

LEGAL DESCRIPTION:  
TRACT 13 AND 14, LAS LOMITAS BUSINESS PARK

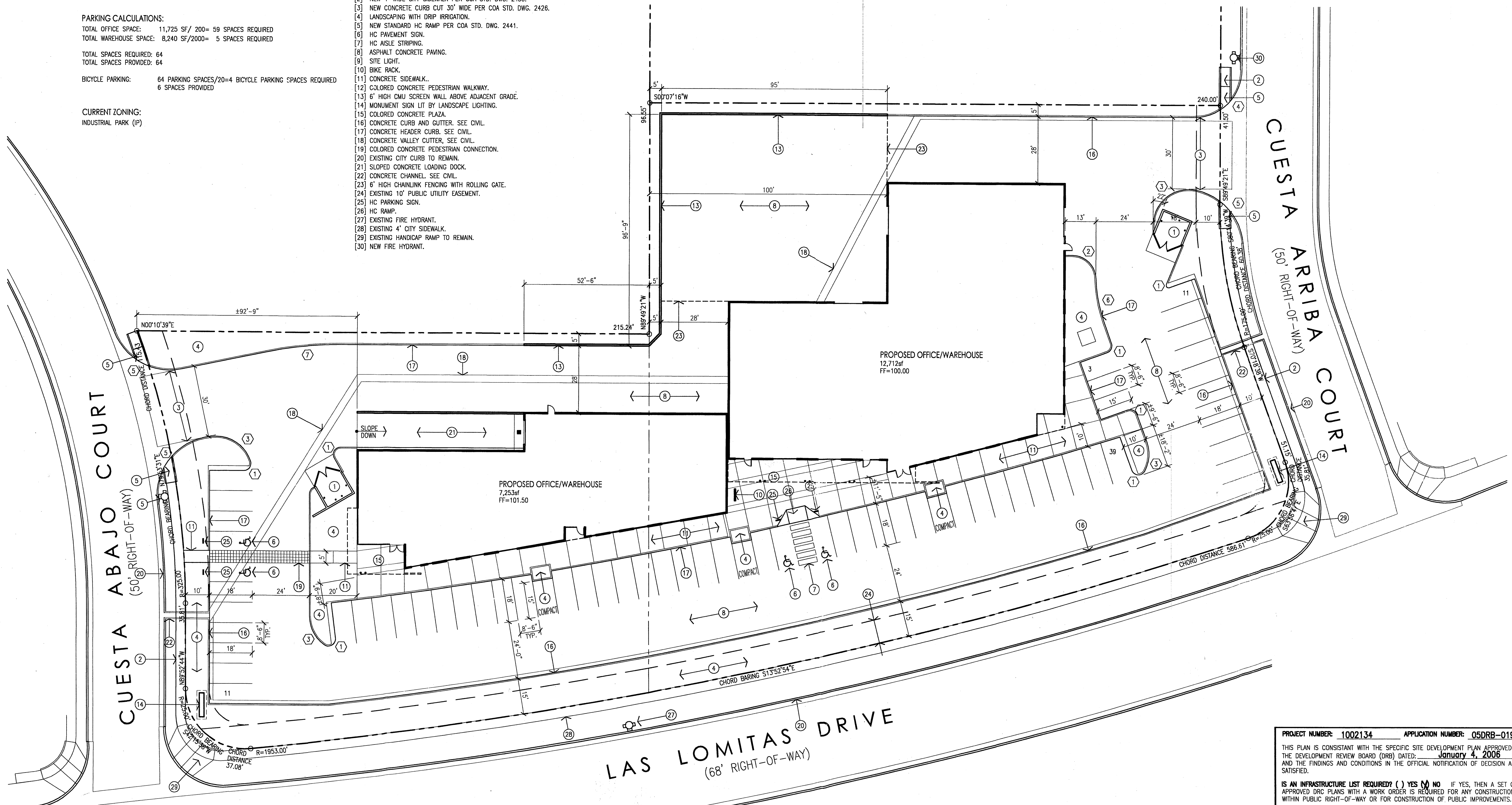
PARKING CALCULATIONS:  
TOTAL OFFICE SPACE: 11,725 SF/ 200= 59 SPACES REQUIRED  
TOTAL WAREHOUSE SPACE: 8,240 SF/2000= 5 SPACES REQUIRED  
TOTAL SPACES REQUIRED: 64  
TOTAL SPACES PROVIDED: 64

BICYCLE PARKING: 64 PARKING SPACES/20=4 BICYCLE PARKING SPACES REQUIRED  
6 SPACES PROVIDED

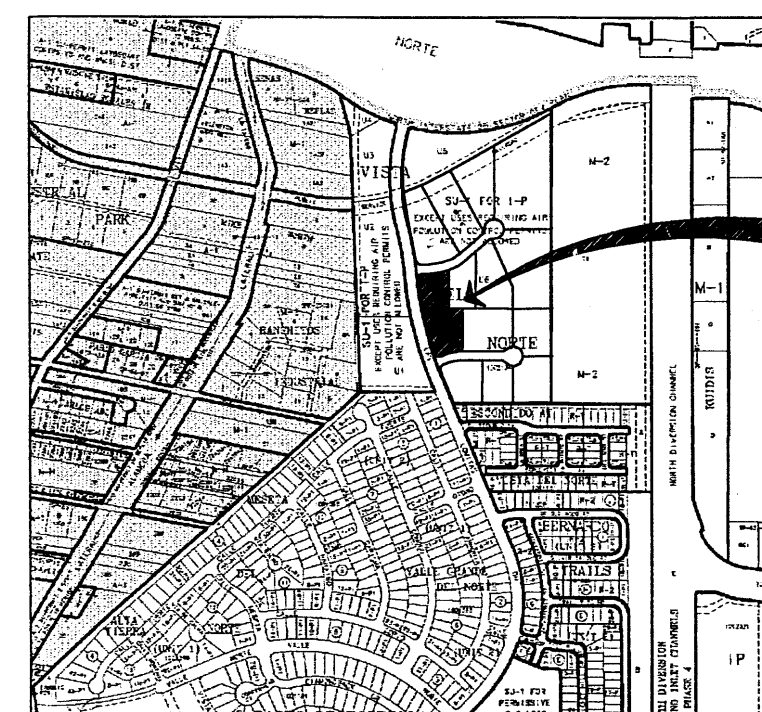
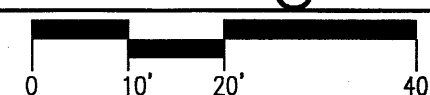
CURRENT ZONING:  
INDUSTRIAL PARK (IP)

KEYED NOTES:

- [1] CMU DUMPSTER ENCLOSURE WITH STUCCO FINISH.
- [2] NEW 4' WIDE CITY SIDEWALK PER COA STD. DWG. 2430.
- [3] NEW CONCRETE CURB CUT 30' WIDE PER COA STD. DWG. 2426.
- [4] LANDSCAPING WITH DRIP IRRIGATION.
- [5] NEW STANDARD HC RAMP PER COA STD. DWG. 2441.
- [6] HC PAVEMENT SIGN.
- [7] HC AISLE STRIPING.
- [8] ASPHALT CONCRETE PAVING.
- [9] SITE LIGHT.
- [10] BIKE RACK.
- [11] CONCRETE SIDEWALK.
- [12] COLORED CONCRETE PEDESTRIAN WALKWAY.
- [13] 6' HIGH CMU SCREEN WALL ABOVE ADJACENT GRADE.
- [14] MONUMENT SIGN LIT BY LANDSCAPE LIGHTING.
- [15] COLORED CONCRETE PLAZA.
- [16] CONCRETE CURB AND GUTTER. SEE CIVIL.
- [17] CONCRETE HEADER CURB. SEE CIVIL.
- [18] CONCRETE VALLEY CUTTER. SEE CIVIL.
- [19] COLORED CONCRETE PEDESTRIAN CONNECTION.
- [20] EXISTING CITY CURB TO REMAIN.
- [21] SLOPED CONCRETE LOADING DOCK.
- [22] CONCRETE CHANNEL. SEE CIVIL.
- [23] 6' HIGH CHAINLINK FENCING WITH ROLLING GATE.
- [24] EXISTING 10' PUBLIC UTILITY EASEMENT.
- [25] HC PARKING SIGN.
- [26] HC RAMP.
- [27] EXISTING FIRE HYDRANT.
- [28] EXISTING 4' CITY SIDEWALK.
- [29] EXISTING HANDICAP RAMP TO REMAIN.
- [30] NEW FIRE HYDRANT.



1 Site Development Plan for Building Permit  
Scale: 1"=20'-0"



VICINITY MAP (D-16)

RADIUS INFORMATION

- [1] RADIUS = 3'-0"
- [2] RADIUS = 10'-0"
- [3] RADIUS = 15'-0"
- [4] RADIUS = 20'-0"
- [5] RADIUS = 25'-0"
- [6] RADIUS = 60'-0"
- [7] RADIUS = 150'-0"

PROJECT NUMBER: 1002134	APPLICATION NUMBER: 05DRB-01928
THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) DATED: <u>January 4, 2006</u> AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.	
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRB 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 SIGNOFF APPROVAL:	
<i>[Signature]</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	1-4-06 Date
<i>[Signature]</i> UTILITIES DEVELOPMENT	1/4/06 Date
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	1/4/06 Date
<i>[Signature]</i> CITY ENGINEER	1/4/06 Date
<i>[Signature]</i> *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A Date
<i>[Signature]</i> SOLID WASTE MANAGEMENT	1-4-06 Date
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	6/28/06 Date

revision	
by	
date	
rev	A A A A A

**MH**  
Mullen Heller  
Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque, NM 87102  
505 268 4144 [p]  
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1002134

project number	05-44
drawn by	mws
project manager	Douglas Heller, AIA
date	1/3/06

project title  
**BDW Office/Warehouse**  
Tracts 13 and 14, Las Lomitas Business Park  
Albuquerque, New Mexico

sheet title  
**Site Development Plan**

sheet  
**A001**



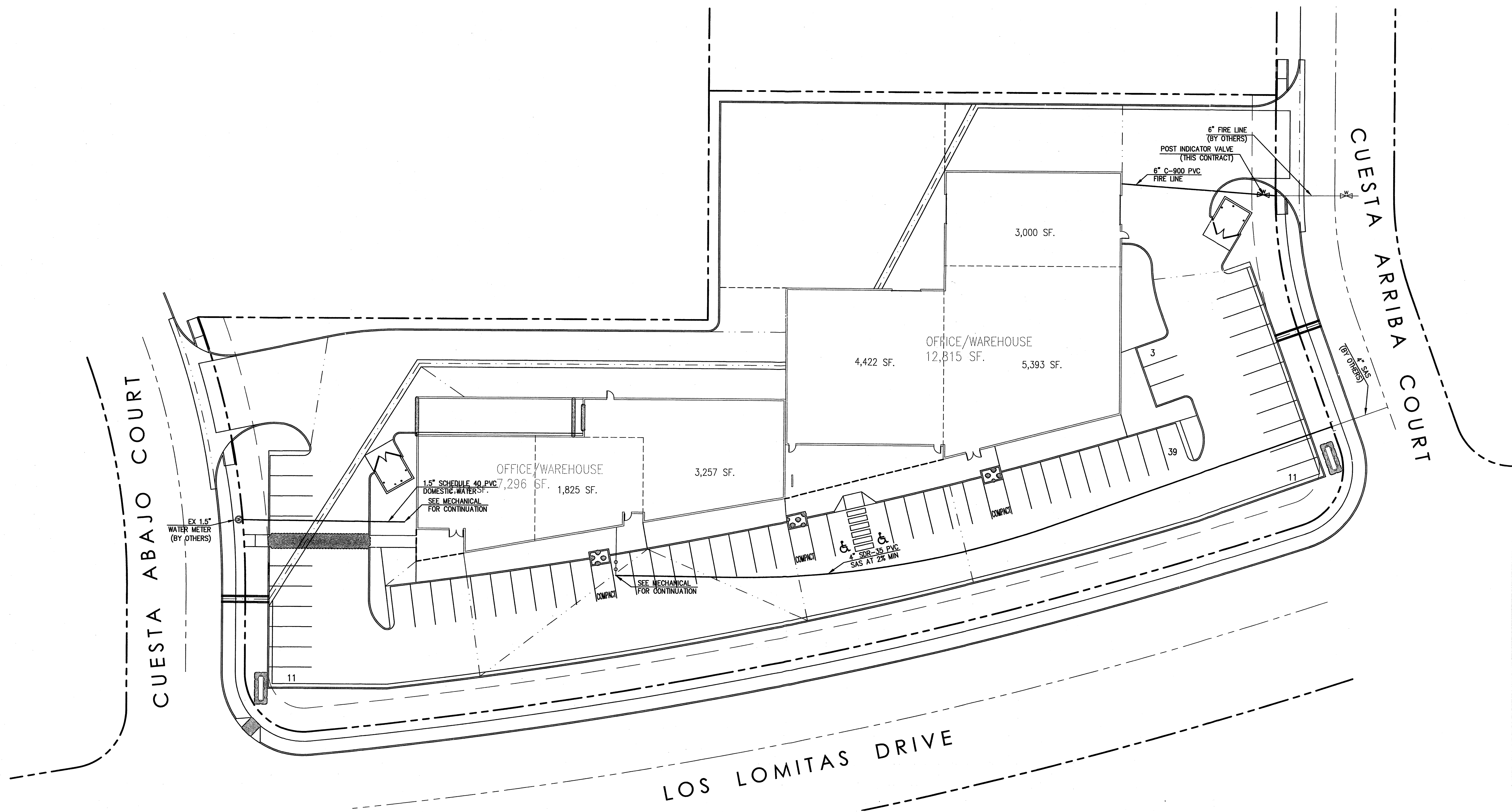
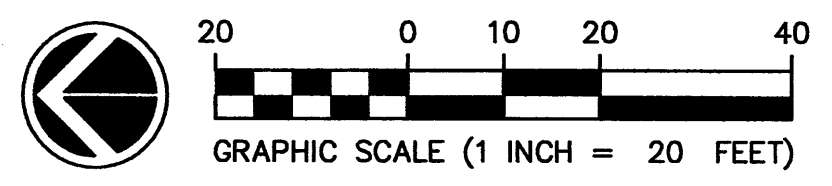
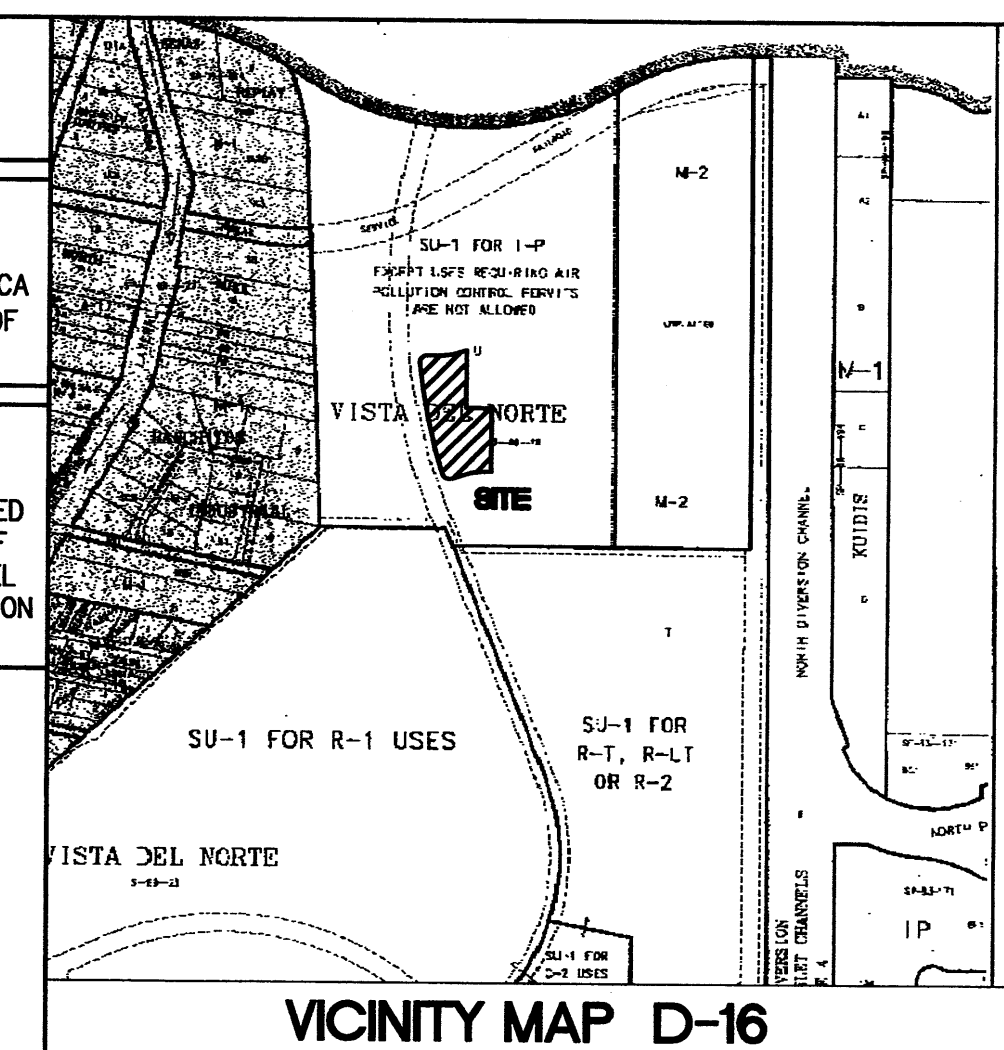


**LEGAL DESCRIPTION**  
 TRACTS 13 AND 14, LOS LAMITAS BUSINESS PARK SUBDIVISION.

**ACS BENCHMARK**  
 ACS MONUMENT "NAA-9", BEING A STANDARD BRASS TABLET (AMAFCA RIGHT-OF-WAY MARKER), STAMPED "NAA-9", WITH AN ELEVATION OF 5069.27 (SLD 1929); ADJUSTED 5071.90 (NAVDB8).

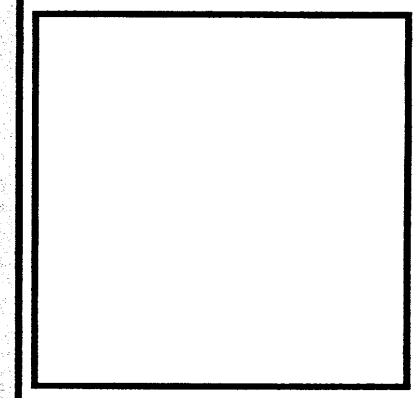
**FLOODPLAIN**  
 THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0136 F; EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN ON THIS SHEET.

**BEAM**  
 BUILDING ENGINEERING AND MUNICIPAL DESIGNS  
 855 POLARIS BLVD., SE RIO RANCHO, NM 87124  
 PHONE (505) 896-0391  
 FAX (505) 994-3952  
 beamdesigns@qwest.net



rev	△	△	△	△	△
by					
date					

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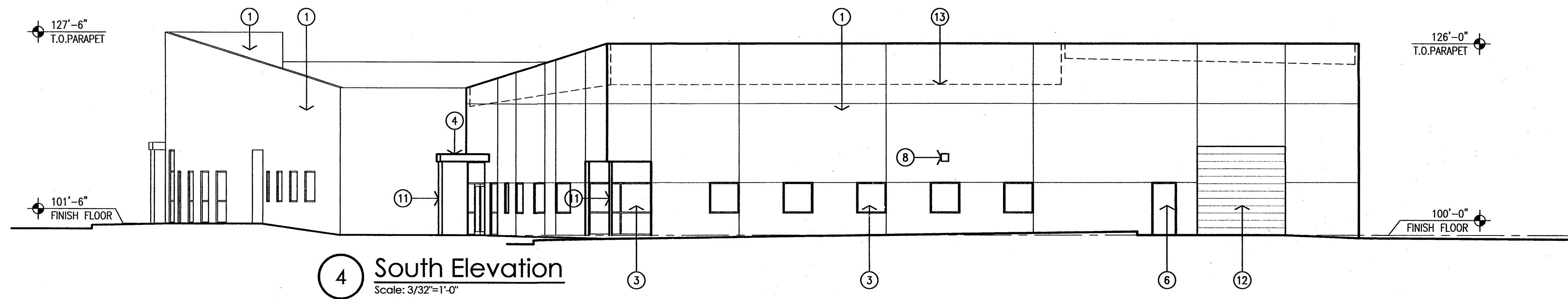
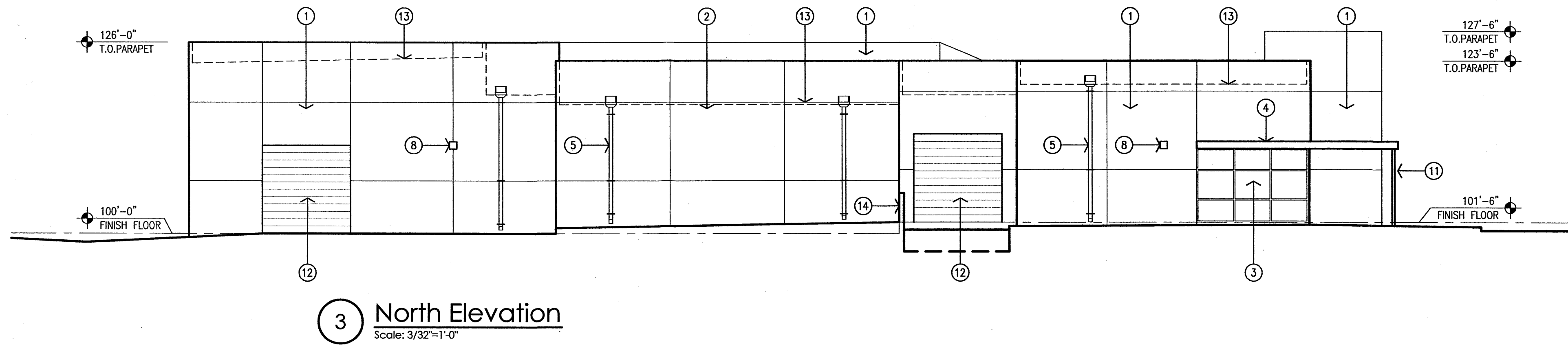
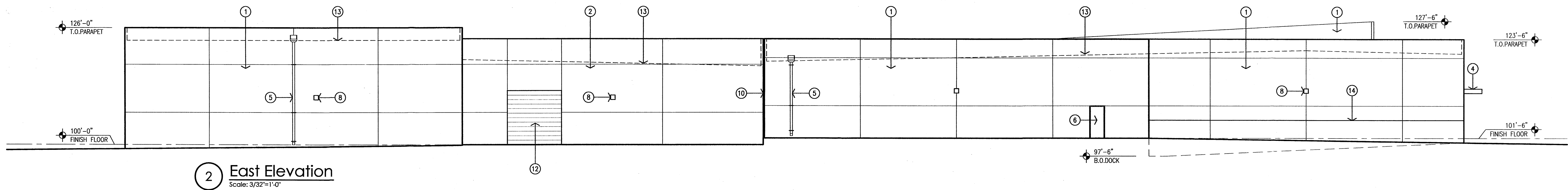
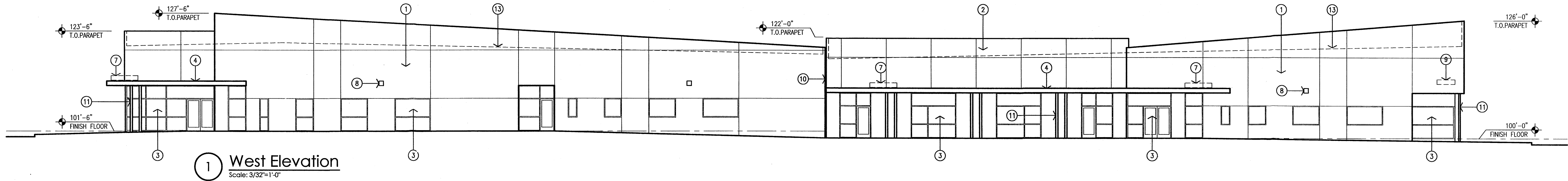
job number	05-44
drawn by	BOM
project manager	Douglas Heller, AIA
date	12/14/05

project title  
**BDW Office/Warehouse**  
 Tracts 13 and 14, Los Lomitas Business Park  
 Albuquerque, New Mexico

sheet title  
**Site Utility Plan**

sheet  
**C003**





**KEYED NOTES:**

- [1] 2-COAT STUCCO SYSTEM OVER 1 LAYER BUILDING PAPER AND WIRE MESH. COLOR: TAN
- [2] 2-COAT STUCCO SYSTEM OVER 1 LAYER BUILDING PAPER AND WIRE MESH. COLOR: BLUE
- [3] CLEAR ANODIZED ALUMINUM STOREFRONT WITH BLUE TINTED INSULATED GLAZING.
- [4] STEEL BEAM CONPOY, PAINTED DARK GRAY.
- [5] PREFINISHED DARK GRAY SHEET METAL COLLECTOR BOX AND DOWNSPOUT.
- [6] HOLLOW METAL DOOR AND FRAME, PAINTED DARK GRAY.
- [7] INDIVIDUAL CHANNEL LETTER SIGNAGE.
- [8] 150w HID FULL CUT-OFF WALL MOUNTED LIGHT FIXTURE.
- [9] 12" HIGH ADDRESS CHANNEL LETTERS.
- [10] 2" EXPANSION JOINT.
- [11] STEEL PIPE COLUMN, PAINTED DARK GRAY.
- [12] OVERHEAD DOOR, PAINTED DARK GRAY.
- [13] LINE OF ROOF BEYOND.
- [14] CMU SCREEN WALL AT RECESSED DOCK WELL.

revision

by

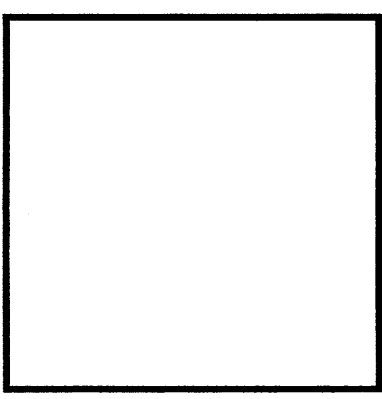
date

rev



**Mullen Heller  
Architecture P.C.**

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job number	mws	Douglas Heller, AIA	12/23/05
drawn by			
project manager			
date			

project title  
**BDW Office/Warehouse**  
Tracts 13 and 14, Las Lomas Business Park  
Albuquerque, New Mexico

sheet title  
**Exterior Elevations**

sheet-  
**A401**

**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Coverage Area
<b>Trees</b>					
15		Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	Medium +	
9		Gleditsia triacanthos Honeylocust	2" B&B	Medium	
5		Pinus nigra Austrian Pine	5'-6"	Medium	
5		Pryus calleryana Flowering Pear	15 Gal	Medium +	

**Shrubs/Groundcovers**

38		Buddleia davidii Butterfly Bush	5-Gal	Medium	20 sf x 38=760 sf
8		Caesalpinia gilliesii Yellow Bird of Paradise	5-Gal	Low	50 sf x 8=400 sf
31		Caryopteris clandonensis Blue Mist	5-Gal	Medium	32 sf x 31=992 sf
39		Cotoneaster parneyi Clusterberry	5-Gal	Low+	50 sf x 39=1950 sf
14		Rosmarinus Off. Pro. Creeping Rosemary	5-Gal	Low +	30 sf x 14=420 sf
13		Prunus besseyi Western Sand Cherry	5-Gal	Medium	25 sf x 13=325 sf
20		Rhaphiolepis indica India Hawthorn	5-Gal	Medium	30 sf x 20=600 sf
45		Rosmarinus officinalis Rosemary	5-Gal	Low +	30 sf x 45=1350 sf
43		Salvia greggii Cherry Sage	1-Gal	Medium	18 sf x 43=774 sf

**Ornamental Grasses**

42		Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium	20 sf x 42=840 sf
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**SITE DATA**

GROSS LOT AREA	+/- 87,087 SF
LESS BUILDING(S)	20,111 SF
NET LOT AREA	66,976 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	10,046 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	14.275 SF (NOT INCLUDING 21% ROW)
REQUIRED LANDSCAPE COVERAGE MIN. 15% OF REQUIRED LANDSCAPE AREA	7,534 SF
PROPOSED LANDSCAPE COVERAGE PERCENT OF REQUIRED LANDSCAPE AREA	8,411 SF 83%

**NOTE**

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH

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.

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

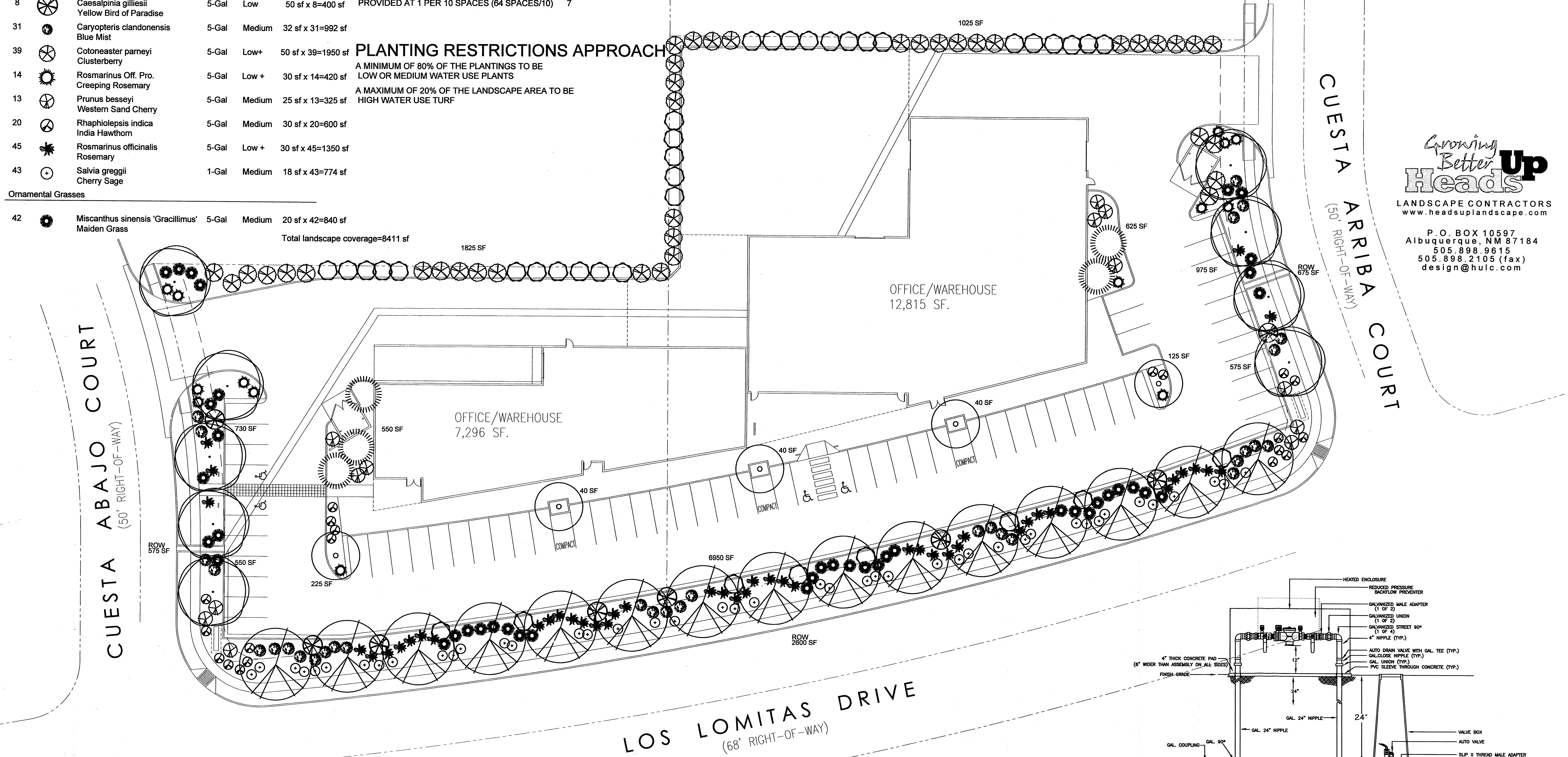
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

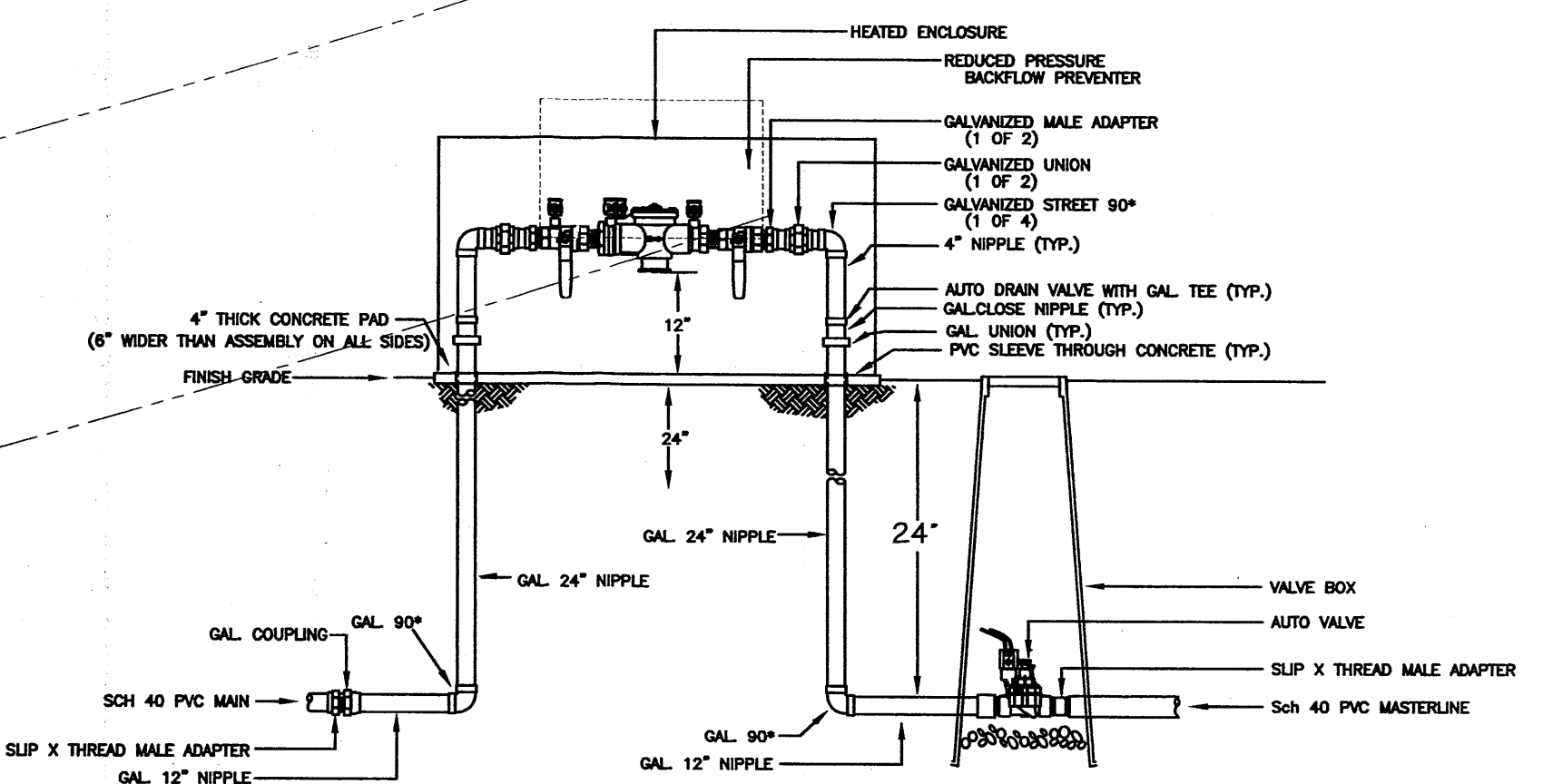
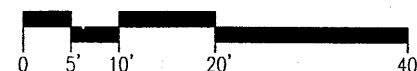
**PLANTING RESTRICTIONS APPROACH**

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



1 Landscape Plan for Building Permit  
Scale: 1"=20'-0"



Mastervalue w/RPBA

NOTE:  
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

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**Growing Better Heads Up**  
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STATE OF NEW MEXICO  
JOHN GILLIES BRALY # 128  
REGISTERED LANDSCAPE ARCHITECT

job number	11/17/05
drawn by	mws
project manager	Douglas Heller, AIA
date	

project title  
Albuquerque, New Mexico  
sheet title  
**Landscape Plan**