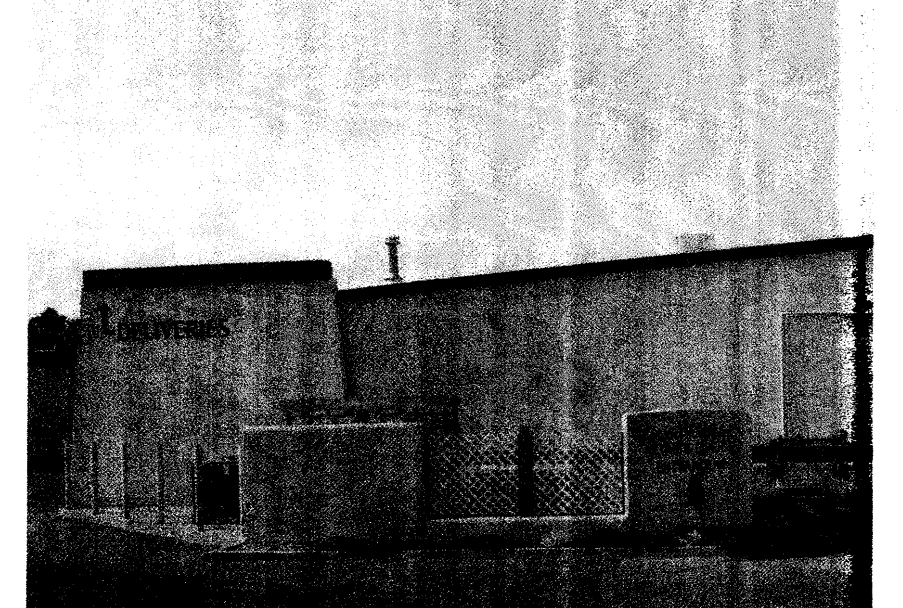
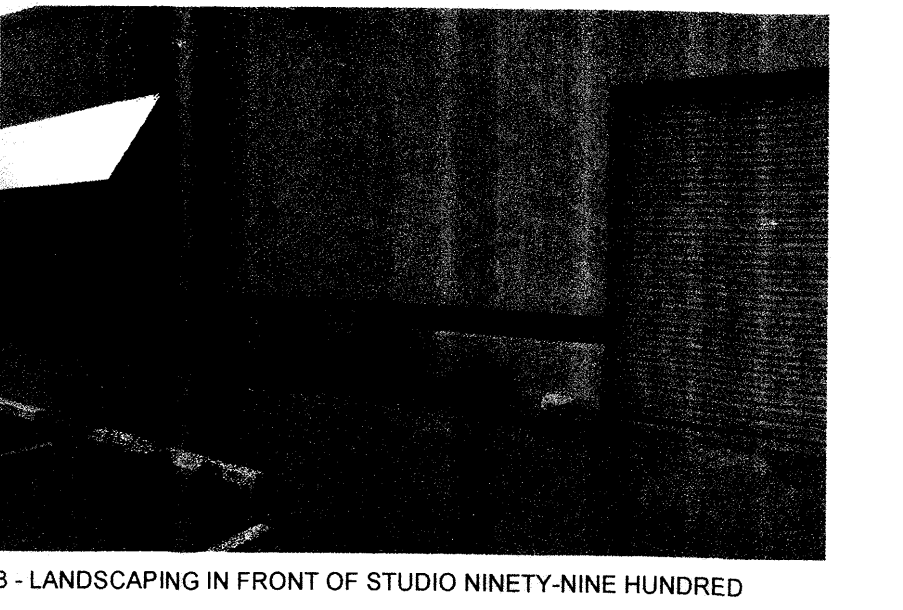


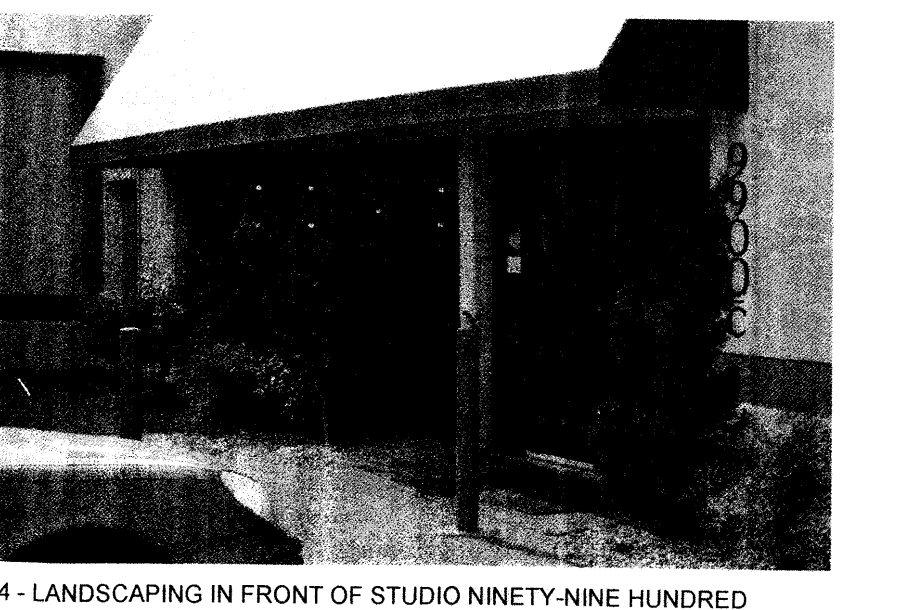
#1 - LANDSCAPING AT MONTGOMERY BLVD.



#2 - LANDSCAPING IN FRONT OF COMFORT FOODS MECHANICAL YARD WALL

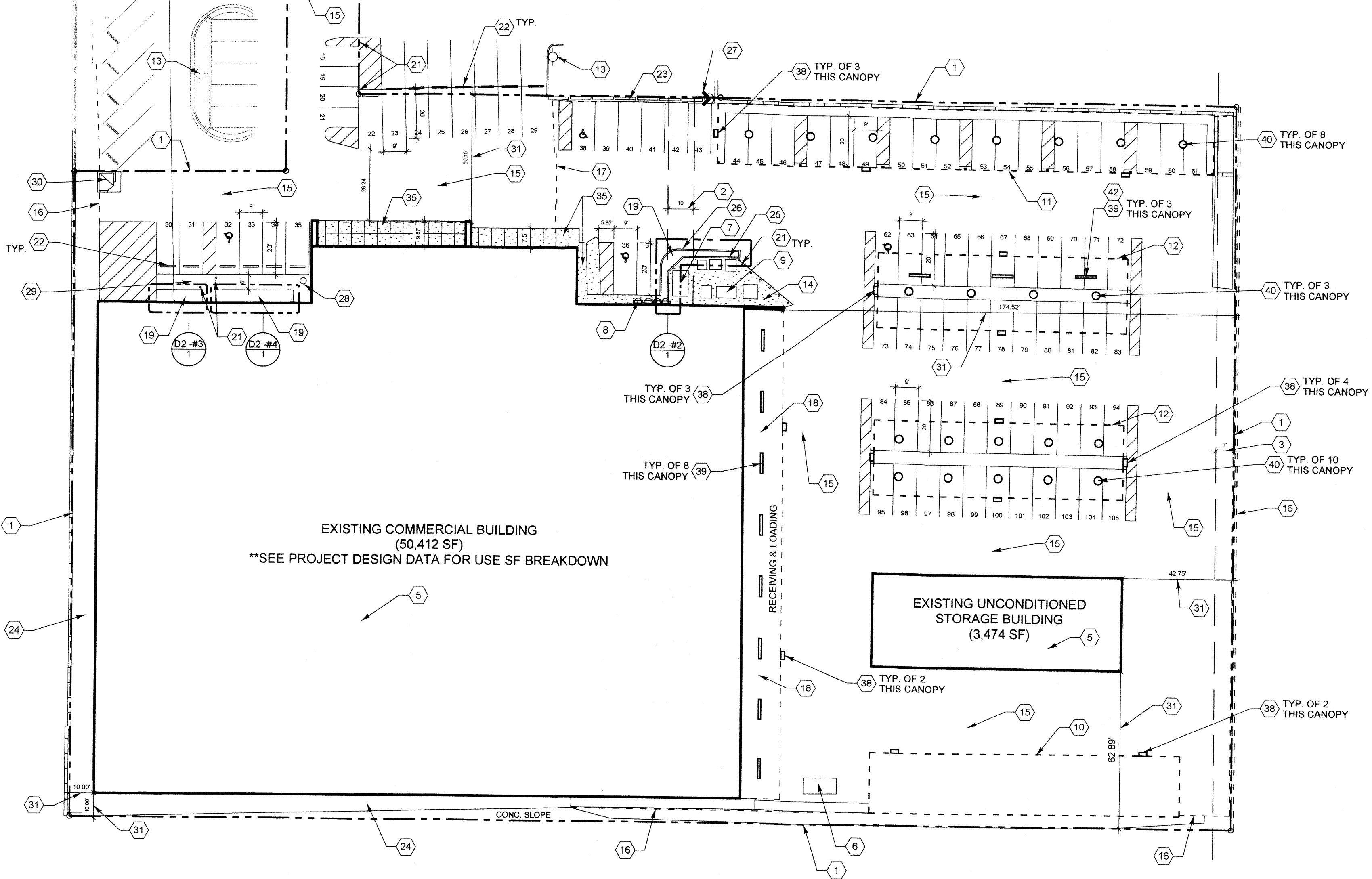


#3 - LANDSCAPING IN FRONT OF STUDIO NINETY-NINE HUNDRED



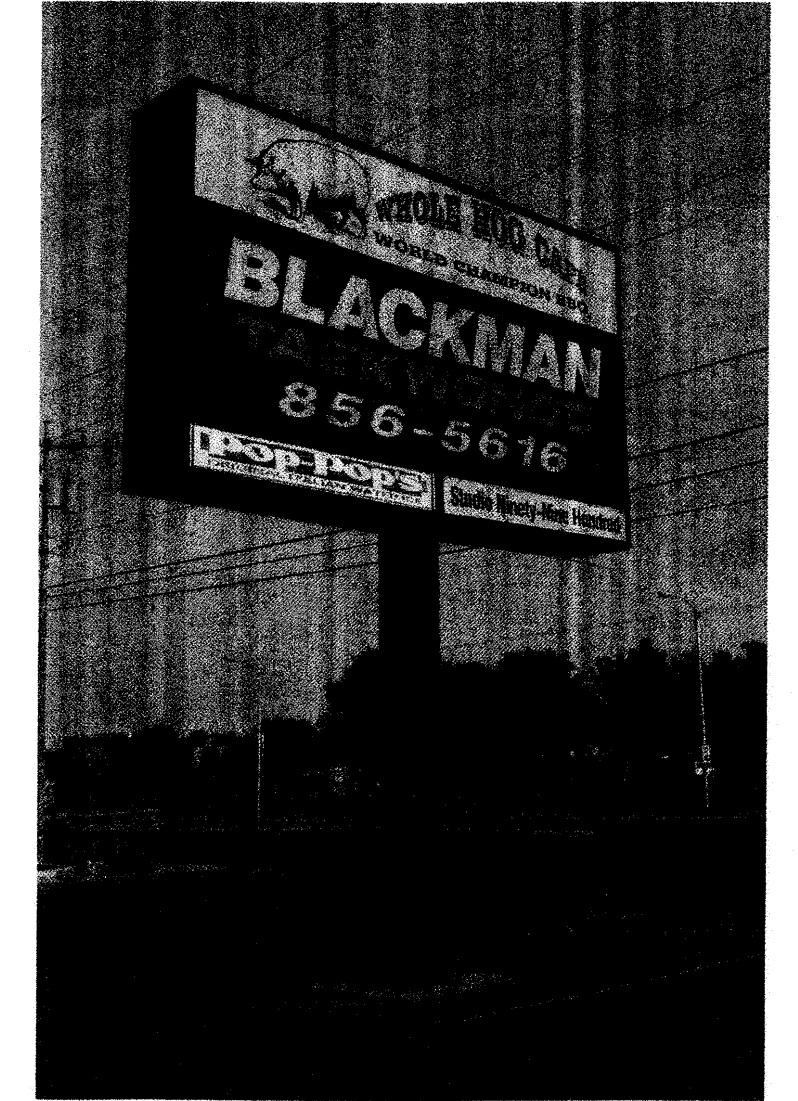
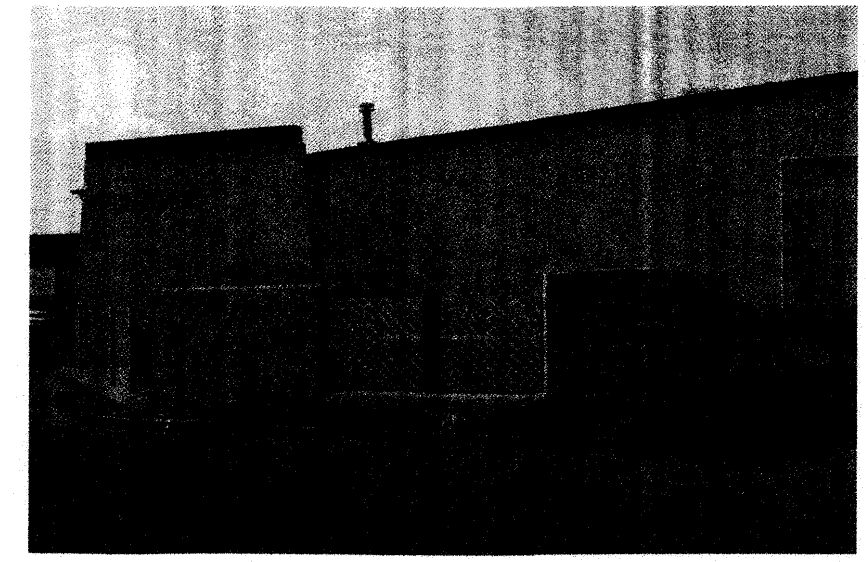
#4 - LANDSCAPING IN FRONT OF STUDIO NINETY-NINE HUNDRED

D2 EXISTING LANDSCAPING
NTS

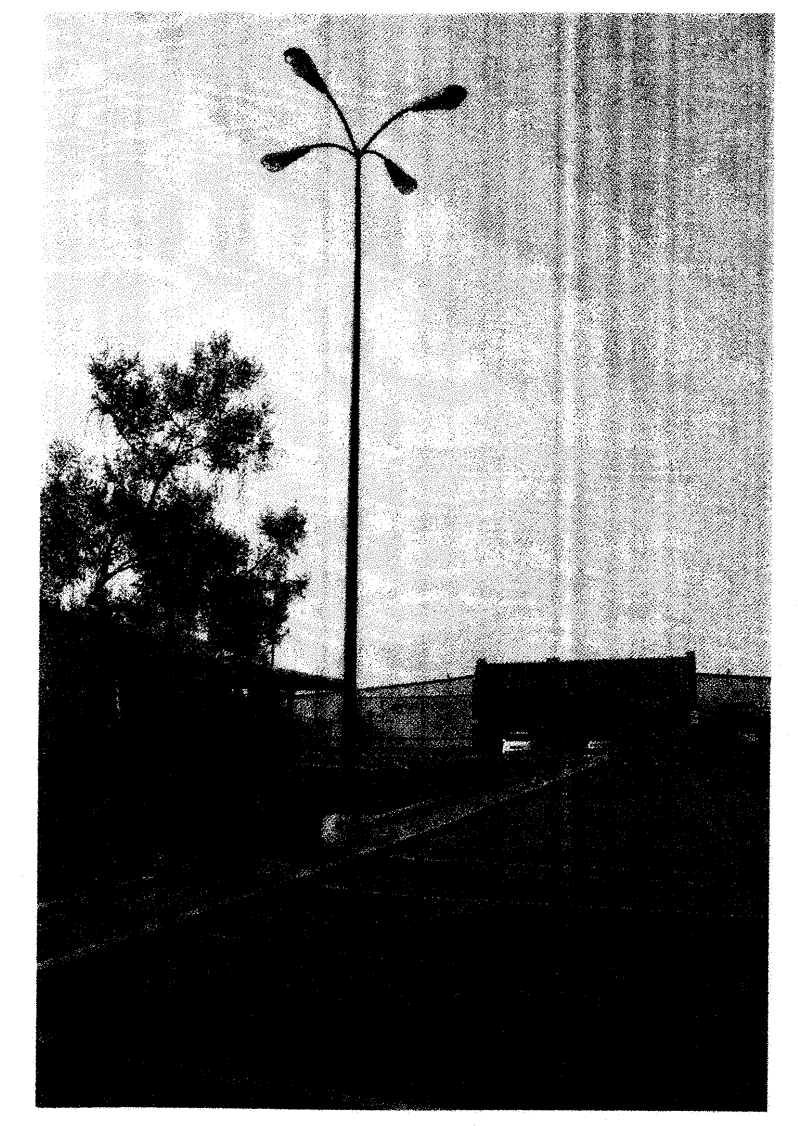


A1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1" = 30'-0"

E4 MECHANICAL YARD WALL
NTS



C4 SIGN @ MONTGOMERY BLVD.
NTS



A4 PARKING LOT LIGHT POLE
NTS

PROJECT DESIGN DATA

LEGAL DESCRIPTION: TRACT A-1, TAYLOR-TANNEHILL ADDITION
ZONING: C-2

EXISTING BUILDINGS ON TRACT A-1
COMMERCIAL BUILDING AREA = 50,412 SF TOTAL
WAREHOUSE = 34,412 SF
MANUFACTURING = 6,000 SF
RETAIL = 2,600 SF
EXERCISE = 7,400 SF
UNCONDITIONED STORAGE BUILDING AREA = 3,474 SF TOTAL

PARKING SPACE CALCULATIONS
MANUFACTURING REQUIRED: 6,000 SF / 1,000 = 6 SPACES
WAREHOUSE REQUIRED: 34,412 SF / 2,000 = 18 SPACES
RETAIL REQUIRED: 2,600 SF / 200 = 13 SPACES
EXERCISE REQUIRED: 148 OCCUPANTS / 3 OCCUPANTS/SPACE = 50 SPACES
PARKING REQUIRED: 87 SPACES
(- 10% PUBLIC TRANSIT ROUTE REDUCTION) = 8 PARKING SPACES

PARKING REQUIRED LESS TRANSIT REDUCTION = 79 SPACES TOTAL REQUIRED
HANDICAPPED PARKING REQUIRED: 51 TO 100 REQUIRED SPACES:
4 HANDICAPPED SPACES REQUIRED

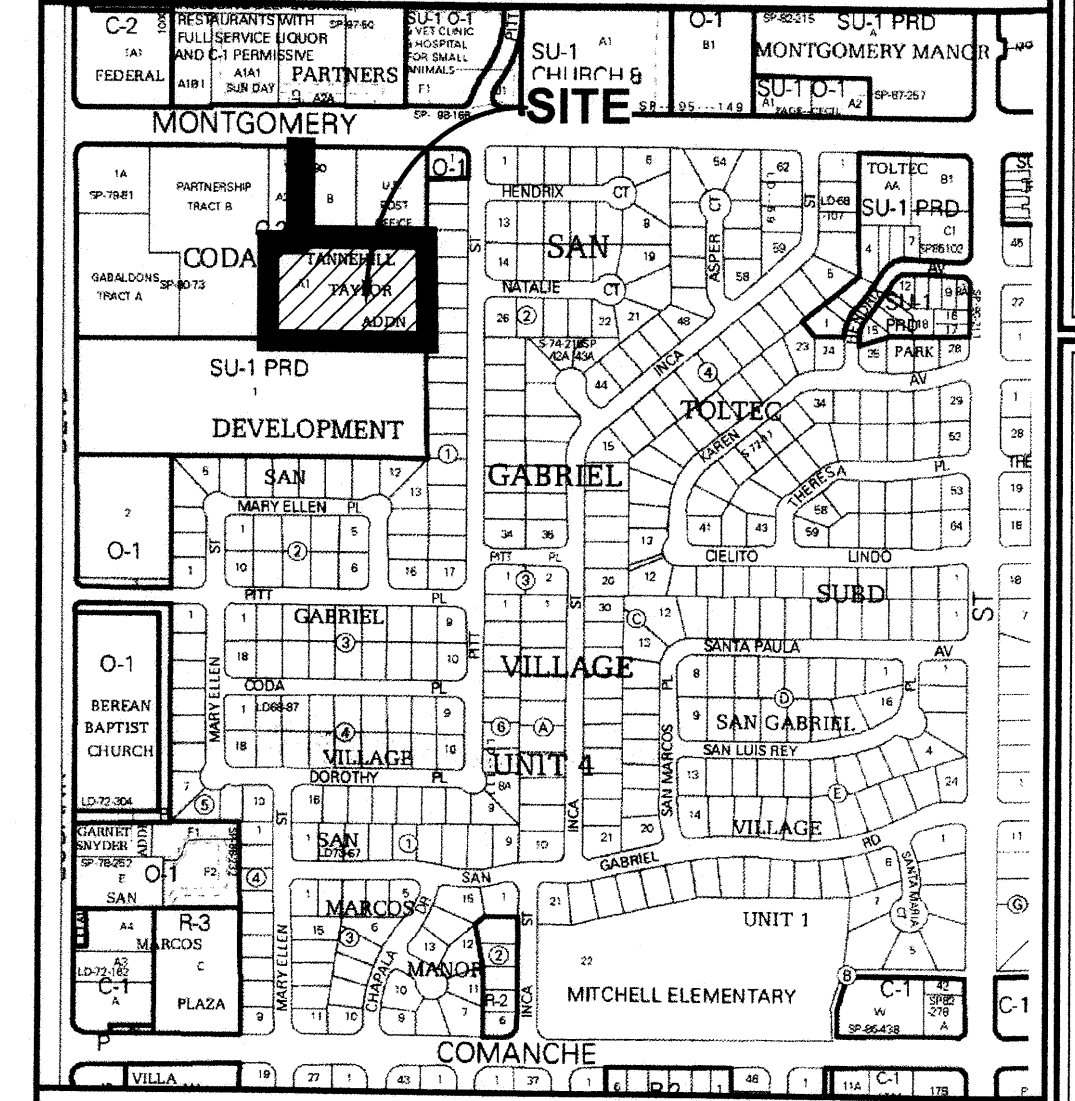
PARKING PROVIDED = 105 SPACES PROVIDED (INCLUDING HANDICAPPED)
HANDICAPPED PARKING PROVIDED: 4

BICYCLE SPACES CALCULATIONS
REQUIRED: 1 PER 20 PARKING SPACES = 79 SPACES / 20 = 4 BICYCLES
PROVIDED: 0 BICYCLE SPACES PROVIDED

MOTORCYCLES SPACES CALCULATIONS
REQUIRED: BETWEEN 51 TO 100 PARKING SPACES = 3 SPACES REQUIRED
PROVIDED: 0 MOTORCYCLE SPACES

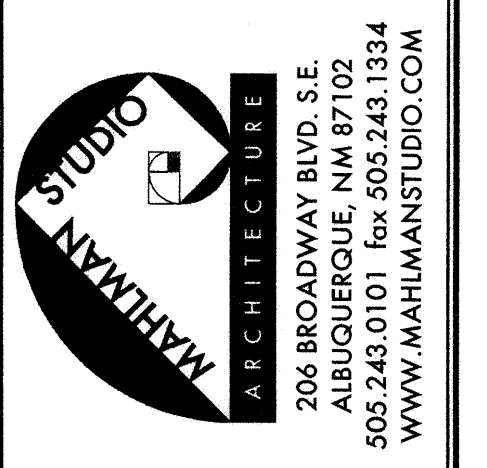
SQUARE FOOTAGE CALCULATIONS
SITE TOTAL SF: 132,020 SF±
BUILDINGS: 53,886 SF
PARKING: 19,234 SF
VEHICLE CIRCULATION: 30,163 SF
PEDESTRIAN CIRCULATION: 1,597 SF
LANDSCAPING: 563 SF

VICINITY MAP ZONE ATLAS G-21-Z



SHEET KEYNOTES

- EXISTING PROPERTY LINE.
- EXISTING 10' PUBLIC UTILITY EASEMENT.
- EXISTING 7' PUBLIC UTILITY EASEMENT.
- EXISTING ACCESS EASEMENT, AS DIMENSIONED.
- EXISTING BUILDING.
- EXISTING WASTE CONTAINER (1 TOTAL).
- EXISTING ELECTRICAL TRANSFORMER.
- EXISTING GAS METERS.
- EXISTING MECHANICAL UNITS ON GROUND BEHIND YARD WALL.
- EXISTING COVERED STORAGE ENCLOSED ON THREE SIDES, OPEN ON THE NORTH SIDE.
- EXISTING COVERED PARKING ENCLOSED ON THREE SIDES, OPEN ON THE SOUTH SIDE.
- EXISTING COVERED PARKING STRUCTURE.
- EXISTING LIGHT POLE, NOT WITHIN TRACT A-1 PROPERTY BOUNDARIES, SEE INSET PHOTO A4, THIS SHEET.
- EXISTING CONCRETE MECHANICAL EQUIPMENT PAD.
- EXISTING ASPHALT DRIVE.
- EXISTING 8' HIGH CHAIN LINK FENCE WITH 3 STRANDS OF RAZOR WIRE AT TOP.
- EXISTING CHAIN LINK MANUAL SLIDING GATE.
- EXISTING COVERED RECEIVING AREA.
- EXISTING GRAVEL MULCH WITH IRRIGATED LANDSCAPE SHRUBS, SEE INSET PHOTOS ON D2, THIS SHEET.
- EXISTING POLE MOUNTED LIGHTED SIGN, SEE INSET PHOTO C4, THIS SHEET.
- EXISTING PARKING BUMPER.
- EXISTING RAILROAD TIE LANDSCAPE BORDER.
- EXISTING CONCRETE SLOPED TO RETAIN DOWN TO EXISTING GRADE ON ADJACENT PROPERTIES.
- EXISTING 8' HIGH STUCCO (TAM) AND LATTICE MECHANICAL YARD WALL. SEE INSET PHOTO E4, THIS SHEET.
- EXISTING CONCRETE CURB.
- EXISTING FIRE HYDRANT.
- EXISTING PRECAST CONCRETE TRASH CAN.
- EXISTING ASPHALT WALKWAY.
- EXISTING CONCRETE SPLASH PAD AT END OF ROOF DRAINAGE PIPE.
- EXISTING BUILDING SETBACK FROM PROPERTY LINE.
- EXISTING CURB CUT AND DRIVEPAD ENTRANCE.
- EXISTING ASPHALT PAVED STREET.
- EXISTING POWER POLE.
- EXISTING WATER METER.
- EXISTING GRAVEL MULCH.
- EXISTING CONCRETE SIDEWALK.
- EXISTING HIGH PRESSURE SODIUM LIGHT FIXTURE MOUNTED ON EDGE OF CANOPY (14 TOTAL). THESE FIXTURES SHALL BE ACTIVATED FOR SECURITY ILLUMINATION.
- EXISTING 8FT. -2 LAMP SURFACE MOUNT FLUORESCENT LIGHT FIXTURE ON UNDERSIDE OF CANOPY (11 TOTAL). THESE FIXTURES NOT REQUIRED FOR SECURITY ILLUMINATION.
- EXISTING METAL HALIDE PENDANT LIGHT FIXTURE ON UNDERSIDE OF CANOPY (22 TOTAL). THESE FIXTURES NOT REQUIRED FOR SECURITY ILLUMINATION.
- NEW TREE TO BE INSTALLED IN EXISTING PARKING LOT ISLAND. EXISTING IRRIGATION TO BE USED. TREE TO BE PURPLE ROBE LOCUST (15 GAL.) TO MATCH ADJACENT PARKING LANDSCAPE TREES.



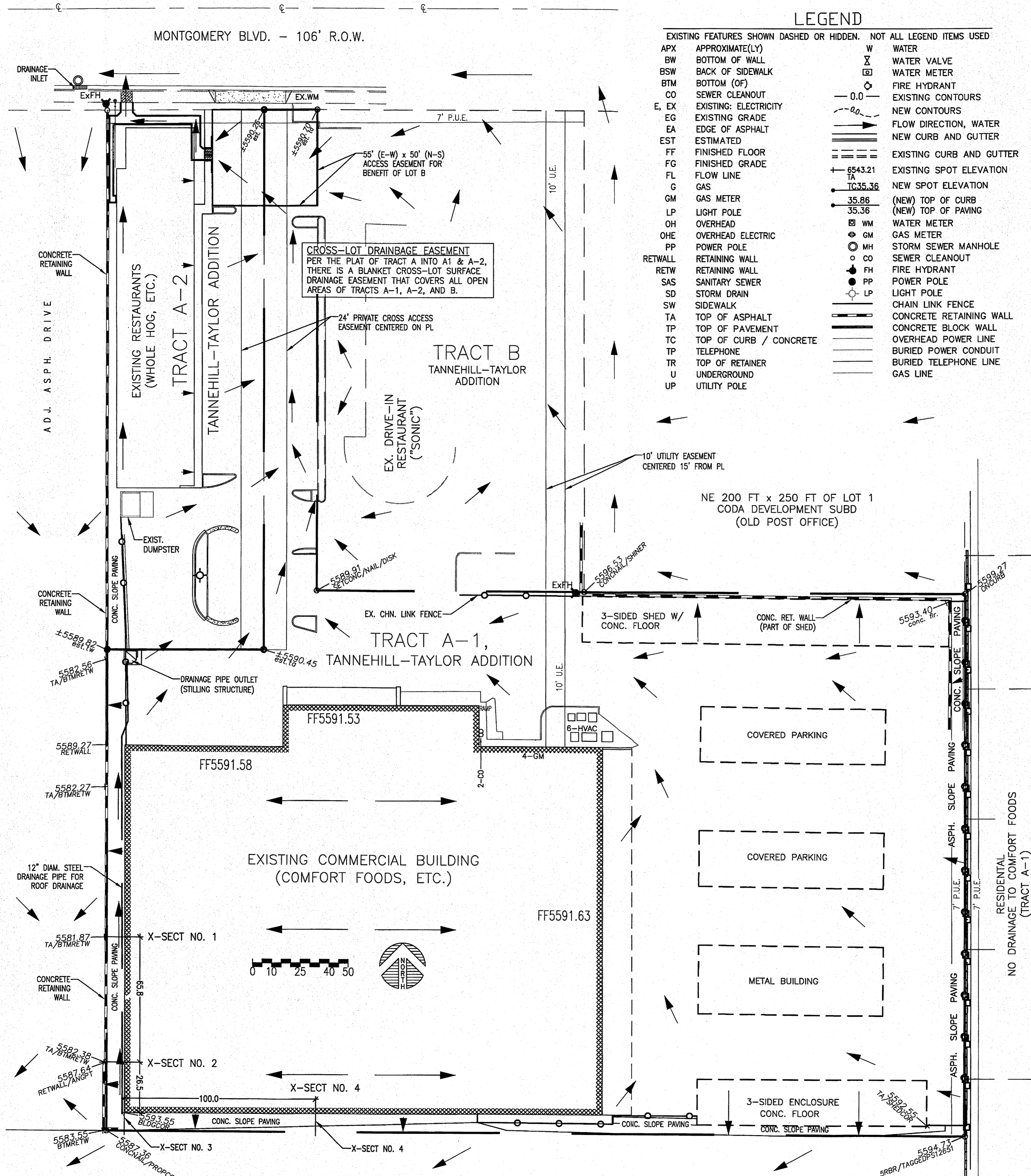
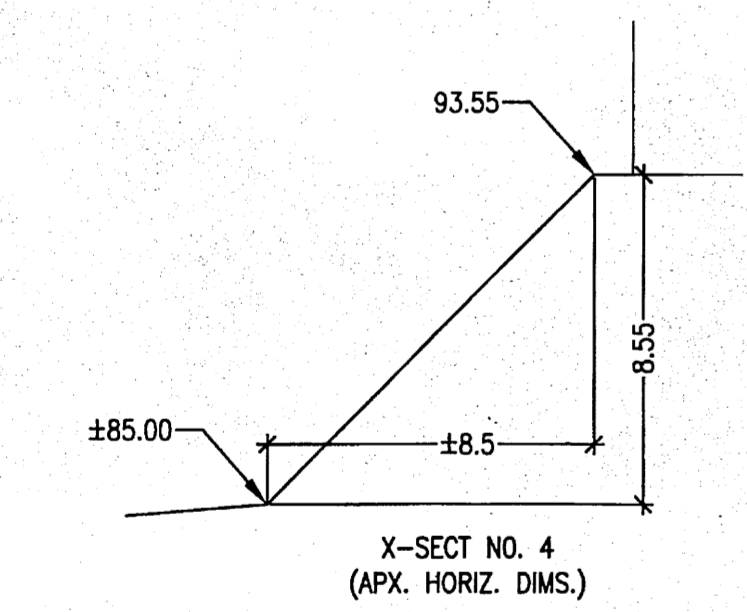
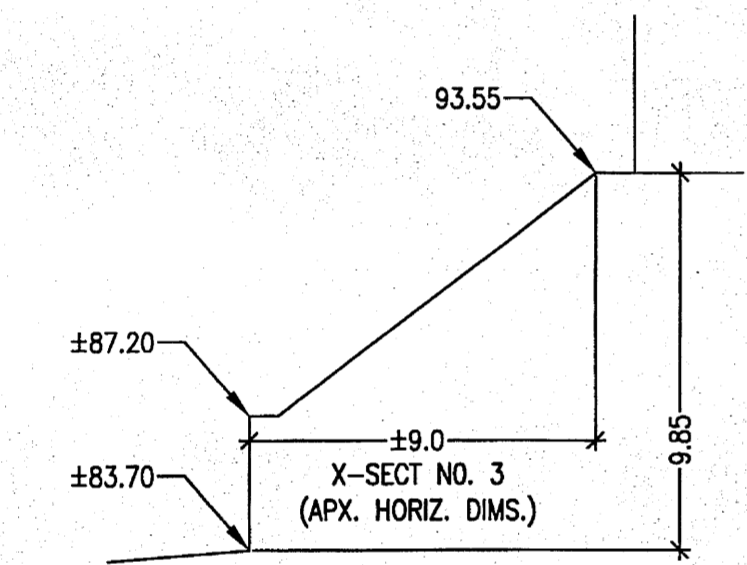
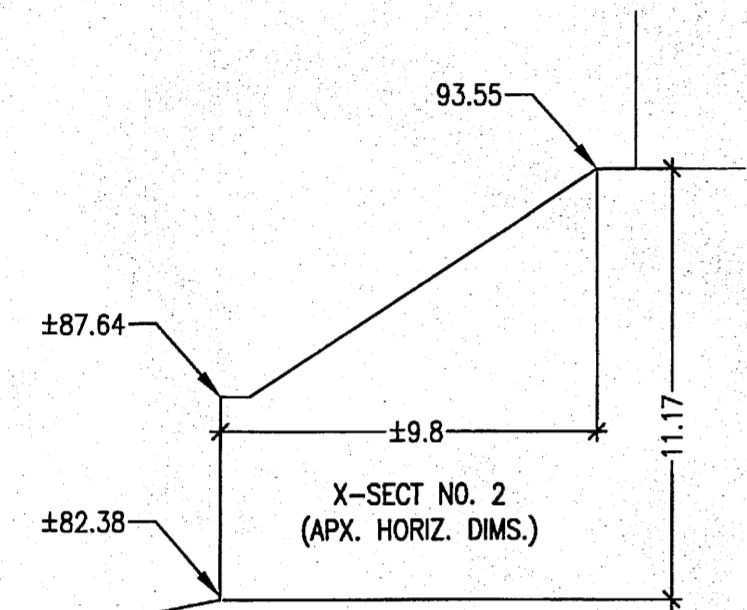
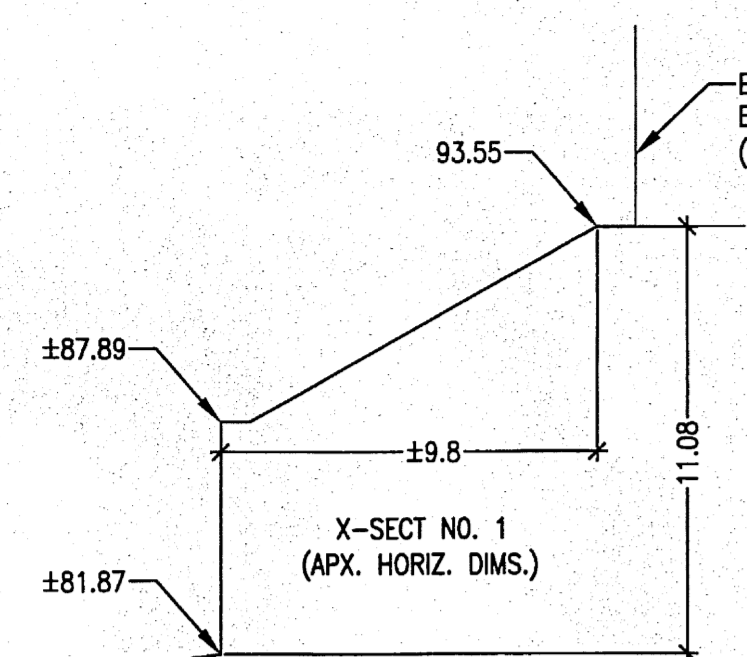
APR PLANS CHECKING OFFICE
APPROVED FOR SUBMITTAL
SIGNATURE & DATE

TRACT A-1 ZONING AMENDMENT
9900 MONTGOMERY BLVD., NE
ALBUQUERQUE, NM 87111
JUNE 2012

MARK	REVISIONS / DRB	DESCRIPTION
07/27/12	EPC CONDITIONS	
06/25/12	EPC SUBMITTAL	
	MM/DD/YY	

PROJECT NO:
FILE NAME:
DRAWN BY:
CHECKED BY:
COPYRIGHT:
OTHER:

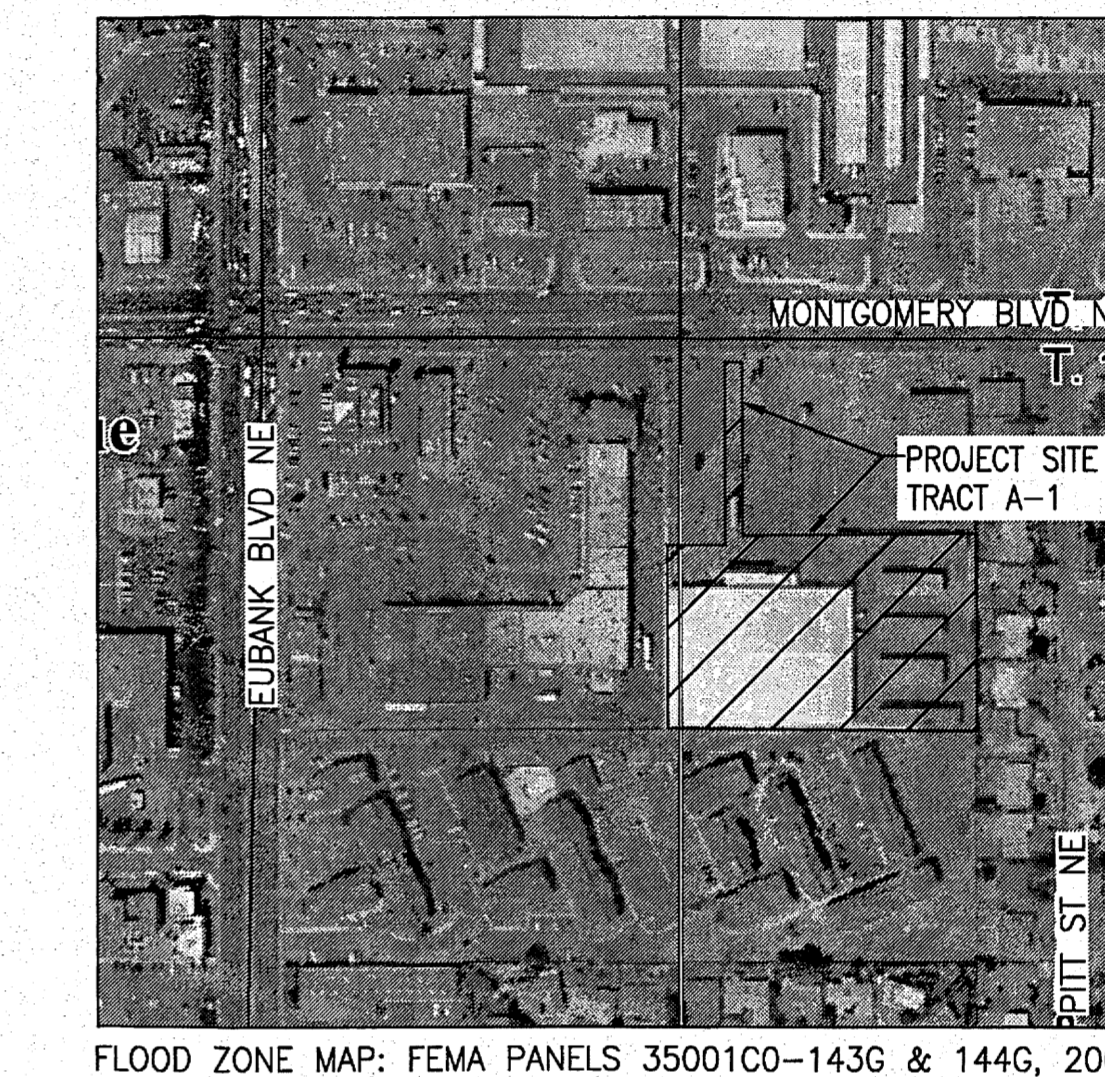
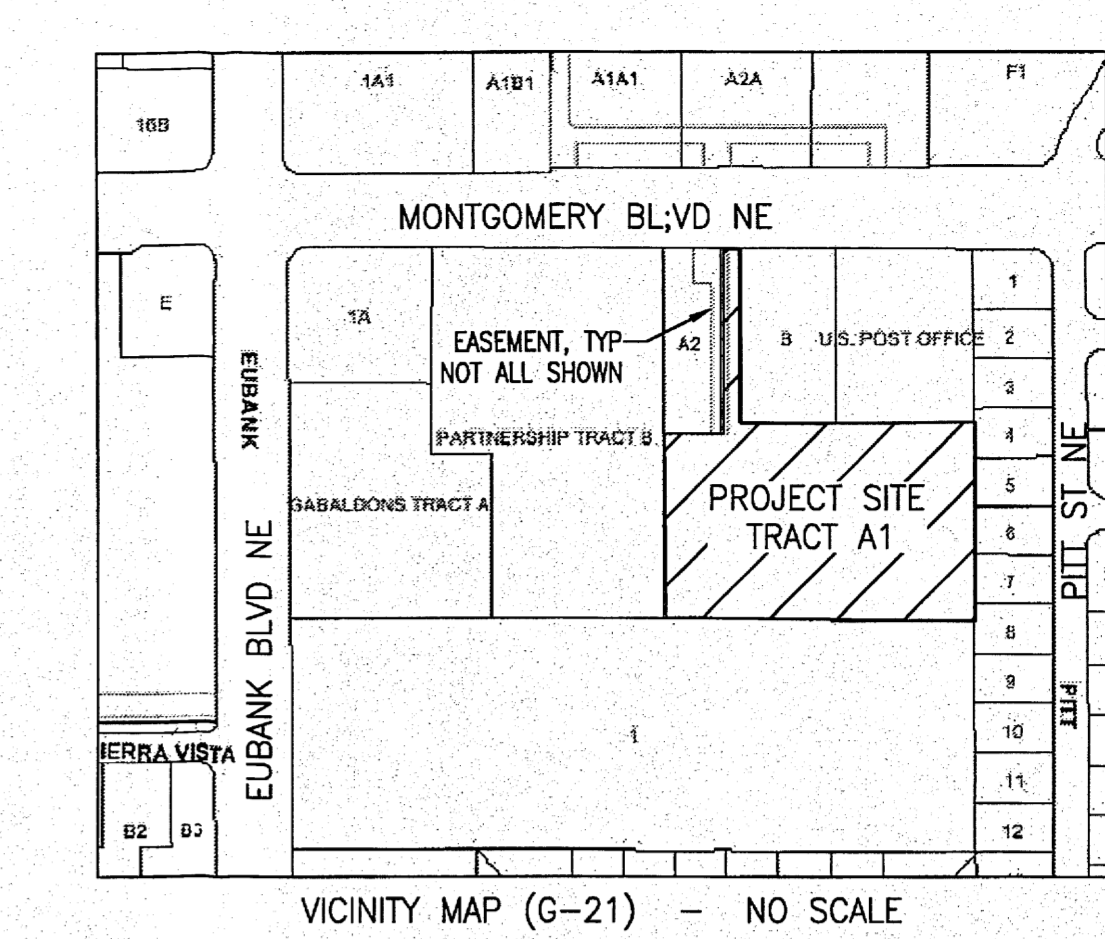
SHEET TITLE:
SITE PLAN



LEGEND

EXISTING FEATURES SHOWN DASHED OR HIDDEN. NOT ALL LEGEND ITEMS USED

APX	APPROXIMATE(LY)	W	WATER	
BW	BOTTOM OF WALL	X	WATER VALVE	
BSW	BACK OF SIDEWALK	⊗	WATER METER	
BTM	BOTTOM (OF)	⊕	FIRE HYDRANT	
CO	SEWER CLEANOUT	-0.0-	EXISTING CONTOURS	
E, EX	EXISTING: ELECTRICITY	---	NEW CONTOURS	
EA	EXISTING GRADE	---	FLOW DIRECTION, WATER	
EG	EDGE OF ASPHALT	---	NEW CURB AND GUTTER	
EST	ESTIMATED	---	EXISTING CURB AND GUTTER	
FF	FINISHED FLOOR	---	EXISTING SPOT ELEVATION	
FG	FINISHED GRADE	---	NEW SPOT ELEVATION	
FL	FLOW LINE	---	(NEW) TOP OF CURB	
G	GAS	---	(NEW) TOP OF PAVING	
GM	GAS METER	---	WM	WATER METER
LP	LIGHT POLE	---	GM	GAS METER
OH	OVERHEAD	---	MH	STORM SEWER MANHOLE
OHE	OVERHEAD ELECTRIC	---	CO	SEWER CLEANOUT
PP	POWER POLE	---	FH	FIRE HYDRANT
RETW	RETAINING WALL	---	PP	POWER POLE
RETW	RETAINING WALL	---	LP	LIGHT POLE
SAS	SANITARY SEWER	---	---	CHAIN LINK FENCE
SD	STORM DRAIN	---	---	CONCRETE RETAINING WALL
SW	SIDEWALK	---	---	CONCRETE BLOCK WALL
TA	TOP OF ASPHALT	---	---	OVERHEAD POWER LINE
TP	TOP OF PAVEMENT	---	---	BURIED POWER CONDUIT
TC	TOP OF CURB / CONCRETE	---	---	BURIED TELEPHONE LINE
TR	TELEPHONE	---	---	GAS LINE
TR	TOP OF RETAINER	---	---	
U	UNDERGROUND	---	---	
UP	UTILITY POLE	---	---	



FLOOD ZONE MAP: FEMA PANELS 35001C0-143G & 144G, 2008

GRADING AND DRAINAGE DISCUSSION:

The site is not in a 100-year flood hazard zone.

In the receding 1970's past, Tract A-1 (Comfort Foods, etc.), Tract A-2 (Whole Hog, etc.), and Tract B (Sonic Restaurant) were all one "lot-L" piece of the Tannehill-Taylor Subdivision and were the site of a Furrow's Building Supply business. The top of the L was at the north (front) and west of the site. Almost the entire site drained onto Montgomery Blvd. via a sidewalk culvert in the northwest corner. The Furrow's site was in cut along the back east part of the site and in roughly 10 feet of fill along the back west part of the site.

With the various replattings into smaller pieces and the associated development, the overall drainage has remained essentially the same. (Part of the Sonic site does now drain out the east, uphill, non-Comfort Foods part of the original site.) Per the 2005 replat of Tract A into A1 and A2, there is a blanket cross-lot drainage easement that covers all open areas of Tracts A1, A2, and B.

No change in drainage is proposed with this submittal.

Runoff patterns are shown by flow direction arrows on this sheet (Sheet 3).

Drainage from the site adjacent on the west flows south then west to exit onto Eubank Blvd. south of Montgomery Blvd. Runoff from the apartment complex south of the site flows west to Eubank. The residential lots east of (the south part of) the site do not contribute runoff to site: there are no openings in the CMU walls at the rear of those lots nor any sign of water flowing down the walls.

The small parts of the project site (Tract A-1) that do not drain to the historical location (sidewalk culvert near the NW corner of Tract A-2) are:
 The north 3-sided shed drains offsite north.
 The south 3-sided shed drains offsite south.

Runoff from the main roof of the Comfort Foods building splits, half going to the paving east of the building and the other half being conveyed in a steel pipe to the paving near the southwest corner of Tract A-2.

Spot elevations shown at the old, pre A1-A2 split, corners of Tract A-1 are from the survey made for that split. Spot elevations for the new, post A1-A2 split, corners are based on a combination of that survey, interpolations from that survey, and design elevations for development associated with the split (i.e., what is now the Whole Hog building). No new surveying was done for this submittal.

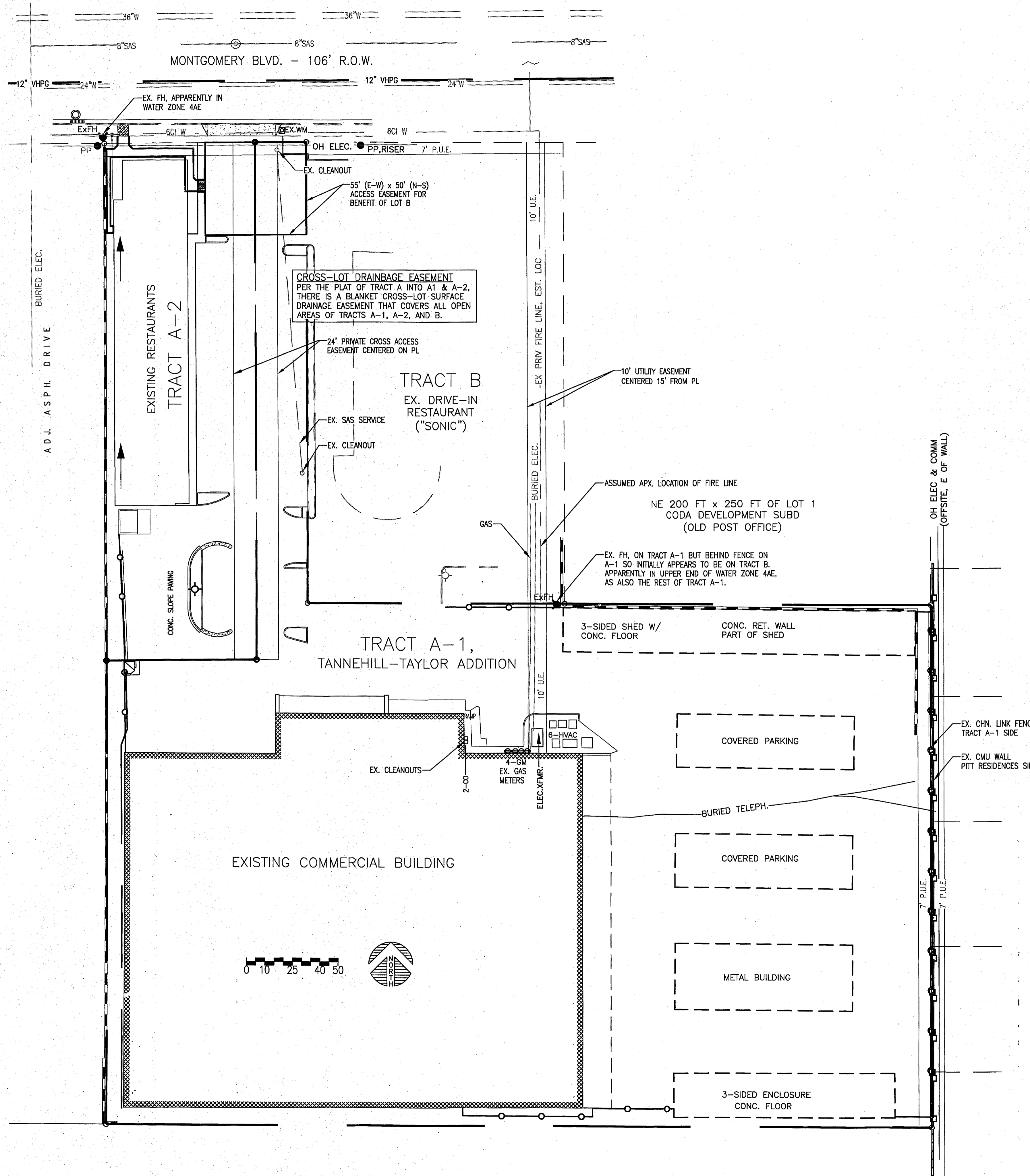
The approximately 11 ft elevation difference between finished floor and adjacent offsite existing grade near the southwest corner of Tract A-1, as shown by the survey for the A1-A2 split, appears to be correct, based on a recent site visit by Per Se Engineering. The cross-sections shown use the survey elevations. However, the finished floor elevation shown on the survey for the SW corner of the building is approximately 2 feet higher than the finished floor elevations shown elsewhere. Based on site inspection (from outside the building) and common sense, this difference is not real. The disparity has no effect on how the site drains.

PROJECT BENCH MARK:
 PK NAIL AT NORTHWEST PROPERTY CORNER OF TRACT A-2, ELEV 5588.11, NAD 1927
 PER SURVEY BY WAYJOHN SURVEYING, ALBUQUERQUE, NM, 2005

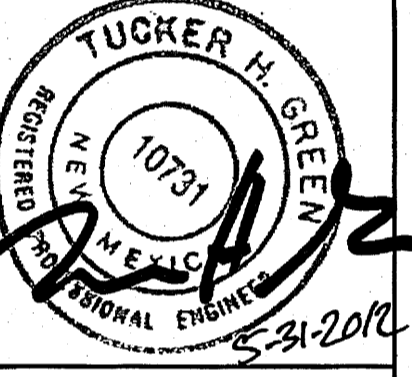
PER SE
 ENGINEERING
 2116 Lead Ave. SE
 Albuquerque NM, 87106
 505-232-9394



COMFORT FOODS SITE
 9900 MONTGOMERY NE, ALBUQUERQUE, NM
 PRELIMINARY GRADING PLAN

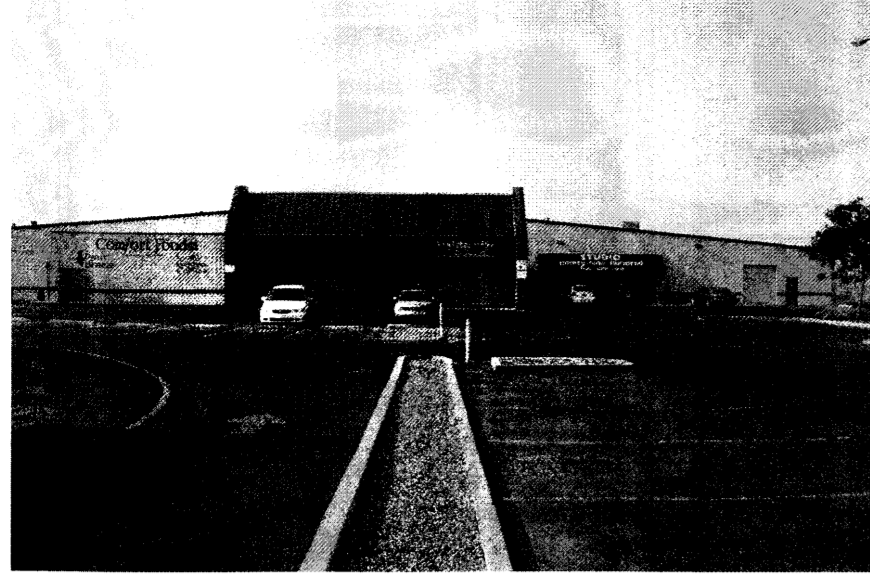


PER SE
ENGINEERING
2116 Lead Ave. SE
Albuquerque NM, 87106
505-232-9394

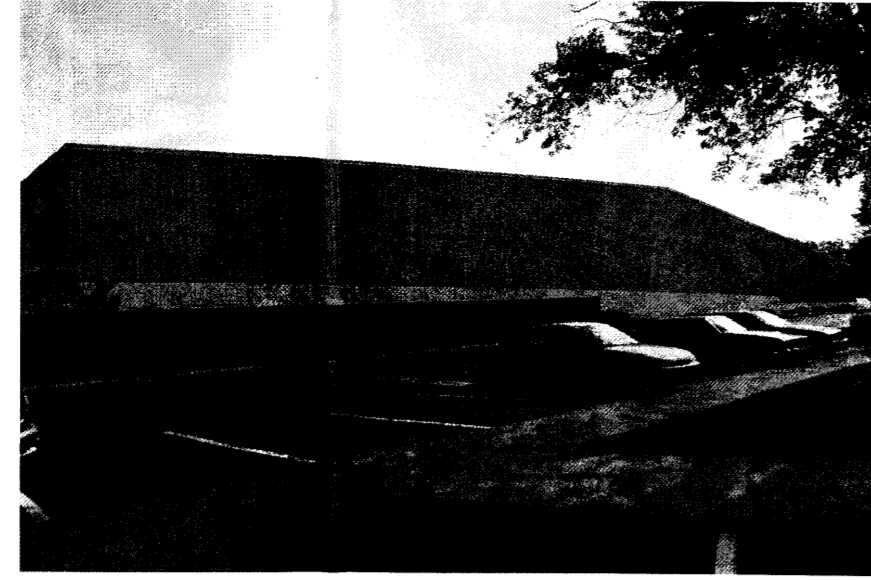


COMFORT FOODS SITE
9900 MONTGOMERY NE, ALBUQUERQUE, NM
UTILITY PLAN

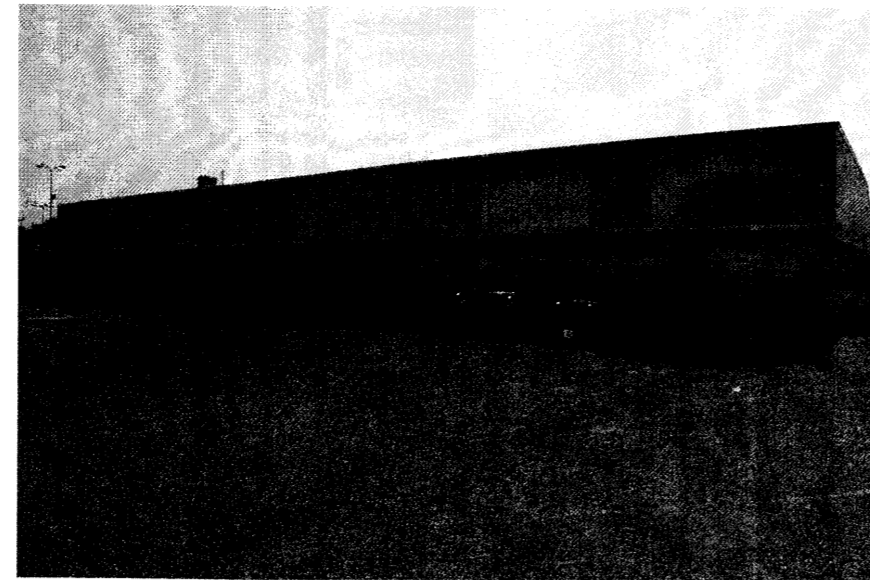
GENERAL SHEET NOTES



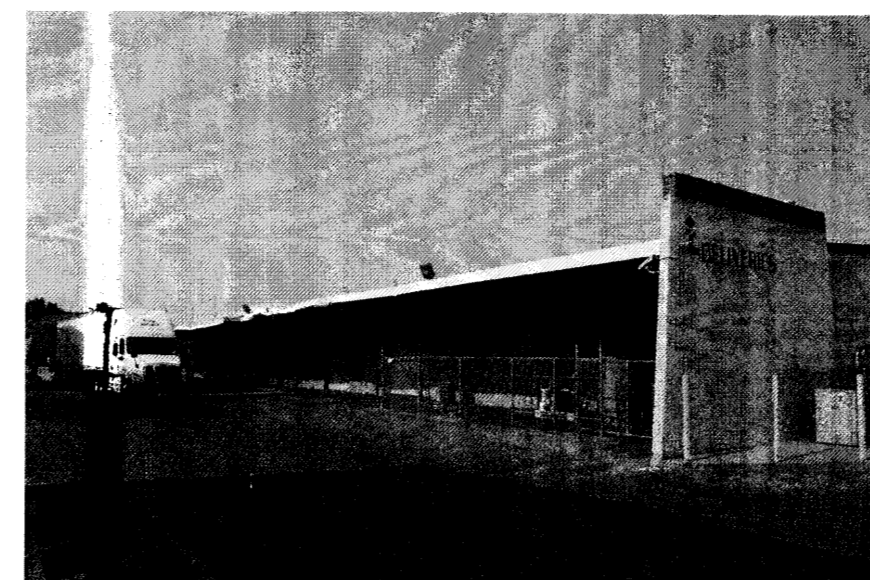
NORTH



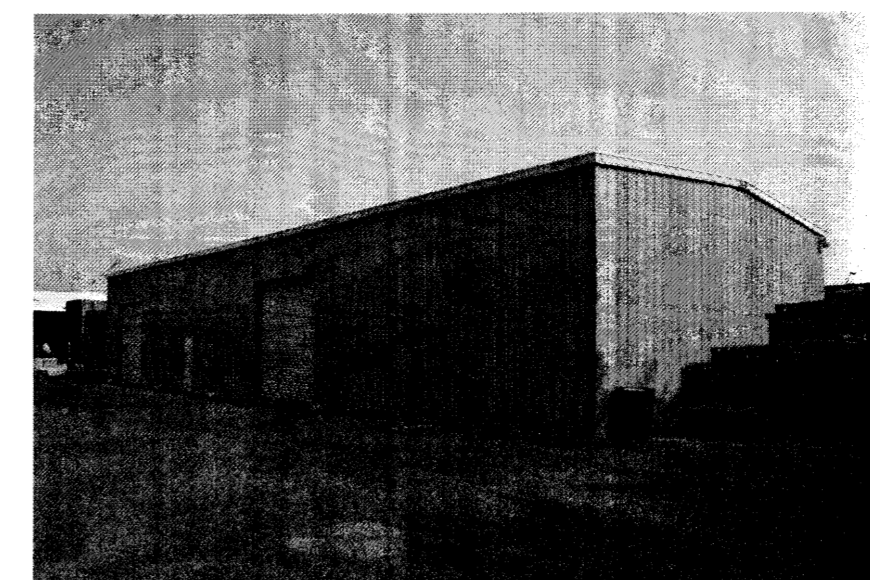
SOUTH



WEST

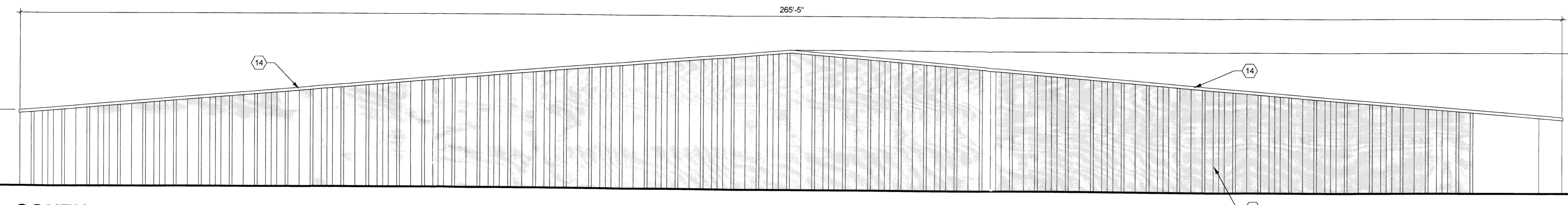
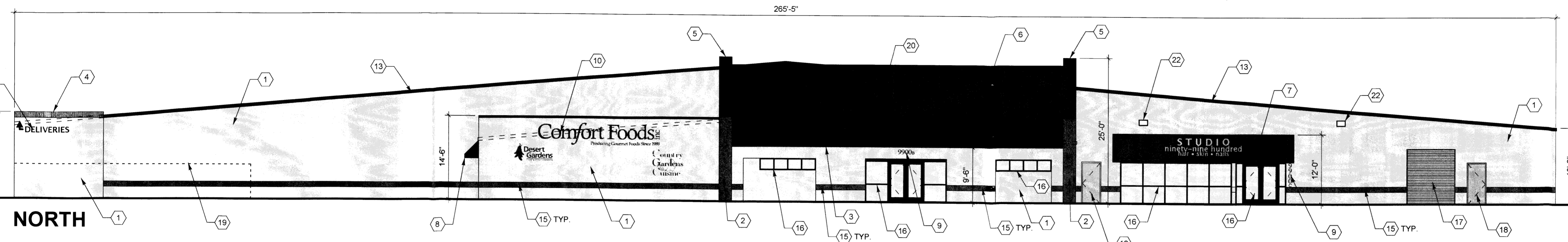


EAST

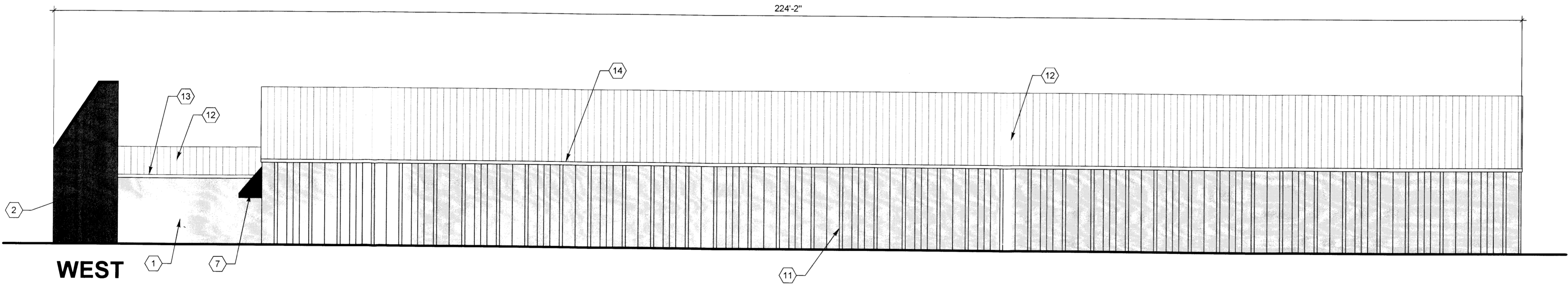


STORAGE BUILDING

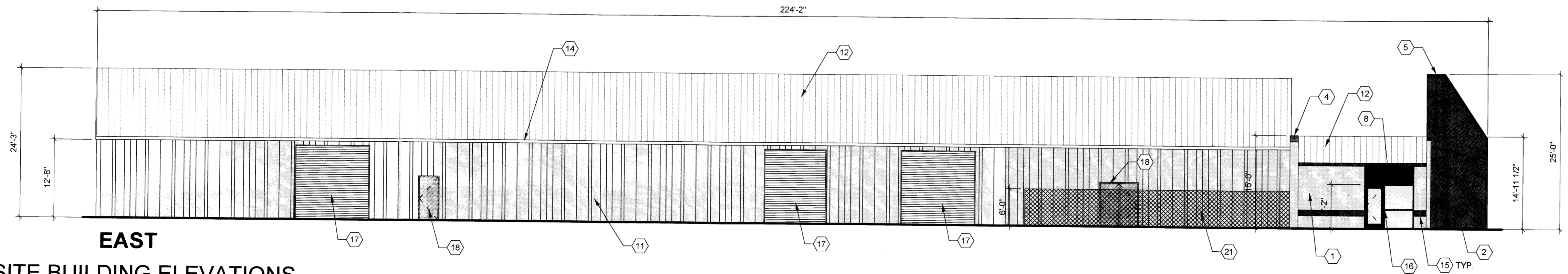
E1 EXISTING BUILDING PHOTOGRAPHS



SOUTH



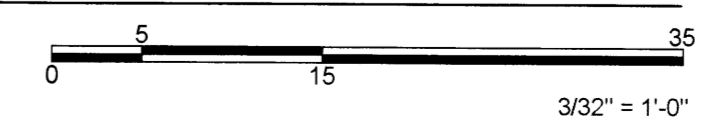
WEST



EAST

A1 SITE BUILDING ELEVATIONS

3/32" = 1'-0"



SHEET KEYNOTES

1. EXISTING TAN STUCCO FINISH
2. EXISTING REDDISH/BROWN STUCCO FINISH
3. EXISTING BLACK STUCCO FINISH
4. EXISTING TAN SLUMP BLOCK PARAPET CAP
5. EXISTING RED METAL COPING CAP
6. EXISTING RED STANDING SEAM METAL ROOFING
7. EXISTING MAROON FABRIC AWNING WITH PRINTED SIGNAGE AS SHOWN
8. EXISTING GREEN FABRIC AWNING
9. EXISTING PAINTED ADDRESS GRAPHIC
10. EXISTING PAINTED GRAPHIC ON STUCCO WALL
11. EXISTING TAN METAL BUILDING WALL PANEL
12. EXISTING WHITE METAL BUILDING ROOF PANEL
13. EXISTING RED METAL BUILDING EAVE TRIM
14. EXISTING WHITE METAL BUILDING EAVE TRIM
15. EXISTING REDDISH/BROWN STUCCO ACCENT BAND
16. EXISTING DARK BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING WITH CLEAR GLASS AND/OR ALUMINUM DOORS
17. EXISTING OVERHEAD DOOR
18. EXISTING HOLLOW METAL DOOR AND FRAME
19. MECHANICAL YARD WALL AND EQUIPMENT SHOWN DASHED FOR CLARITY OF ELEVATION
20. EXISTING 18" WALL MOUNTED LETTERS
21. EXISTING CHAIN LINK FENCE
22. EXISTING WALL MOUNTED LIGHT FIXTURE

TRACT A-1
 ZONING AMENDMENT
 9800 MONTGOMERY BLVD. NE
 ALBUQUERQUE, NM 87111
 JUNE 2012

MARK	MM/DD/YY	DESCRIPTION

PROJECT NO:
 FILE NAME:
 DRAWN BY:
 CHECKED BY:
 COPYRIGHT:
 OTHER:

SHEET TITLE:
BUILDING ELEVATIONS