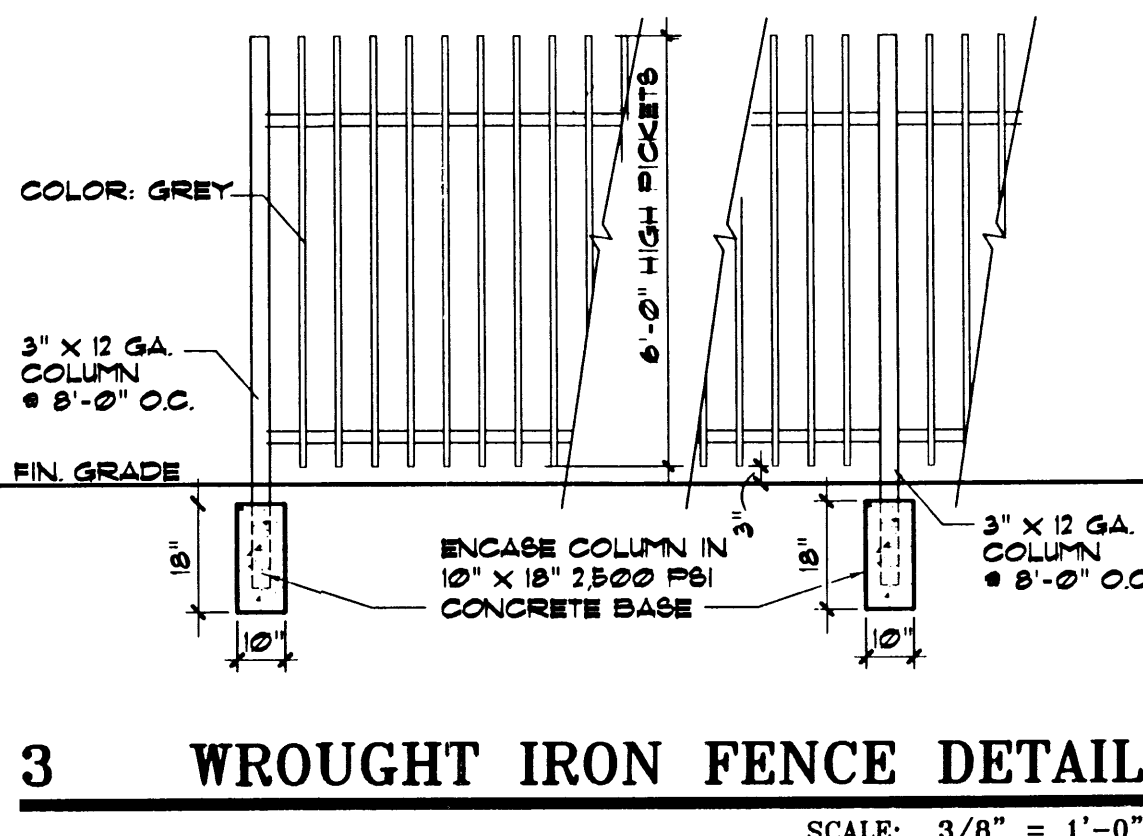
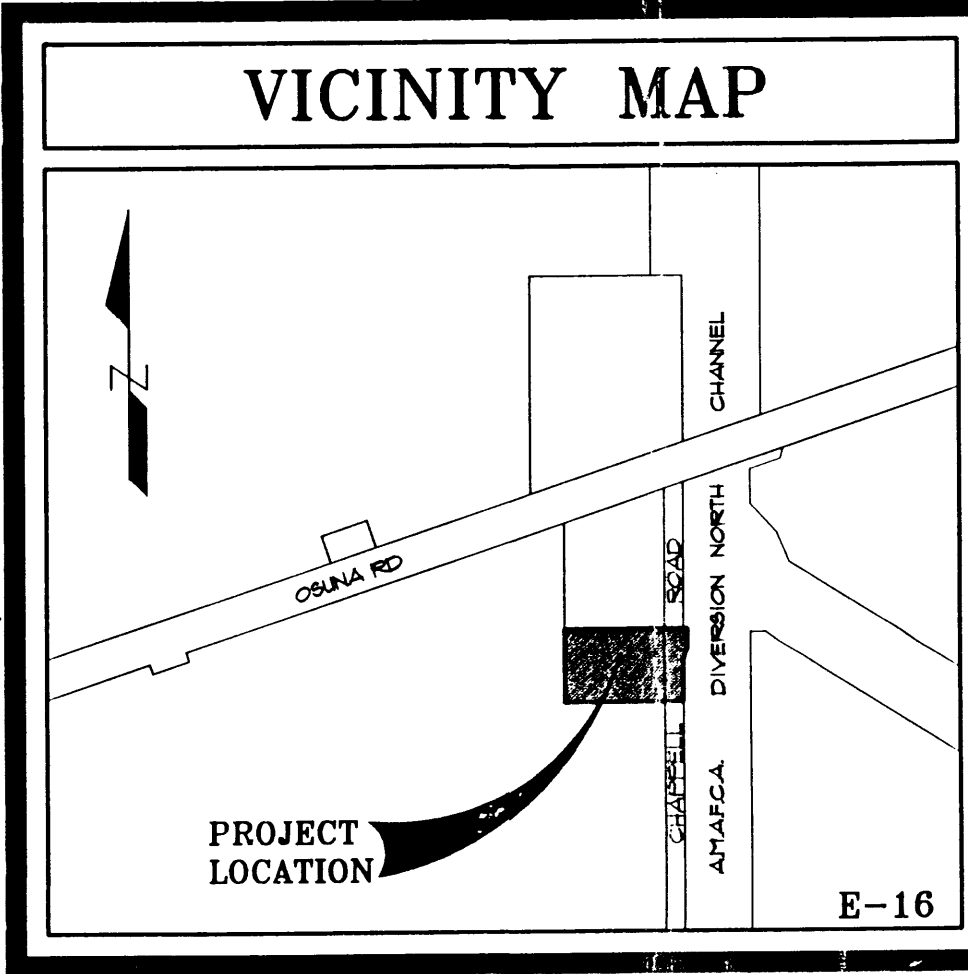
SIGNATURE BLOCK

D.R.B. CASE NO. 1201077
P.C. CASE NO. 2002-244,251
Application # 0460-695, 0450-691

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 3/19/2001, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

SITE DEVELOPMENT PLAN
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE 12-10-01
Richard D. Daulton
PARKS & RECREATION DEPARTMENT DATE 6/01/01
Wendy E. Conzelmann
PUBLIC WORKS, WATER UTILITIES DIVISION DATE 5/29/01
Roger A. Green
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA DATE 5/31/01
Bradley D. Bigham

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.
DATE 12/20/01
CITY PLANNER ALBUQUERQUE DATE
PROJECT NUMBER 12-4-01



1 LIGHTING DETAIL
NOT TO SCALE

2 BIKE RACK
SCALE: 3/4" = 1'-0"

3 WROUGHT IRON FENCE DETAIL
SCALE: 3/8" = 1'-0"

Michael Nelson will comply w/COR specs 12-4-01

SITE DATA

GROSS LOT AREA	117,670 SF
LESS BUILDING	15,030 SF
NET LOT AREA	102,640 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	15,396 SF
PROPOSED LANDSCAPE	15,397 SF

REQUIRED STREET TREES
PROVIDED AT MIN. 30' O.C. SPACING ALONG STREET FRONTAGE

REQUIRED PARKING LOT TREES
MIN. ONE PER 10 SPACES
PROVIDED
60 SPACES/10 = 6 PROVIDED MIN.

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 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 SANTA ANA TAN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC

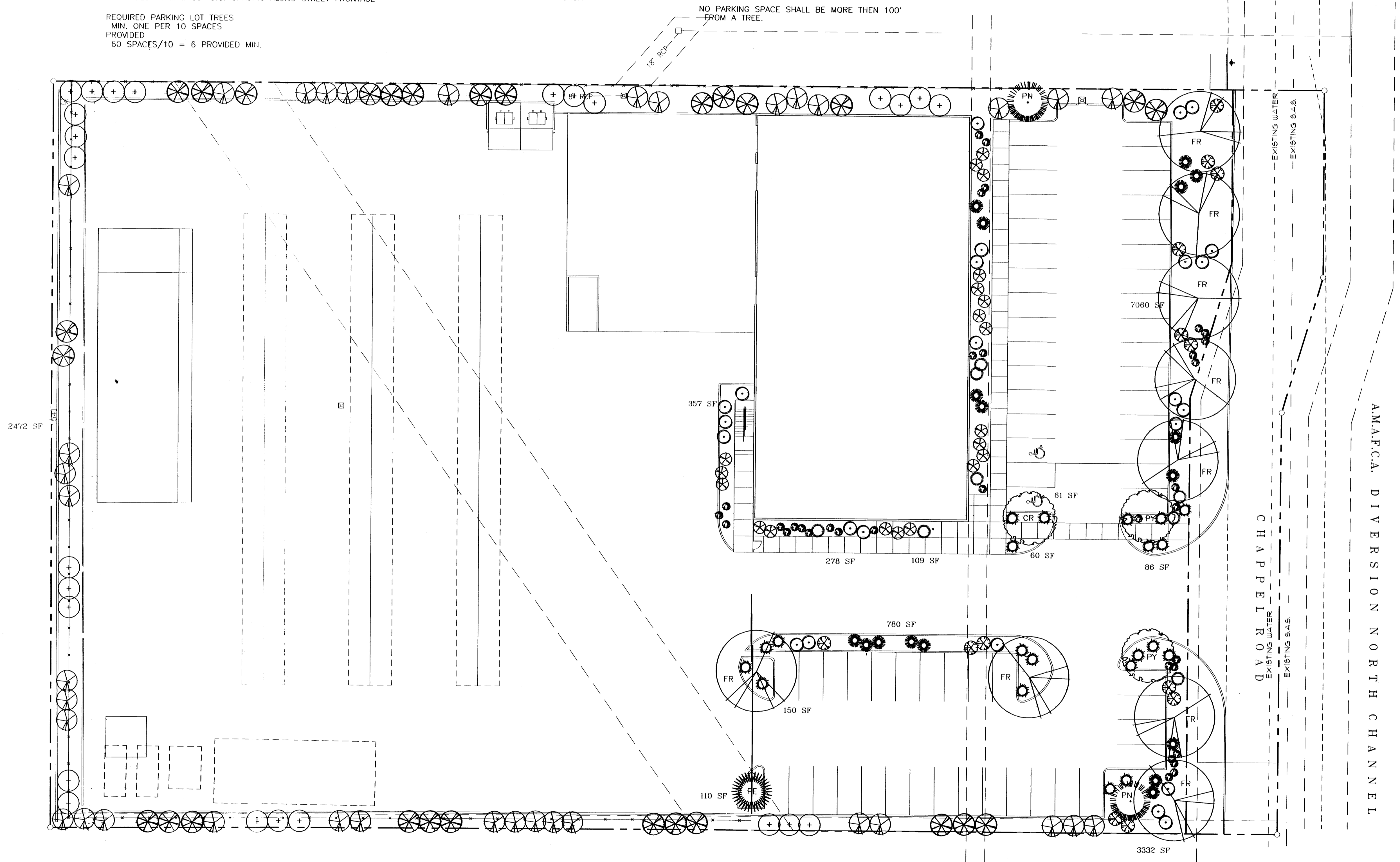
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

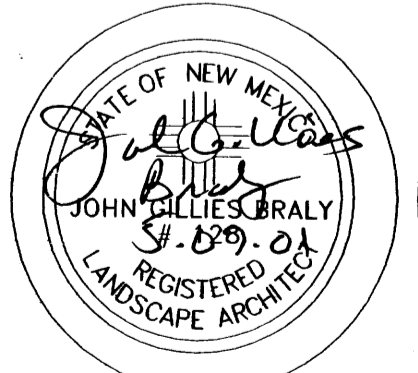
PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	9	FRAXINUS	ASH	2" CAL	H
PY	2	PYRUS	FLOWERING PEAR	15 GAL	H
CR	1	CRATAEGUS	HAWTHORN	15 GAL	M
PN	2	PINUS NIGRA	AUSTRIAN PINE	5'-6" HT.	M
PE	1	PINUS EDULIS	PINON PINE	5'-6" HT.	M
+	25	COTONEASTER LACTEUS	CLUSTERBERRY	1 GAL	M
⊗	36	CHRYSOTHAMNUS	CHAMISA	1 GAL	L
⊗	28	BUDDLEIA	BUTTERFLY BUSH	1 GAL	M
⊗	20	RAPIHOLEPIS	INDIA HAWTHORN	5 GAL	M
⊗	8	PINUS MUGO	MUGHO PINE	5 GAL	H
⊗	24	ROSMARINUS	ROSEMARY	1 GAL	M
⊗	17	MISCANTHUS	MAIDEN GRASS	5 GAL	M
⊗	21	JUNIPERUS SABINA	BUFFALO JUNIPER	5 GAL	M
⊗	34	SALVIA GREGGII	CHERRY SAGE	1 GAL	M
⊗	13	CARYOPTERIS	BLUE MIST	1 GAL	M



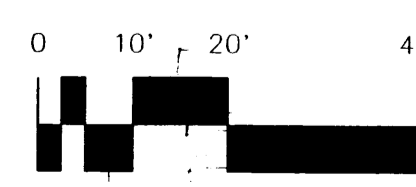

NORTH
LANDSCAPE PLAN
 FEBRUARY 22, 2000 SCALE: 1" = 20'-0"

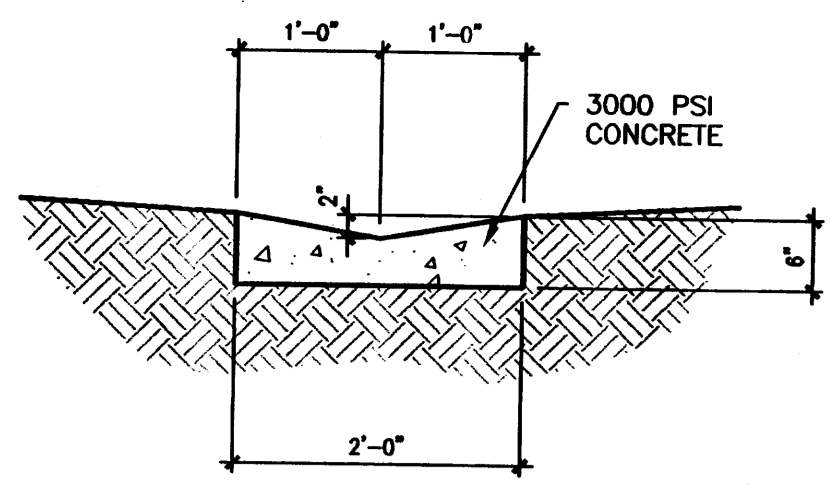

CLAUDIO VIGIL ARCHITECTS
UNITED RENTALS
HIGHWAY SUPPLY CO.
 6221 CHAPPEL ROAD
 ALBUQUERQUE, NEW MEXICO


SHEET
L-1
 PROJECT NUMBER
 00230

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1801 Rio Grande NW, #2, Albuquerque, NM 87104
 Pffone: 505/842-1113 Fax: 505/842-1330


 SCALE: 1" = 20'

 LANDSCAPE CONTRACTORS
 7525 SECOND ST, NW
 ALBUQUERQUE, NM
 (505) 898-9615
 LICENSE: 18890
www.headsuplandscape.com



1 CONCRETE SWALE
3/4"=1'-0"

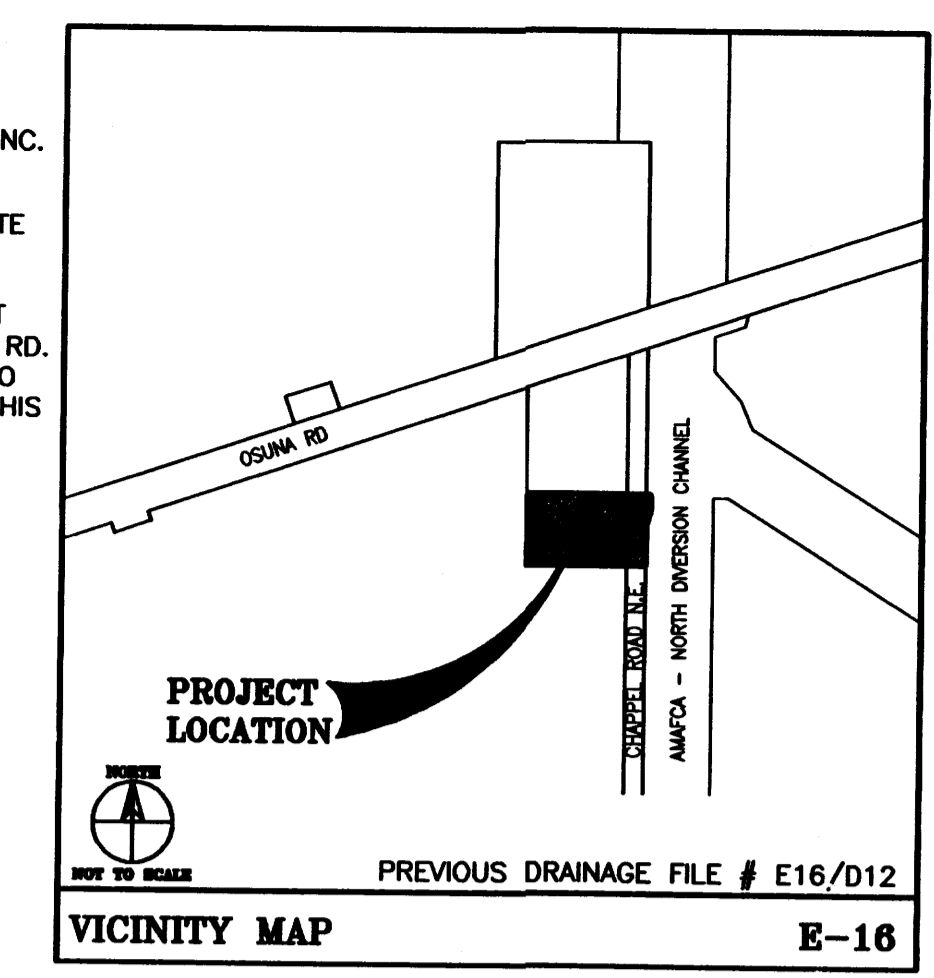
- LEGEND:**
- 51.0 EXISTING SPOT ELEVATION
 - 51.00 NEW SPOT ELEVATION
 - 51— EXISTING CONTOUR
 - 51— NEW CONTOUR
 - SWALE
 - 51.0 ✓ VERIFIED ELEVATION
 - 64.0 AS BUILT ELEVATION
 - BASIN BOUNDARY
 - PROPERTY LINE
 - FL FLOW LINE
 - GND GROUND
 - INV INVERT
 - TA TOP OF ASPHALT
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TS TOP OF CONCRETE SLAB
 - TW TOP OF WALL
 - TBM TEMPORARY BENCH MARK
 - GRAVEL

ADDRESS:
6221 CHAPPEL ROAD
LEGAL DESCRIPTION:
PARCEL 1, TRACT 2, LANDS OF LIVELY EQUIPMENT CO. INC.

BENCH MARK:
STATION IS A STANDARD BLM BRASS CAP SET IN CONCRETE MONUMENT STAMPED WHICH IS 1.0' ABOVE GROUND. THE STATION IS LOCATED 5.1 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, EAST OF THE NORTH DIVERSION CHANNEL & SOUTH OF OSUNA RD. TO REACH THE STATION GO WEST ON OSUNA 1.0 MILES TO ANOTHER DIRT ROAD, THE STATION IS LOCATED LEFT OF THIS POINT. ELEVATION = 5110.406 FEET (M.S.L.)

CONSTRUCTION NOTES

- TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
- THE OWNER SHALL VERIFY LOCATIONS OF PONDS WITH GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK ON THIS PROJECT, AND INFORM THE ARCHITECT / ENGINEER OF ANY ADDITIONAL REQUIREMENTS.



GRADING AND DRAINAGE PLAN

DRAINAGE PLAN
THE FOLLOWING ITEMS CONCERNING THE UNITED RENTALS OFFICE GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

- VICINITY MAP
- GRADING PLAN
- CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE EAST SIDE OF CHAPPEL ROAD N.E. APPROXIMATELY 500 FT SOUTH OF OSUNA ROAD. THE SITE IS CURRENTLY USED AS A STORAGE YARD. A ONE STORY STORAGE SHED AND TEMPORARY OFFICE TRAILER ARE ON SITE. THE SITE CURRENTLY FLOWS TO A RETENTION POND AT THE MIDDLE OF THE SITE.

THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.

THERE IS A CALCULATED 0.3 CFS OF OFFSITE FLOW ORIGINATING FROM CHAPPEL ROAD, ALONG THE EAST PROPERTY LINE. THIS FLOW WILL CONTINUE TO BE ACCEPTED AS SHEET FLOW. THE PROPERTY TO THE NORTH IS DEVELOPED AND ALL RUNOFF FROM THAT PROPERTY IS DIVERTED TO THE NORTH DIVERSION CHANNEL. THE SITES TO THE SOUTH AND WEST ARE LOWER THAN, THEREFORE CONTRIBUTE NO OFFSITE FLOW.

THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

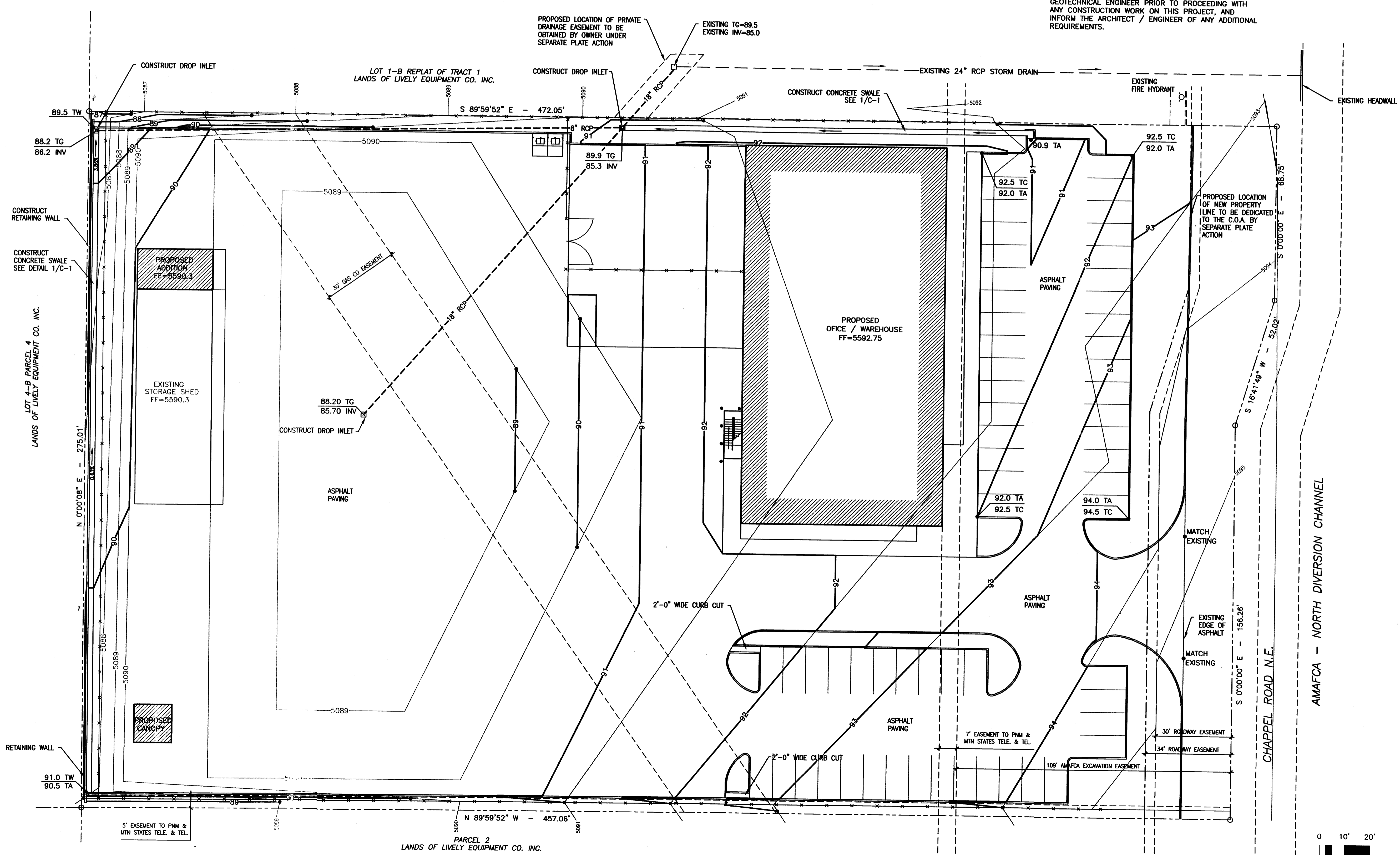
THE PROPOSED IMPROVEMENTS CONSIST OF AN OFFICE / WAREHOUSE WITH ASSOCIATED PARKING, STORAGE YARD, AND LANDSCAPING. THE PREVIOUSLY APPROVED GRADING AND DRAINAGE PLAN CALLED FOR A 18" STORM DRAIN TO CONNECT TO THE EXISTING DROP INLET IN THE SITE TO THE NORTH. THE PROPOSED IMPROVEMENTS WILL INSTALL THE STORM DRAIN AND DROP INLETS.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

CALCULATIONS
PRECIPITATION ZONE = 2
TOTAL SITE AREA = 2.927 ACRES

BASIN A
AREA = 2.927 ACRES
EXISTING CONDITIONS
LAND TREATMENT C=93% D=7%
E = 1.13(0.93) + 2.12(0.07) = 1.20 INCHES
V = 1.20(2.927) / 12 = 0.293 ACRE FEET
Q = [3.14 (0.93) + 4.70(0.07)] (2.927) = 9.53 CFS

DEVELOPED CONDITIONS
LAND TREATMENT B=10% D=90%
E = 0.78 (0.10) + 2.12 (0.90) = 1.99 INCHES
V = 1.99 (2.927) / 12 = 0.484 ACRE FEET
Q = [2.28 (0.10) + 4.70 (0.90)] (2.927) = 13.05 CF
INCREASE IN VOLUME RUNOFF = 0.191 ACRE FT
INCREASE IN RATE OF RUNOFF = 3.52 CFS
TOTAL SITE RUNOFF Q = 13.05 + 0.3 = 13.35 CFS



GRADING PLAN
FEBRUARY 22, 2001
1"=20'-0"

CLAUDIO VIGIL ARCHITECTS

**UNITED RENTALS
HIGHWAY SUPPLY CO.**
6221 CHAPPEL ROAD
ALBUQUERQUE, NEW MEXICO

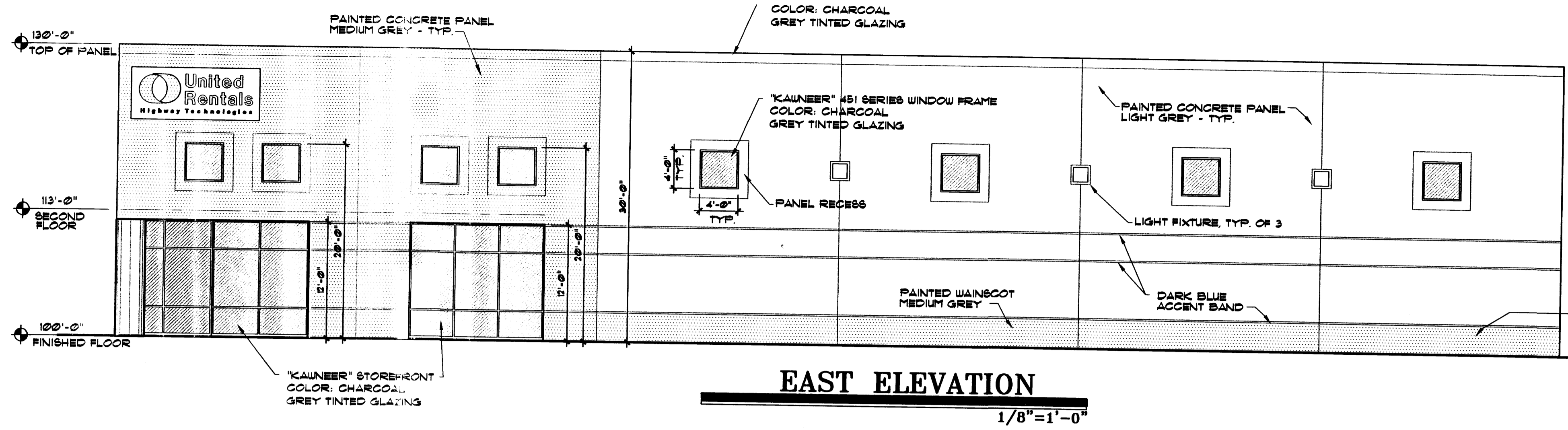
JOHN ARTHUR BLESSEN
NEW MEXICO
13481
2/22/01
REGISTERED PROFESSIONAL ENGINEER

SHEET
C-1
PROJECT NUMBER
00230

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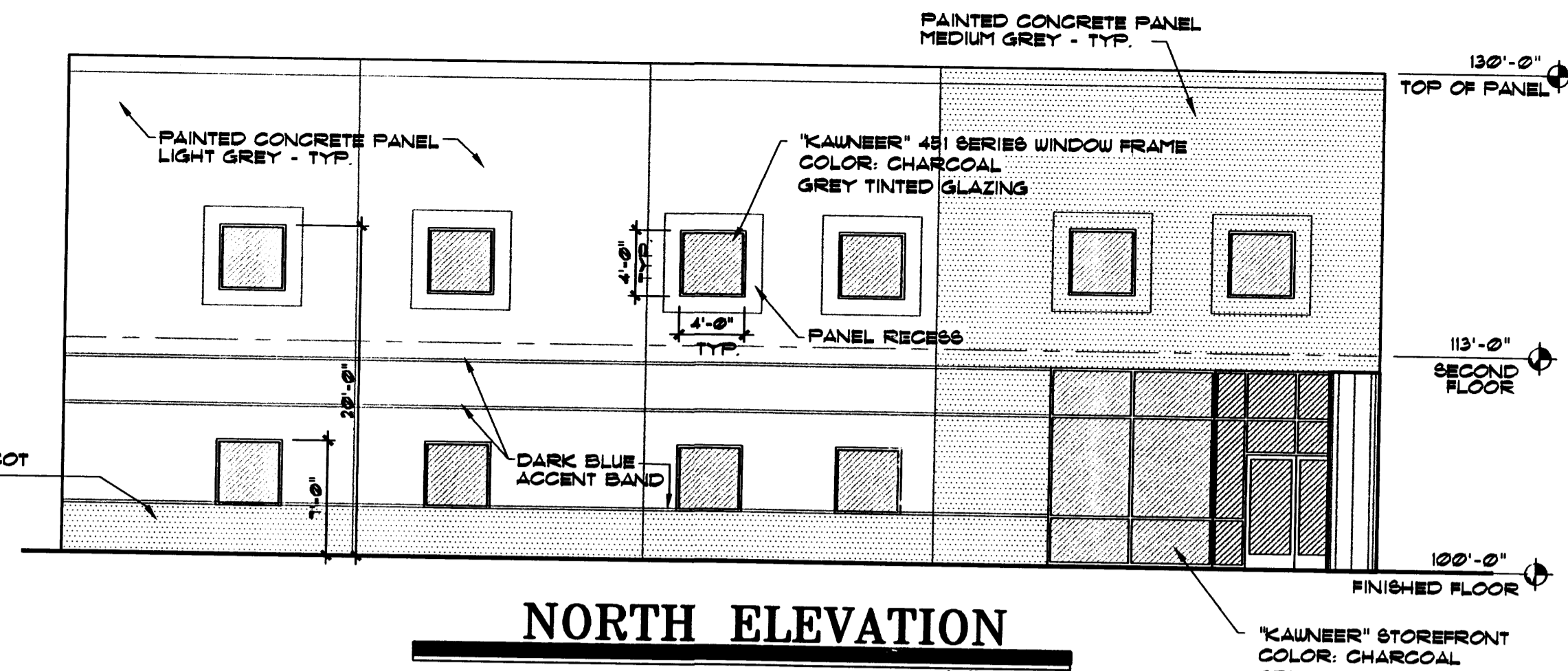
1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

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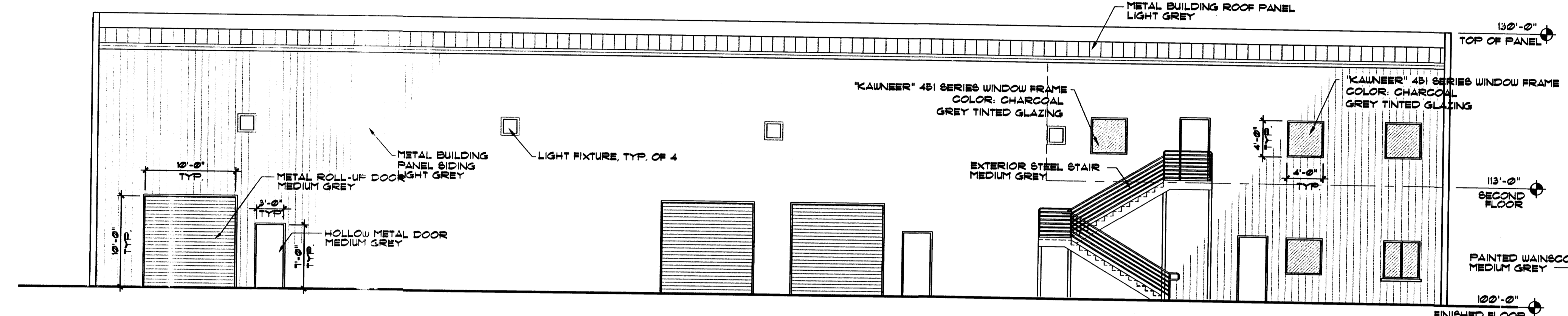
EAST ELEVATION

1/8" = 1'-0"



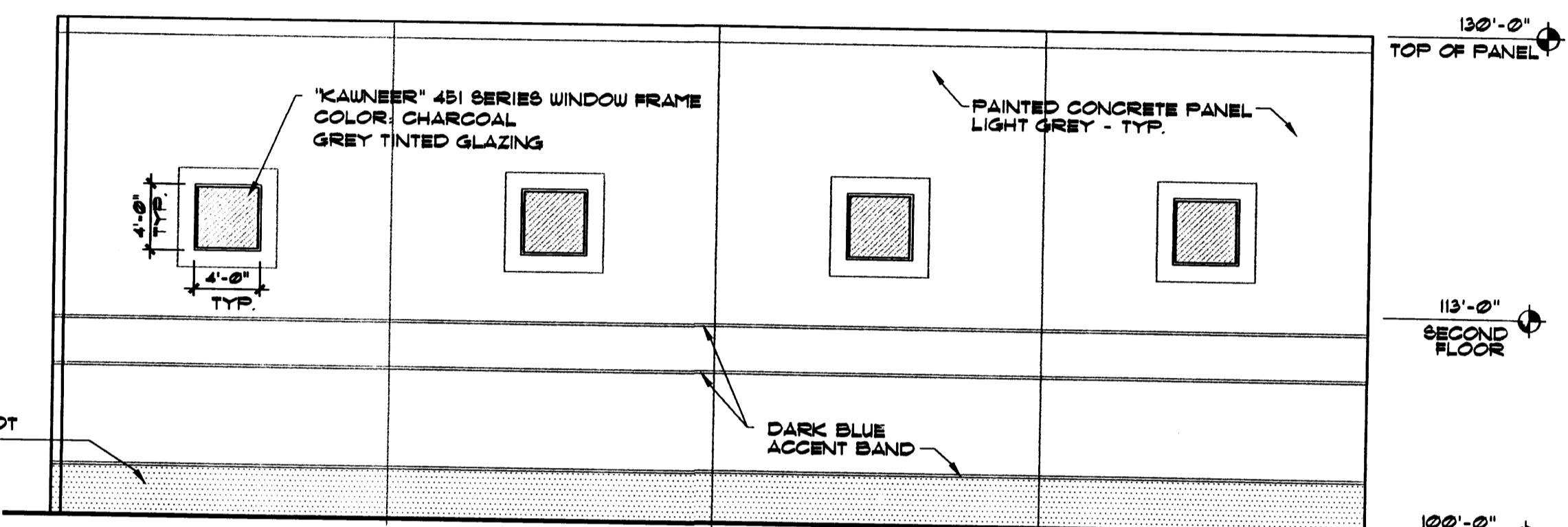
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

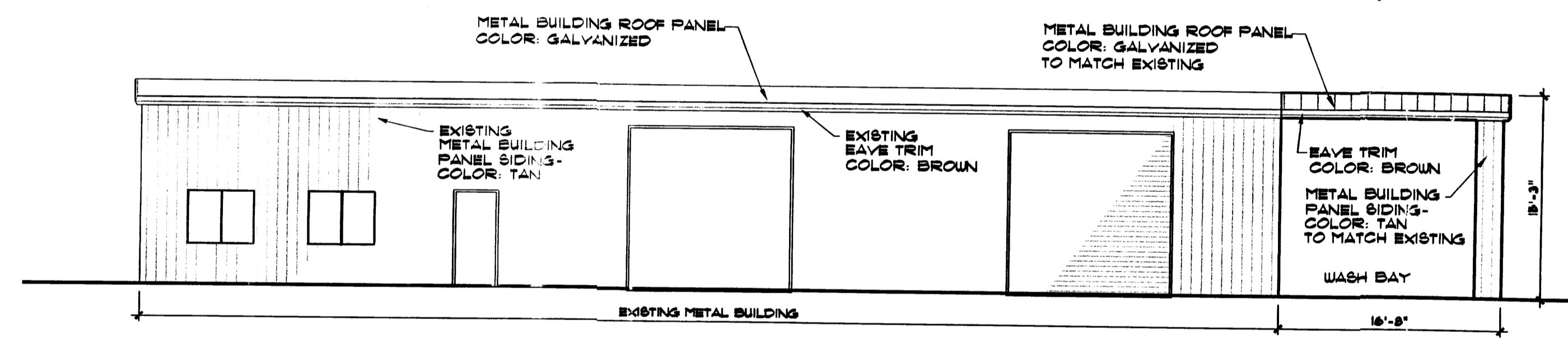
1/8" = 1'-0"



SOUTH ELEVATION

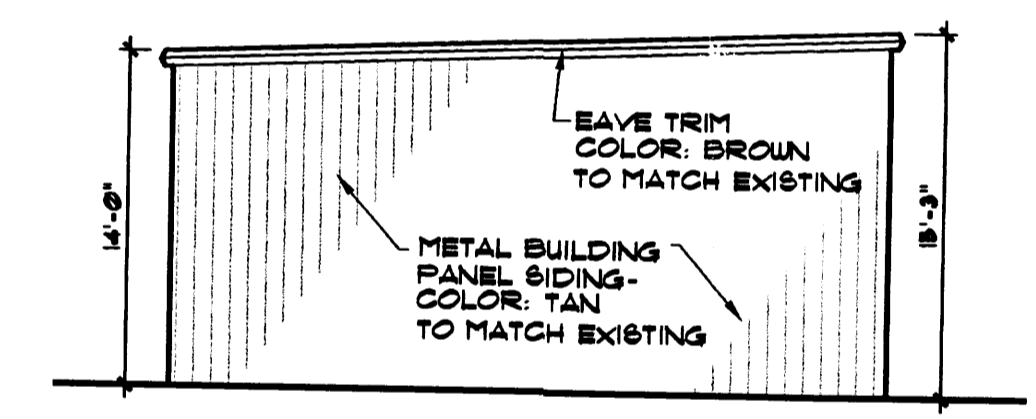
1/8" = 1'-0"

- GENERAL NOTES:**
1. THE TOP OF ALL ROOF TOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPETS AND SCREENED FROM VIEW FROM THE SITE PROPERTY LINES OR SCREENED BY ROOF TOP WALLS (COLOR TO MATCH PREDOMINANT BUILDING COLOR). ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN.
 2. ALL OVERHEAD DOORS SHALL BE MOUNTED ON THE INTERIOR SIDE OF THE BUILDING TO MAINTAIN A CLEAN UNCLUTTERED APPEARANCE FROM THE EXTERIOR.



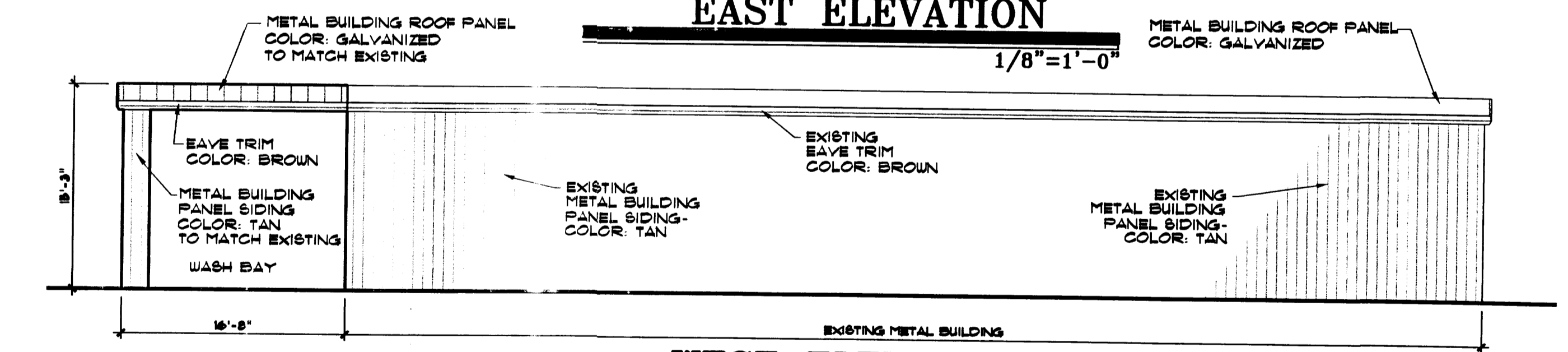
EAST ELEVATION

1/8" = 1'-0"



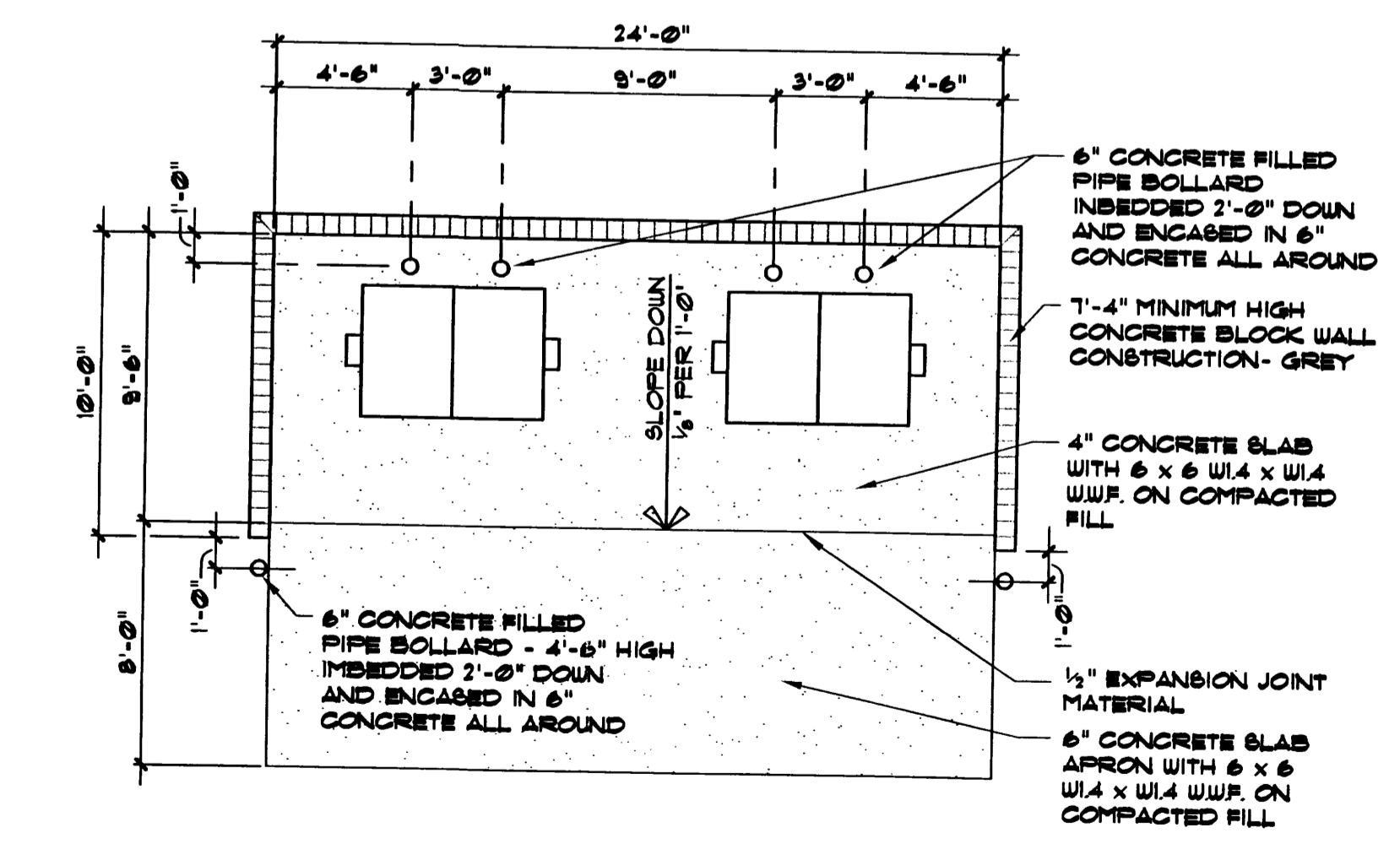
NORTH ELEVATION

1/8" = 1'-0"



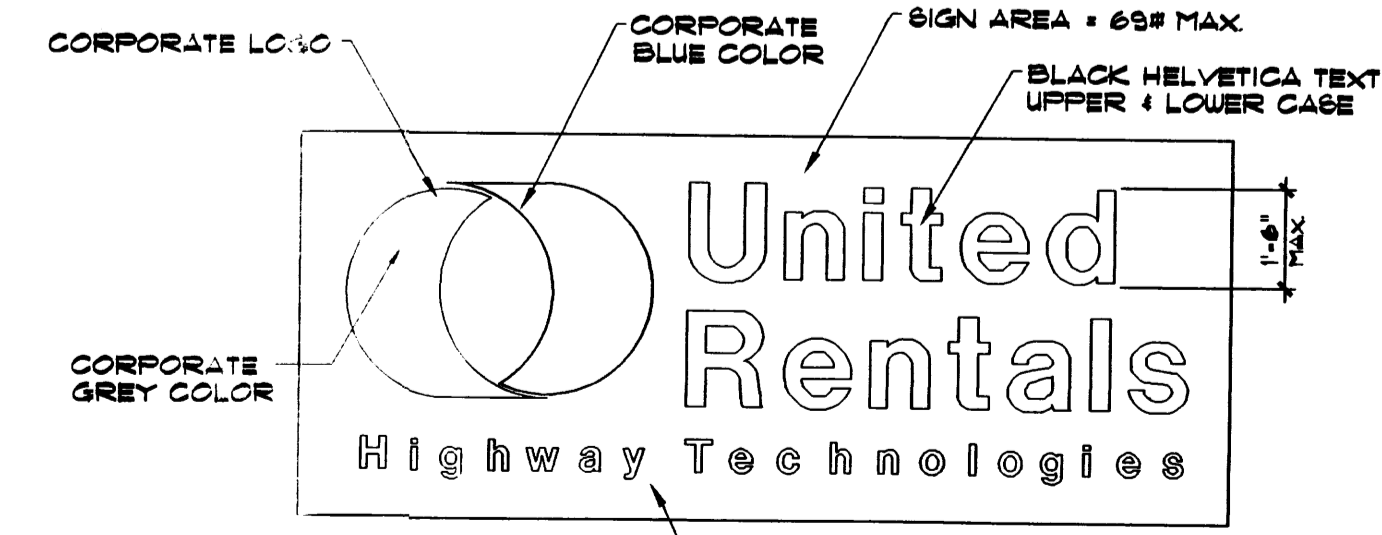
WEST ELEVATION

1/8" = 1'-0"



TRASH ENCLOSURE PLAN

SCALE: 3/16" = 1'-0"



BUILDING SIGN

NOT TO SCALE

EXTERIOR ELEVATIONS
MAY 22, 2000 SCALE: 1" = 20'-0"

CLAUDIO VIGIL ARCHITECTS
UNITED RENTALS
HIGHWAY SUPPLY CO.
 6221 CHAPPEL ROAD
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY
 NOT FOR CONSTRUCTION

SHEET
A-2
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