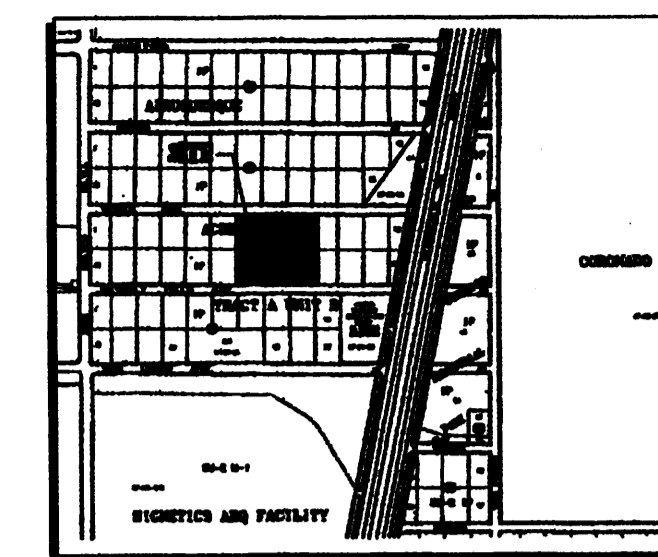


# Venice Avenue

60' R.O.W.

EXISTING STD. C&G



## Vicinity Map

B-18

## Site Data

LEGAL DESCRIPTION: LOT 7-A  
BLOCK 4  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES  
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: B-18-Z

### GROUND LEVEL BUILDING AREA:

Building No. 1: 20,000 SQ. FT.  
Building No. 2: 27,000 SQ. FT.  
Building No. 3: 27,000 SQ. FT.  
Building No. 4: 4,200 SQ. FT.

### PARKING REQUIRED:

OFFICE: 13,684/200=65  
WAREHOUSE: 63,524/2,000=32

REQUIRED PARKING (TOTAL): 97 SPACES

PARKING PROVIDED: 155 SPACES

### LANDFILL BOUNDARY DISCLOSURE STATEMENT:

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER 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 MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

## Project Number: 1002324

Application Number: 02DRB-01741

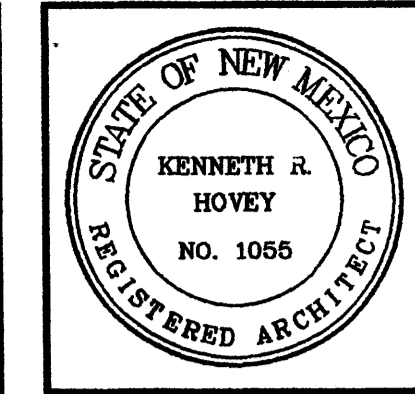
This Plan is consistent with the specific Site Development Plan approved by the Development Review Board (DRB) on November 13, 2002 and deferred to December 11th, 2002.

### Site Development Plan

<i>Michael Hovey</i>	Dec 10, 2002
Environmental Health Department	Date:
<i>Joseph J. Jarama</i>	12/10/02
Fire Marshal	Date:
<i>Michael Hovey</i>	12-10-02
Solid Waste Department	Date:
<i>Robert J. Jarama</i>	12-11-02
Traffic Engineering, Transportation Division	Date:
<i>Joseph J. Jarama</i>	12/11/02
Utilities Development	Date:
<i>Christina Dandora</i>	12/11/02
Parks and Recreation	Date:
<i>Bruce J. Bih</i>	12/11/02
City Engineer	Date:

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified in the Development Process Manual.

*Sheron Matson* 12/10/02  
City Planner, Planning Department Date:



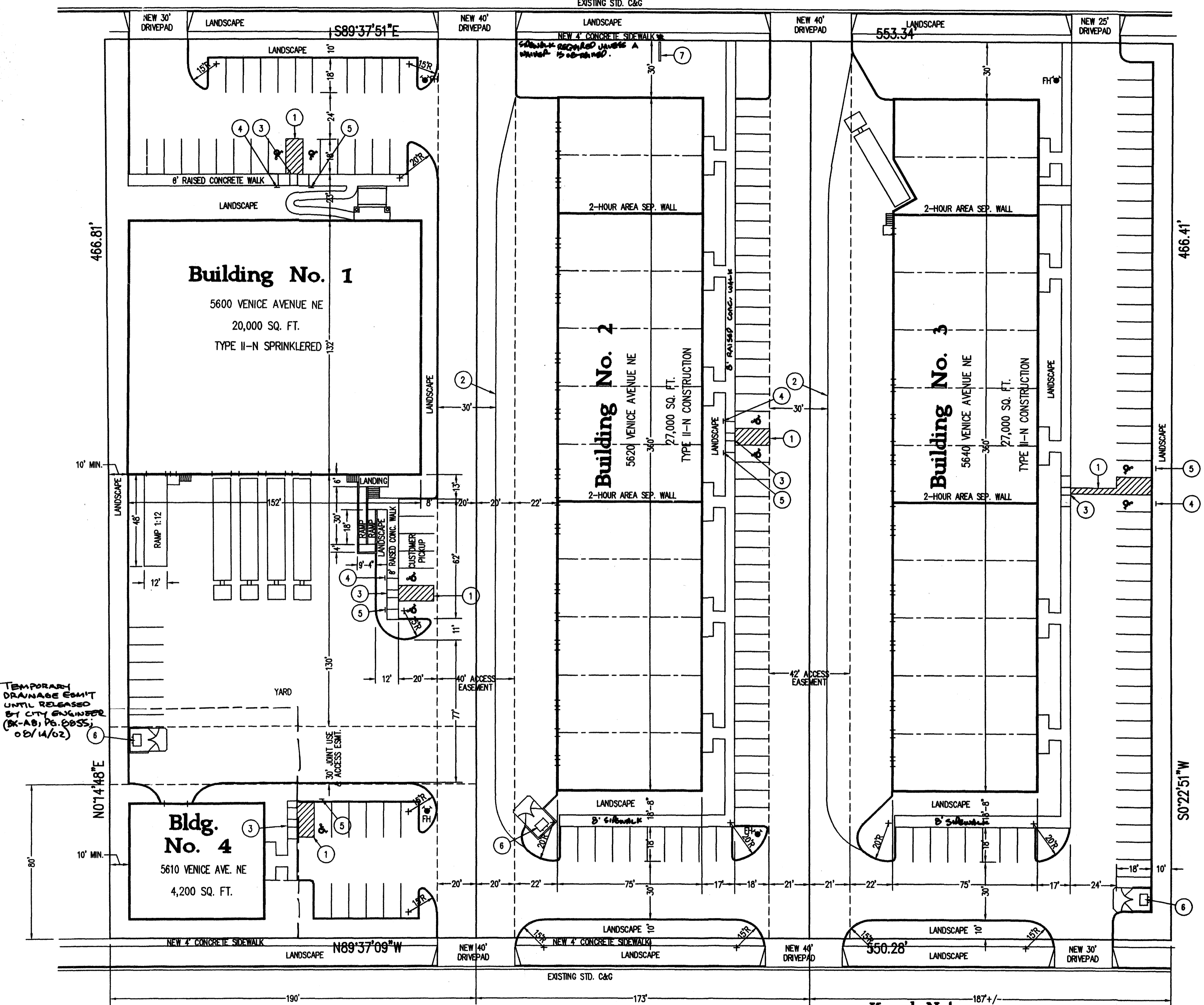
# Venice Business Center

VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO  
DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP \* (505) 891-1162



JOB NO:	0206
DATE:	31 OCTOBER 2002
REVISIONS	
	6 DECEMBER 2002

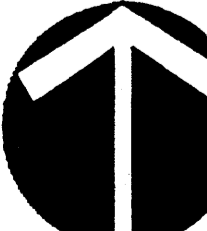
1



# Beverly Hills Avenue

60' R.O.W.

North

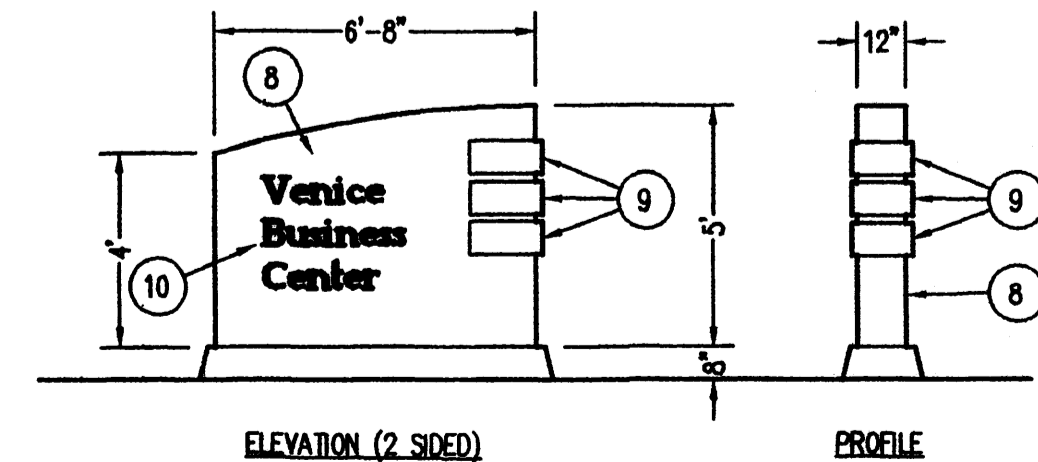


## Site Plan

Scale: 1"=30'  
FOR CIVIL ENGINEERING & SURVEYING

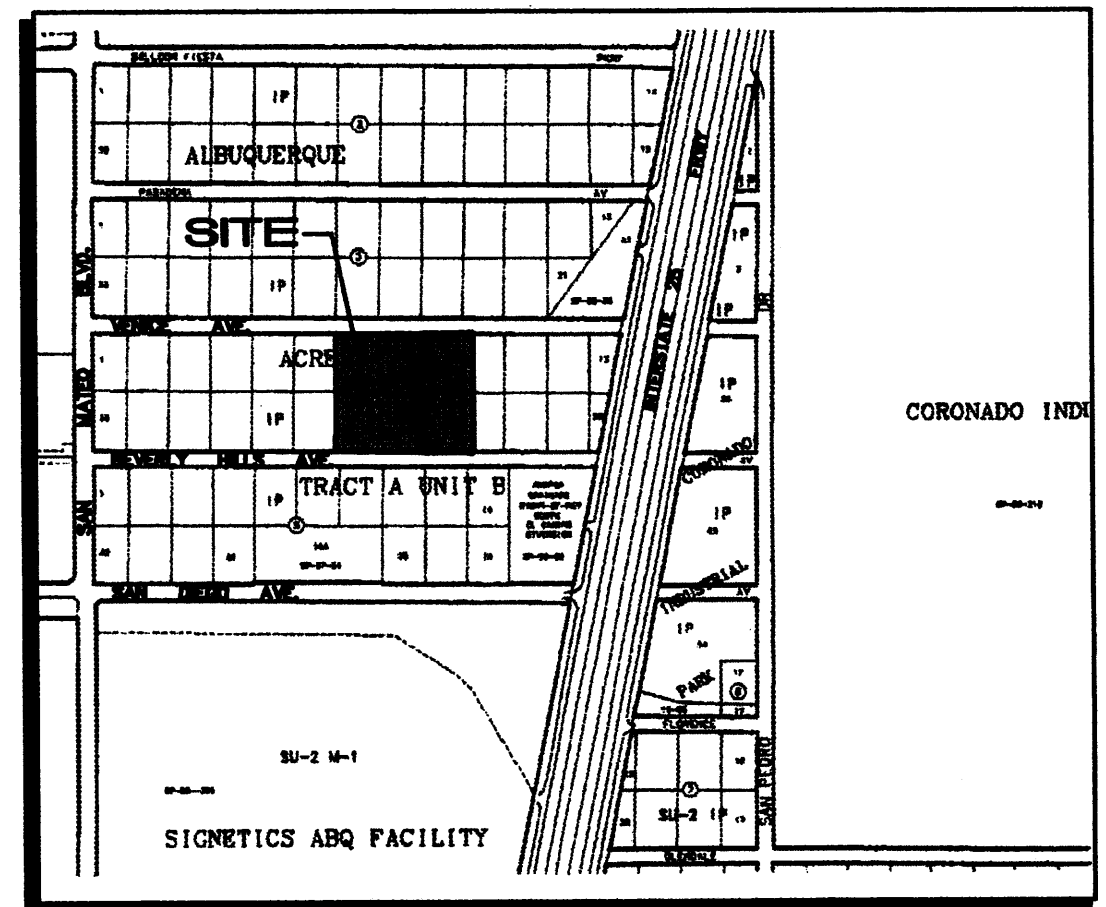
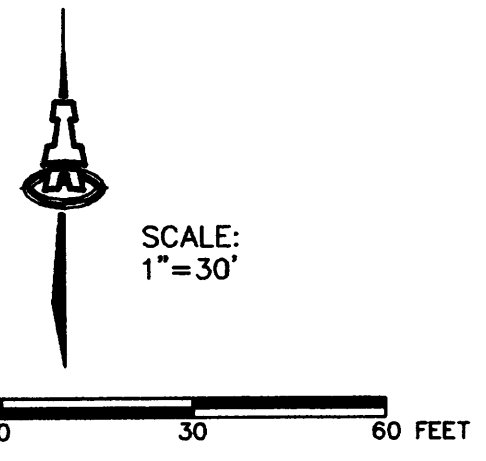
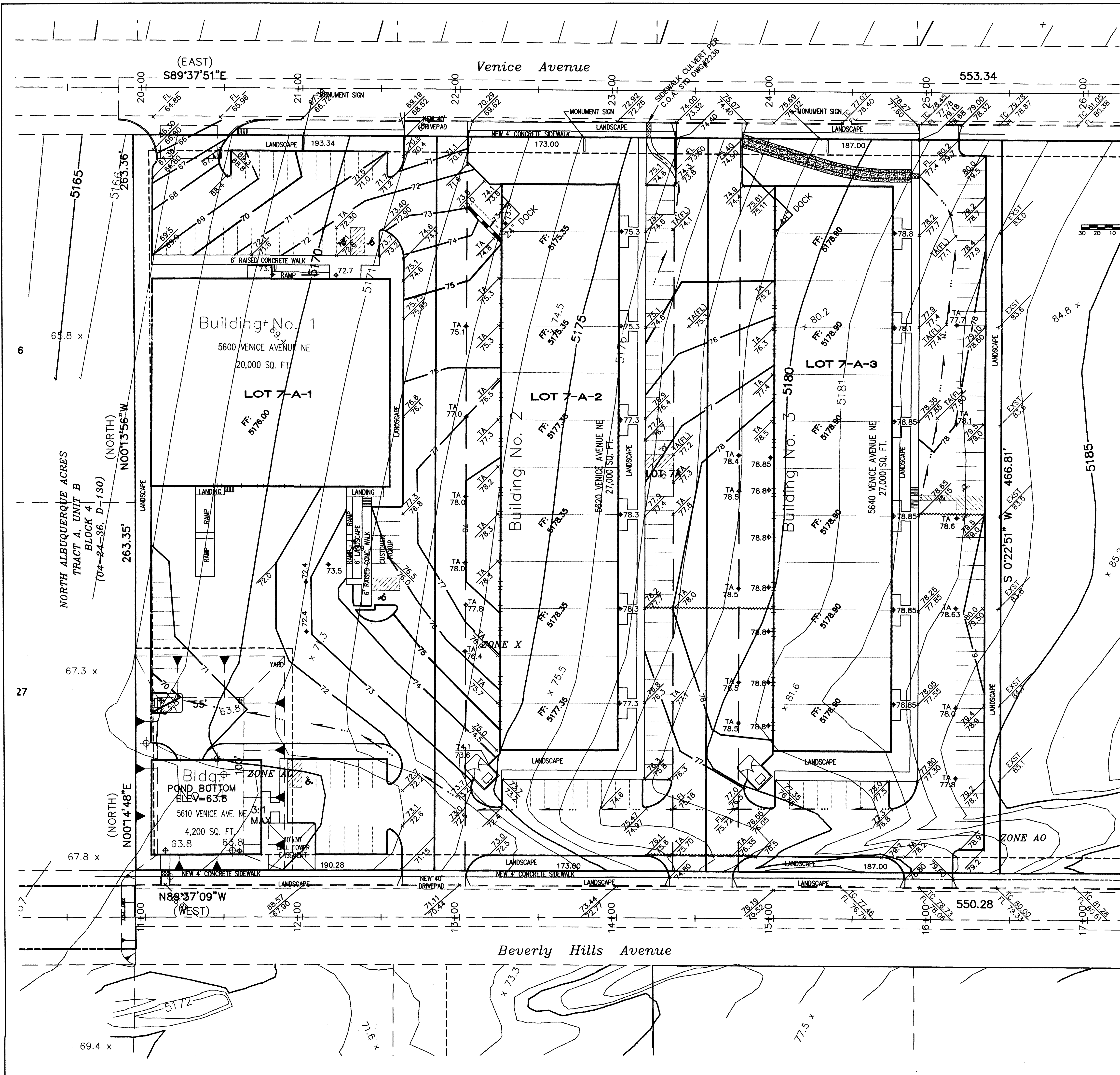
### Keyed Notes:

- 1 4" WHITE STRIPPING AT 2' O.C.
- 2 4" WHITE STRIPE.
- 3 H.C. RAMP. 1:12 MAX. SLOPE.
- 4 POST MTD. HC PARKING SIGN AT 48" ABOVE FINISH GRADE.
- 5 POST MTD. VAN ACCESSIBLE HC PARKING SIGN AT 96" ABOVE FINISH GRADE.
- 6 REFUSE ENCLOSURE WITH 6 CU. YD. DUMPSTER.
- 7 MONUMENT SIGN.
- 8 STUCCO, COLOR: BUCKSKIN.
- 9 STUCCO, COLOR: SANDALWOOD.
- 10 APPLIED INDIVIDUAL PLASTIC LETTERS.



ELEVATION (2 SIDED) PROFILE  
**Monument Sign**  
Scale: 1/4"=1'-0"





**LEGAL DESCRIPTION:** LOT 7-A, TRACT A, UNIT B, BLOCK 4 NORTH ALBUQUERQUE ACRES (BOOK 2000C, PAGE 150, RECORDED JUNE 01, 2000).

**AREA:** 5.9076 ACRES

**BENCHMARK:** NMSHC BRASS CAP "1-25-11", ELEV.= 5206.94

**FLOOD ZONE DESIGNATION:** ZONE X AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE SEPTEMBER 20, 1996.

**EXISTING CONDITIONS:** UNDEVELOPED LOT WITH PERMANENT ADJACENT IMPROVEMENTS TO BOTH BEVERLY HILLS AVE. AND VENICE AVE..

**EXISTING HYDROLOGY:** PER CITY OF ALBUQUERQUE APPROVED DRAINAGE REPORT FOR BEVERLY HILLS AVE. & VENICE AVE. OFFICE/WAREHOUSE PUBLIC IMPROVEMENTS (B-18/D7A) APPROVED 01-09-01 ALLOWING FOR BASIN 102 TO DISCHARGE 24.8 CFS TO VENICE AVE.

**PROPOSED CONDITIONS:** LOT 7-A IS PROGRAMMED FOR SUBDIVIDING INTO THREE (3) LOTS, ALL HAVING FRONTAGE ON BOTH BEVERLY HILLS AVE. AND VENICE AVE. THERE SHALL BE MULTIPLE STORM WATER DISCHARGE POINTS AS INDICATED ON THE CONCEPTUAL PLAN.

THE SUBDIVISION OF LOT 7-A SHALL PROVIDE FOR THE REQUIRED CROSS ACCESS, PARKING AND DRAINAGE EASEMENTS.

OVERLAND SHEETFLOWS FROM THE UNDEVELOPED LAND TO THE EAST SHALL BE ALLOWED TO ENTER ONTO THE PROPERTY AND THEN CONVEYED TO THE PUBLIC RIGHTS-OF-WAY. THIS IS ONLY AN INTERIM CONDITION UNTIL SUCH TIME THAT THE OFFSITE PROPERTY IS DEVELOPED.

**PROPOSED HYDROLOGY:** THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THIS DEVELOPMENT.

**LEGEND**

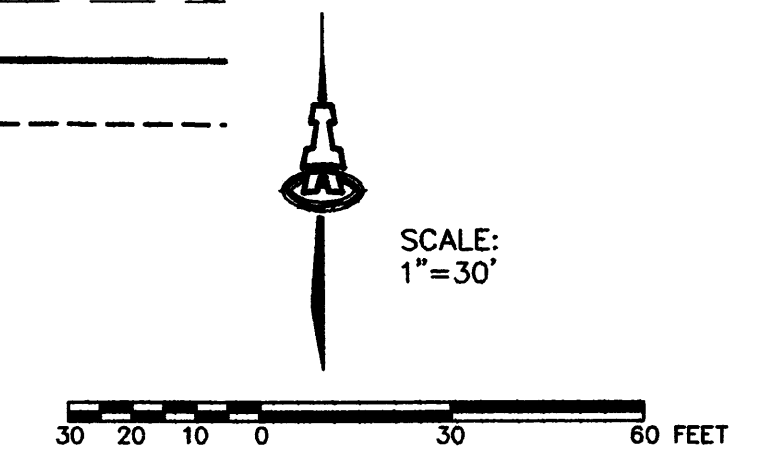
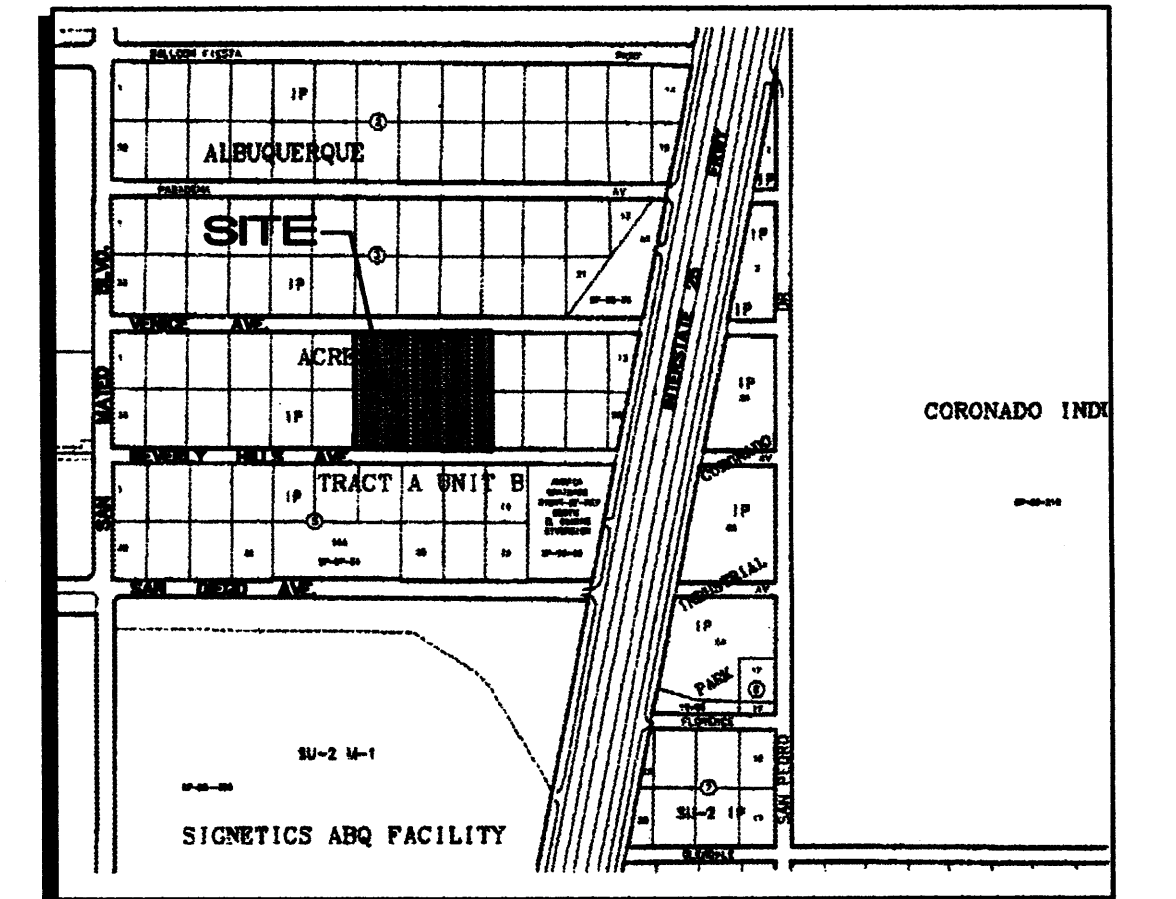
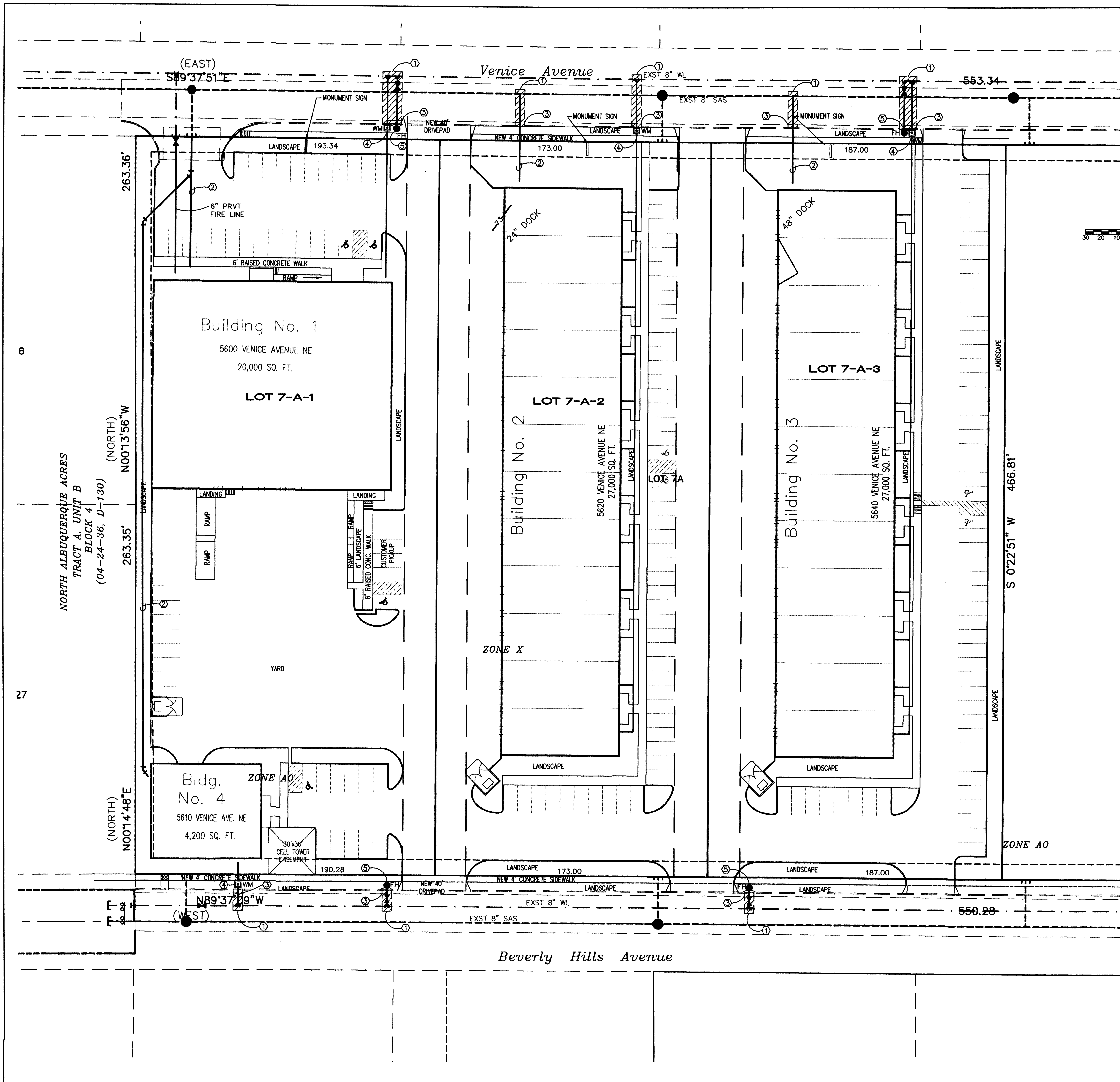
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PAD GRADE ELEVATION
	SIDEWALK CULVERT
	TOP OF CURB FLOWLINE ELEVATION
	WATER BAR
	PROPOSED RETAINING WALL
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	INVERT ELEVATION

**VENICE BUSINESS PARK  
CONCEPTUAL  
GRADING & DRAINAGE PLAN**

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico

1249GRD.DWG.rth | 11/05/02

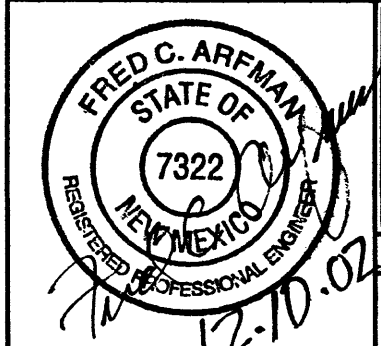
SHEET 1 OF 1



- LEGEND**
- WM WATER METER & BOX
  - GV GATE VALVE
  - FH FIRE HYDRANT
  - SAS SAS MANHOLE
  - WL WATER LINE W/ FITTING

- KEYED CONSTRUCTION NOTES**
1. SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT WITH 2" EXTRA THICKNESS PER COA STD DWG #2465.
  2. 4" PCV SAS LINE.
  3. SAWCUT, REMOVE & REPLACE EXISTING STANDARD C&G PER COA STD DWG #2415.
  4. 1" WATER SERVICE PER COA STD DWG #2362.
  5. FIRE HYDRANT, (PUBLIC) PER STD DWG #2340.

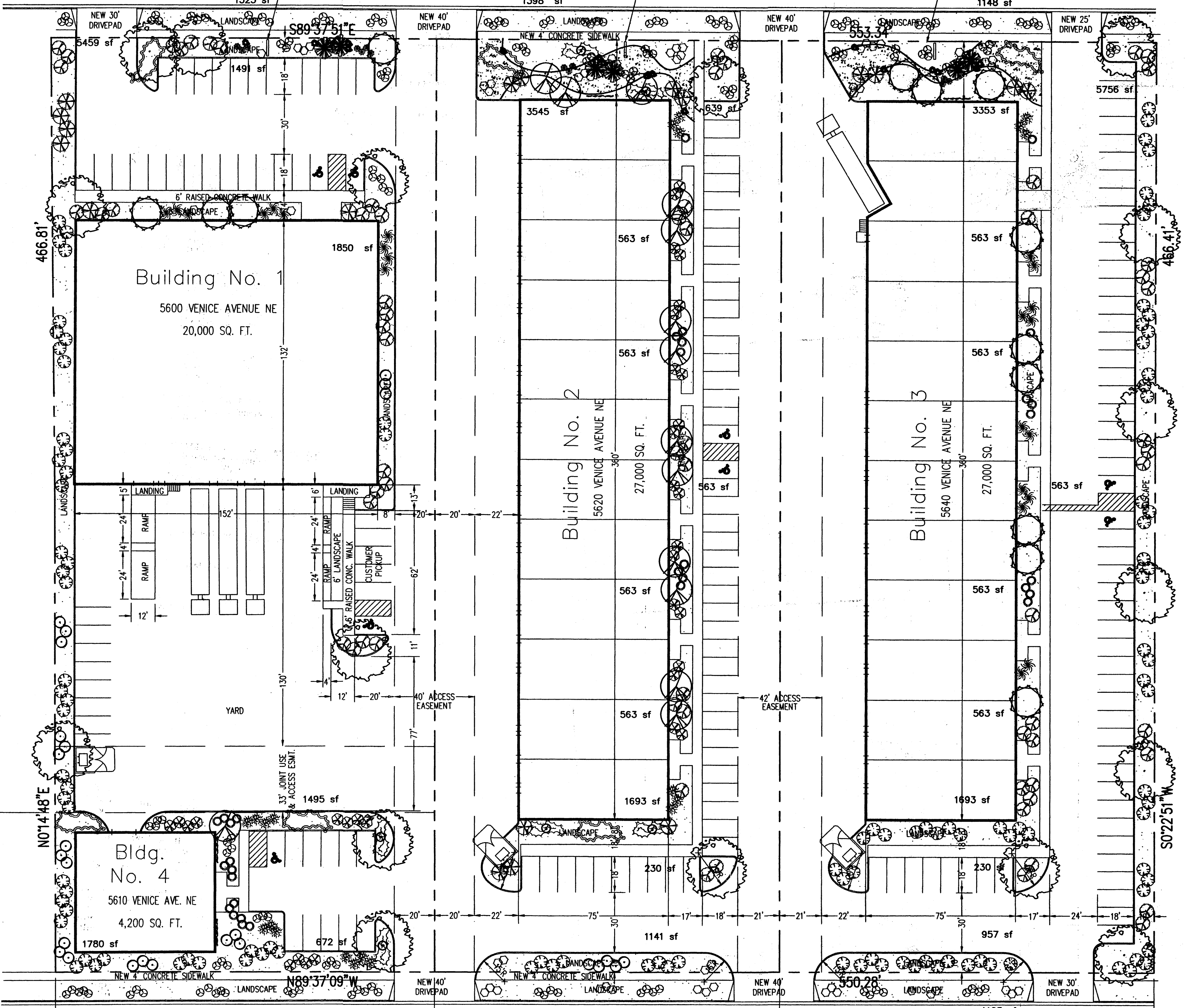
**VENICE BUSINESS PARK  
CONCEPTUAL  
UTILITY PLAN**



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico

1249UMSTR.DWG/rh 12/10/02





- ASH (H) OR HONEY LOCUST (M+) 17  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2" Cal.
- DESERT WILLOW (L) 13  
*Chilopsis linearis*  
5 Gal. 225sf
- SILVERBERRY (M) 18  
*Elaeagnus pungens*  
5 Gal. 100sf
- NANDINA (M) 20  
*Nandina domestica*  
5 Gal. 25sf
- INDIAN HAWTHORN (M) 32  
*Raphiolepis indica*  
5 Gal.
- RUSSIAN SAGE (L) 26  
*Perovskia atriplicifolia*  
5 Gal.
- CRANBERRY COTONEASTER (M) 18  
*Cotoneaster apiculatus*  
5 Gal. 225sf  
Symbol indicates 3 plants
- GREYLEAF COTONEASTER (M) 18  
*Cotoneaster buxifolius*  
5 Gal.  
Symbol indicates 3 plants
- NATURAL EDGE
- OVERSIZED GRAVEL & BOULDERS
- OKLAHOMA REDBUD (M) 14  
*Cercis reniformis*  
2" Cal.
- PALM YUCCA (L) 6
- BLUE MIST SPIREA (M) 13  
*Caryopteris clandonensis*  
5 Gal.
- ROSEMARY (L) 32  
*Rosmarinus officinalis*  
2 Gal. 36sf
- AUTUMN SAGE (M) 55  
*Salvia greggii*  
2 Gal. 9sf
- HONEYSUCKLE (M) 67  
*Lonicera sempervirens*  
1 Gal. 200sf  
Unstaked-Groundcover
- CHAMISA (L) 114  
*Chrysothamnus nauseosus*  
1 Gal. 25sf
- ORNAMENTAL GRASS (M) 22  
1 Gal. 36sf
- WILDFLOWER 157  
1 Gal. 4sf
- VINE (M) 4  
1 Gal. 200sf
- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- SANTA FE BROWN C.FINES WITH FILTER FABRIC

**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.

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.

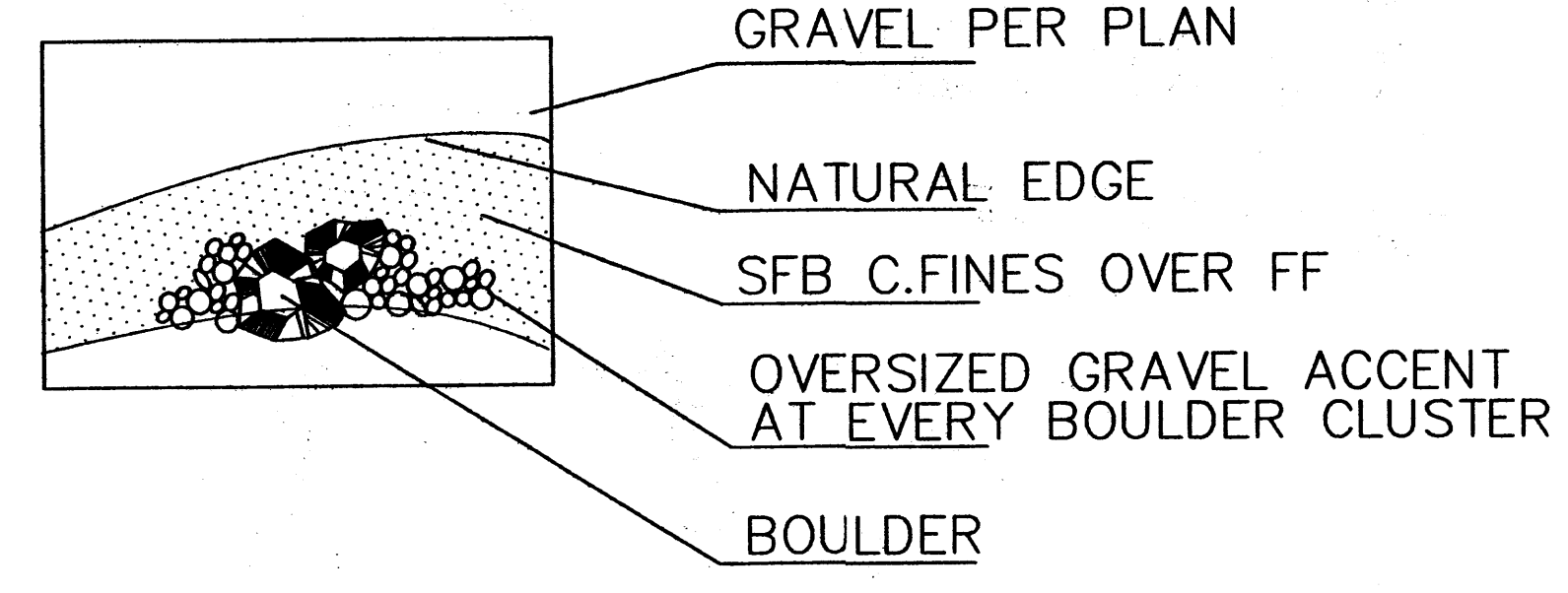
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

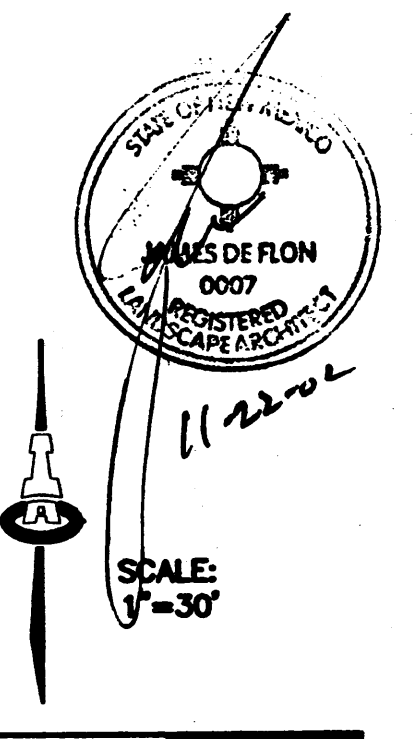
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

	Lot 1	Lot 2	Lot 3	Lot 4	
NET LANDSCAPE AREA					
TOTAL LOT AREA	74,788	81,934	88,494	15,200	square feet
TOTAL BUILDINGS AREA	25,000	27,000	27,000	4,200	square feet
OFFSITE AREA	0	0	0	0	square feet
NET LOT AREA	49,788	54,934	61,494	11,000	square feet
LANDSCAPE REQUIREMENT	15%	15%	15%	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	7,468	8,240	9,224	1,650	square feet
TOTAL LANDSCAPE PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL BED PROVIDED	10,096	10,996	15,806	3,947	square feet
TOTAL SOD PROVIDED	0	0	0	0	square feet
TOTAL NATIVE SEED PROVIDED	0	0	0	0	square feet



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

VENICE BUSINESS PARK LANDSCAPE PLAN

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Maroon Street, N.E.  
Albuquerque, New Mexico

1246GRD.DWRth 10/02/02

SHEET 1 OF 1



# Venice Business Center

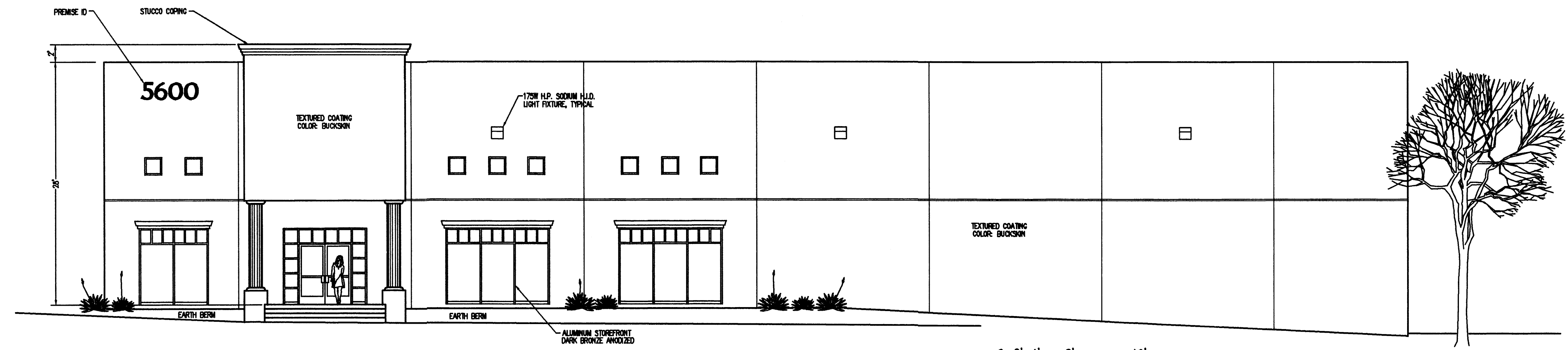
BUILDING NO. 1, 5600 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO  
DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP \* (505) 861-1162

## KEN HOVEY, ARCHITECT

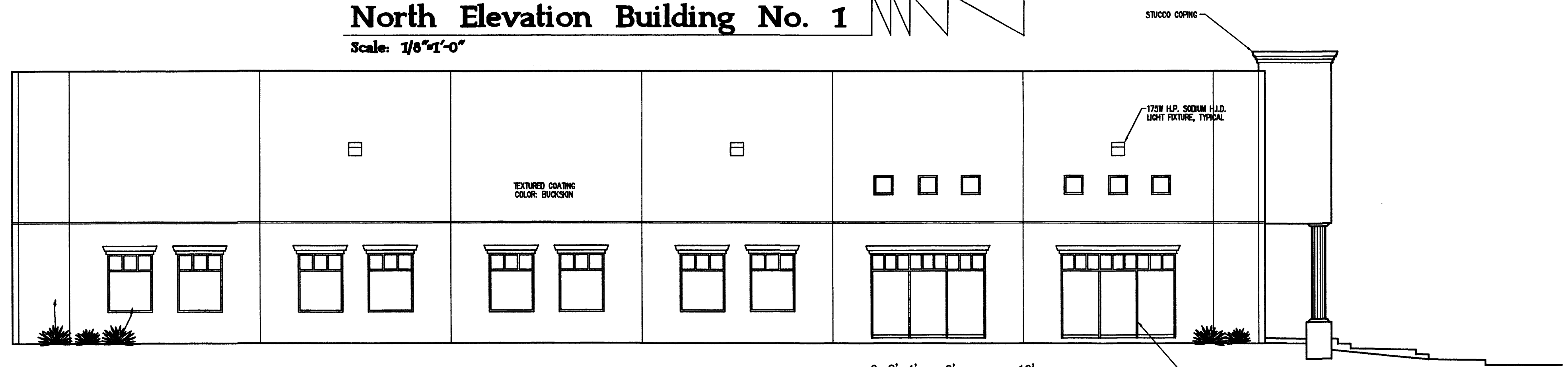
5051 24th Street, NE • ALBUQUERQUE, NM • 87106  
505/241-0033 • FAX 505/254-8041 • 3008 SIMMS AVE SE • ALBUQUERQUE, NM • 87108

JOB NO:	0206
DATE:	11 NOVEMBER 2002
REVISIONS	

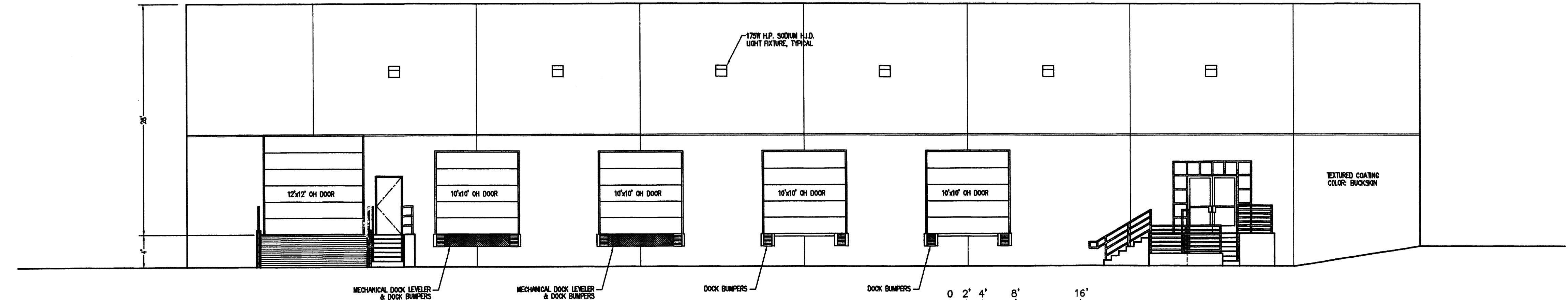
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**4**



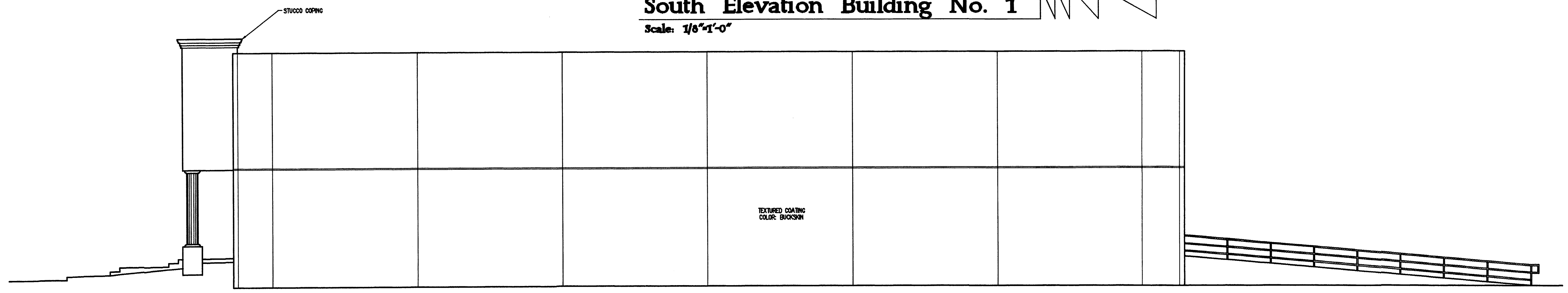
**North Elevation Building No. 1**  
Scale: 1/8"=1'-0"



**East Elevation Building No. 1**  
Scale: 1/8"=1'-0"



**South Elevation Building No. 1**  
Scale: 1/8"=1'-0"

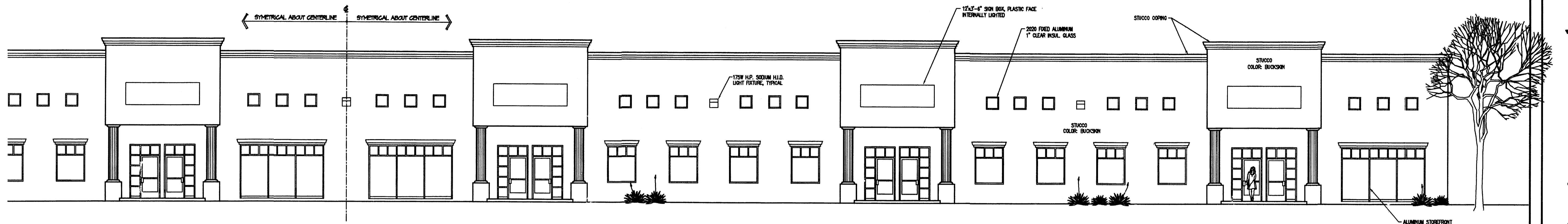


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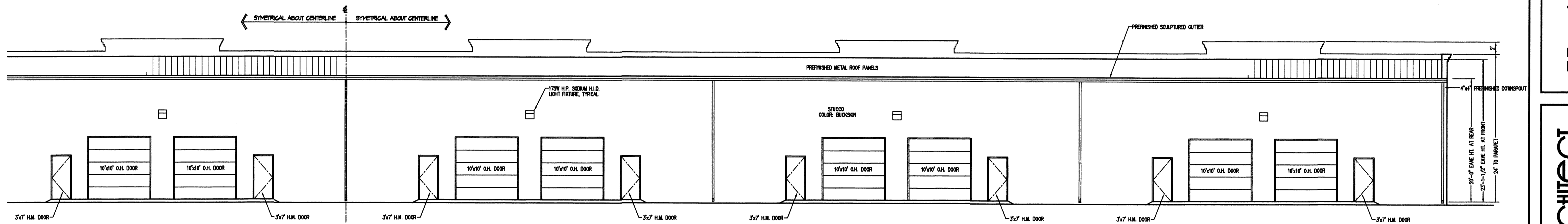


JOB NO:	0206
DATE:	25 OCTOBER 2002
REVISIONS	

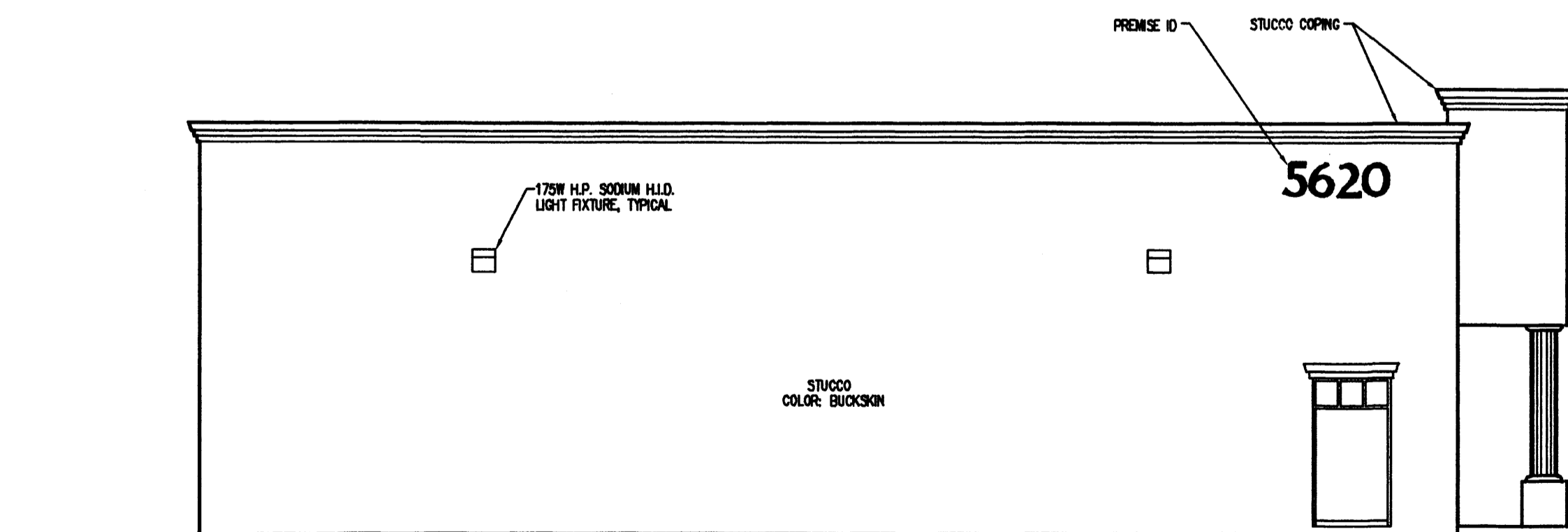
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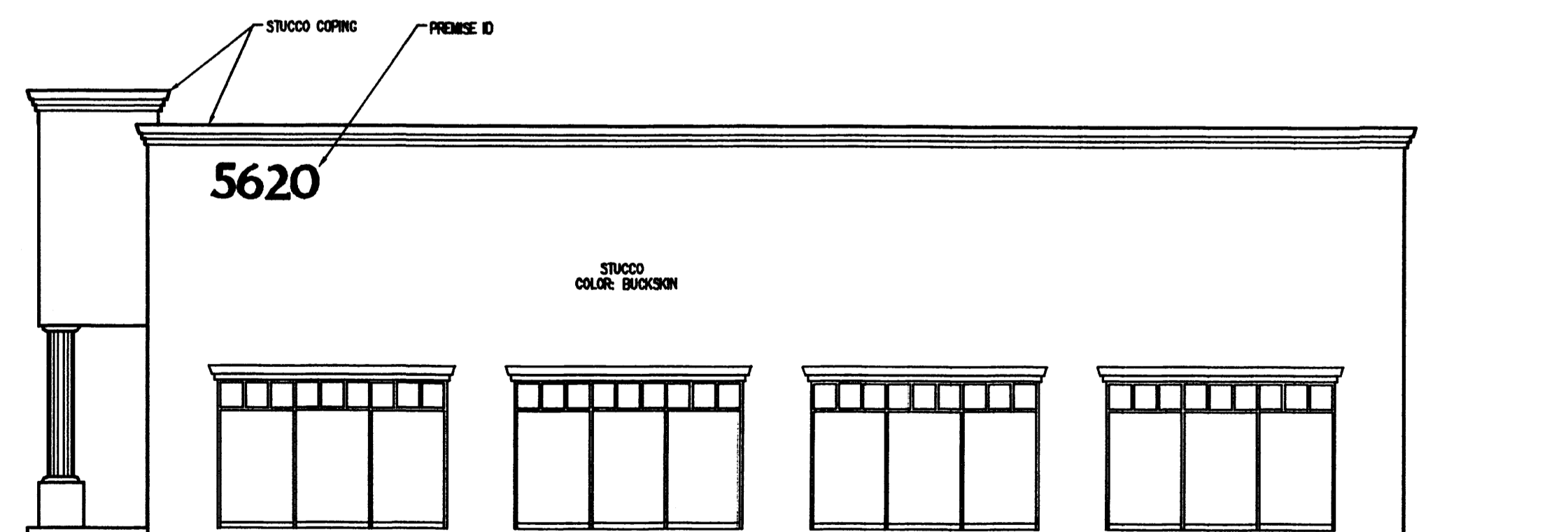
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Scale: 1/8"=1'-0"



**West Elevation Building No. 2**  
Scale: 1/8"=1'-0"



**South Elevation Building No. 2**  
Scale: 1/8"=1'-0"



**North Elevation Building No. 2**  
Scale: 1/8"=1'-0"



**Venice Business Center**  
 BUILDING NO. 3, 5640 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO  
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP \* (505) 981-1162

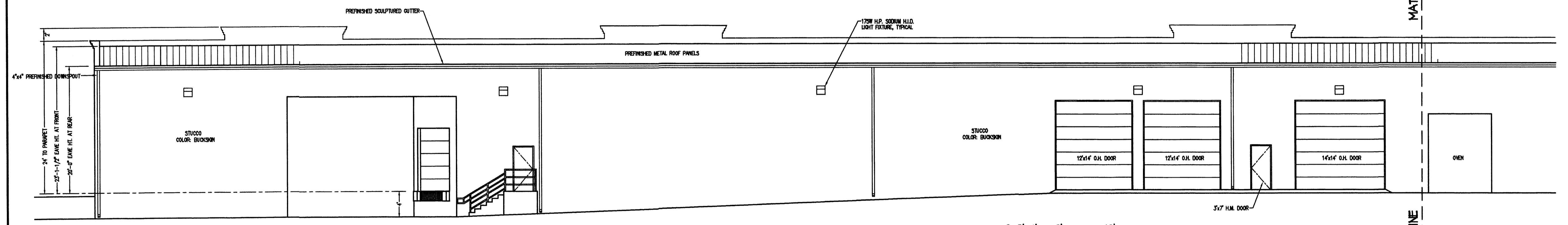
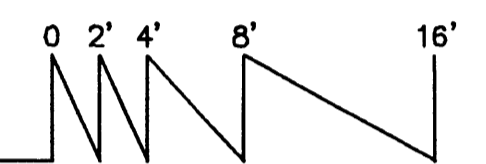
**KEN HOVEY, ARCHITECT**  
 5051 254-0083 • FAX 5051 254-3071 • 3808 SIMMS AVE SE • ALBUQUERQUE, NM • 87105

JOB NO:	0206
DATE:	25 OCTOBER 2002
REVISIONS	

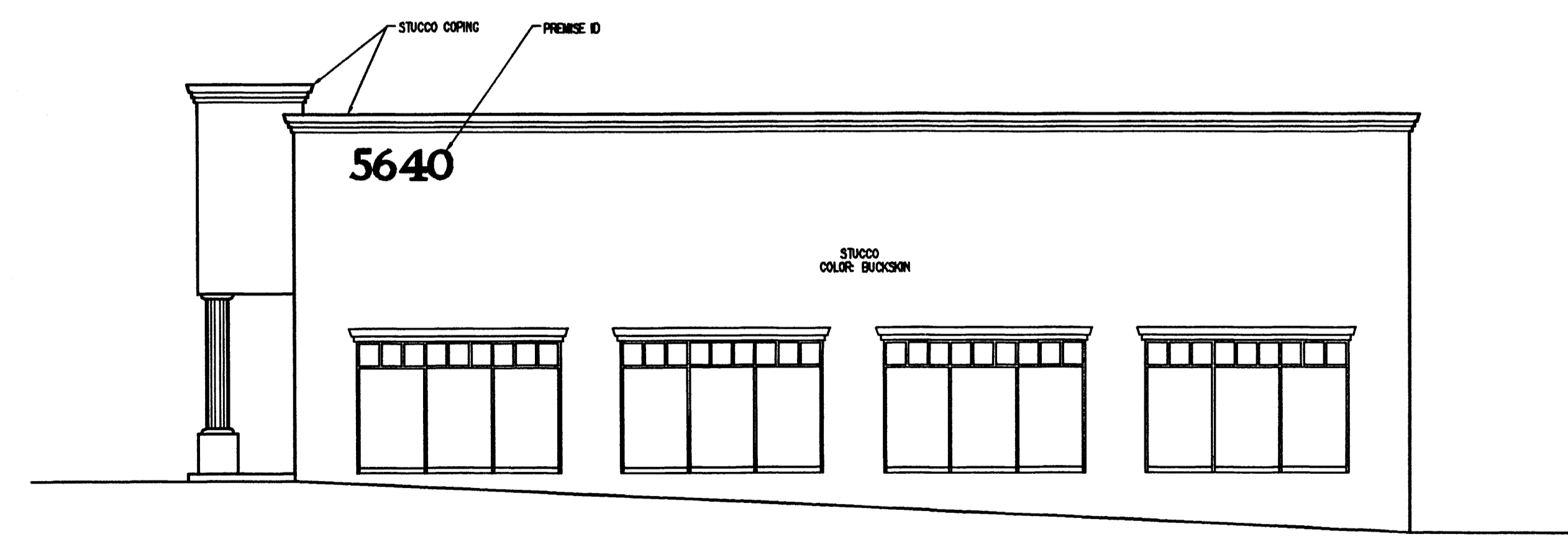
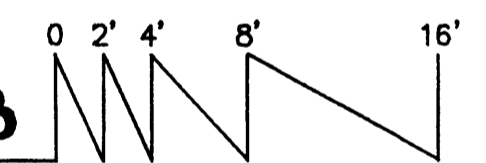
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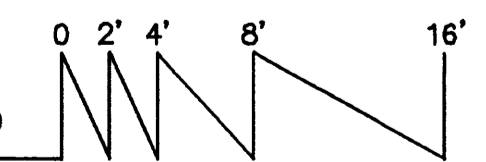
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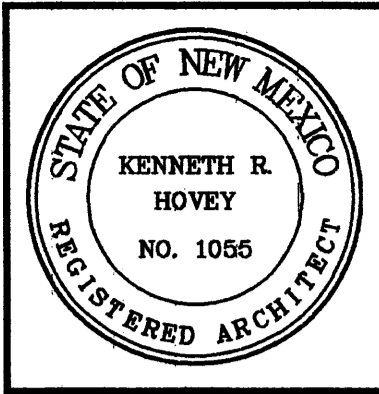


**West Elevation Building No. 3**  
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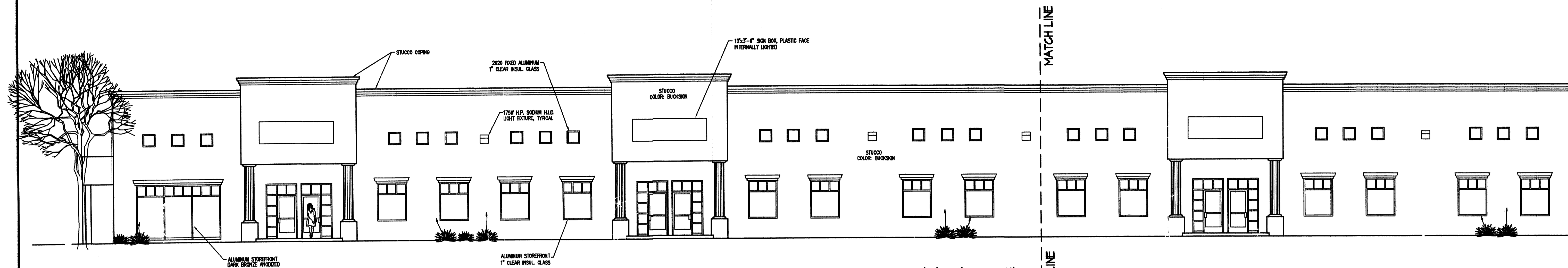
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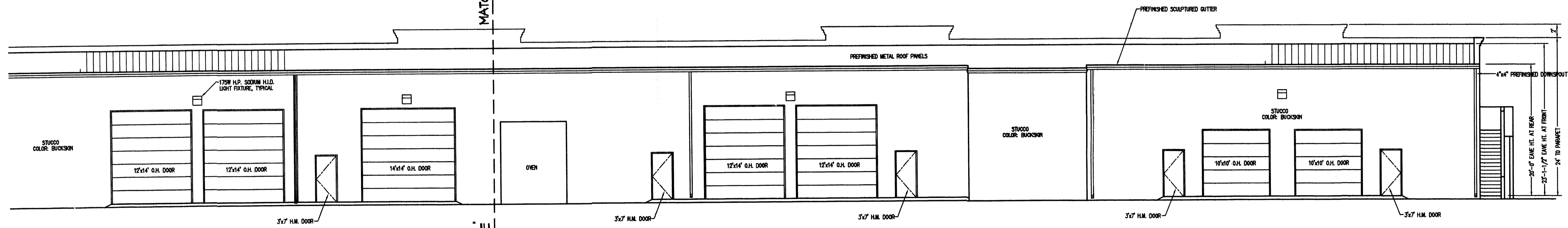


**Venice Business Center**  
 BUILDING NO. 3, 5640 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO  
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP \* (505) 881-1762

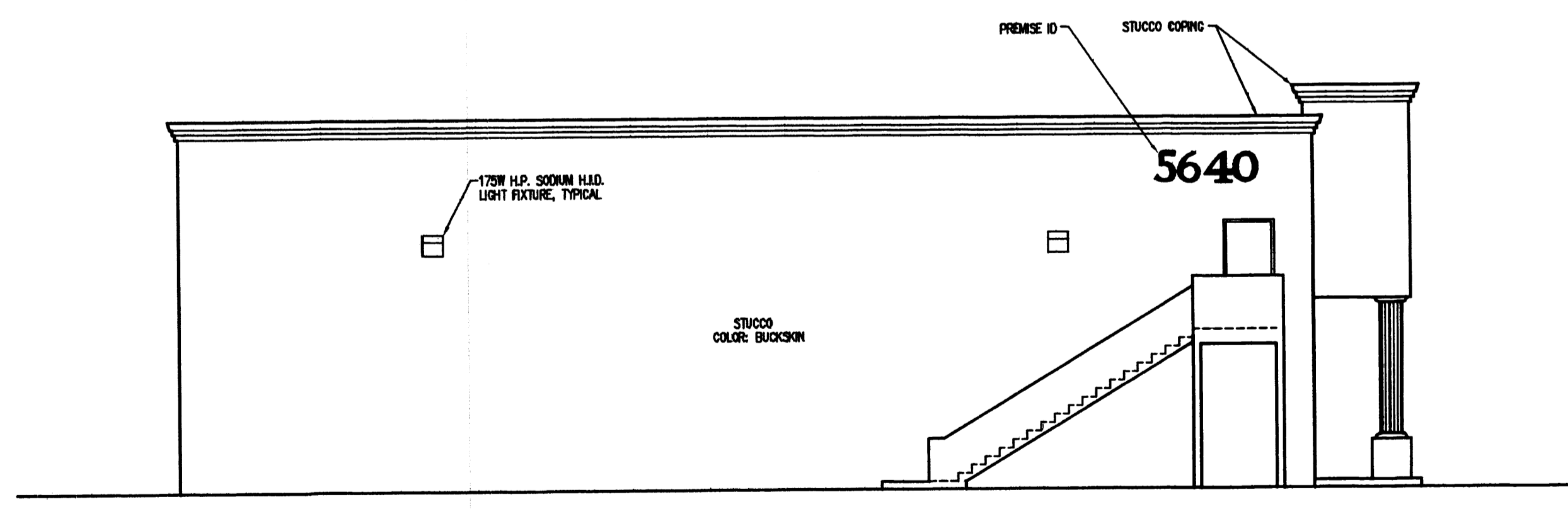
**KEN HOVEY, ARCHITECT**  
 6051 254-0033 • FAX 6051 254-3011 • 3008 SIMMS AVE SE • ALBUQUERQUE, NM • 87103



**East Elevation Building No. 3**  
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**West Elevation Building No. 3**  
 Scale: 1/8"=1'-0"

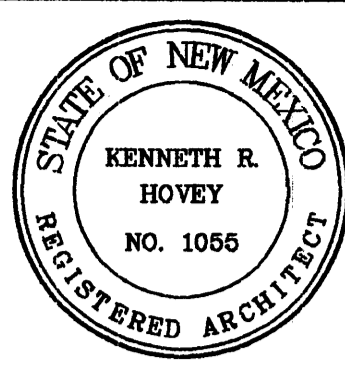


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JOB NO:	0206
DATE:	25 OCTOBER 2002
REVISIONS	

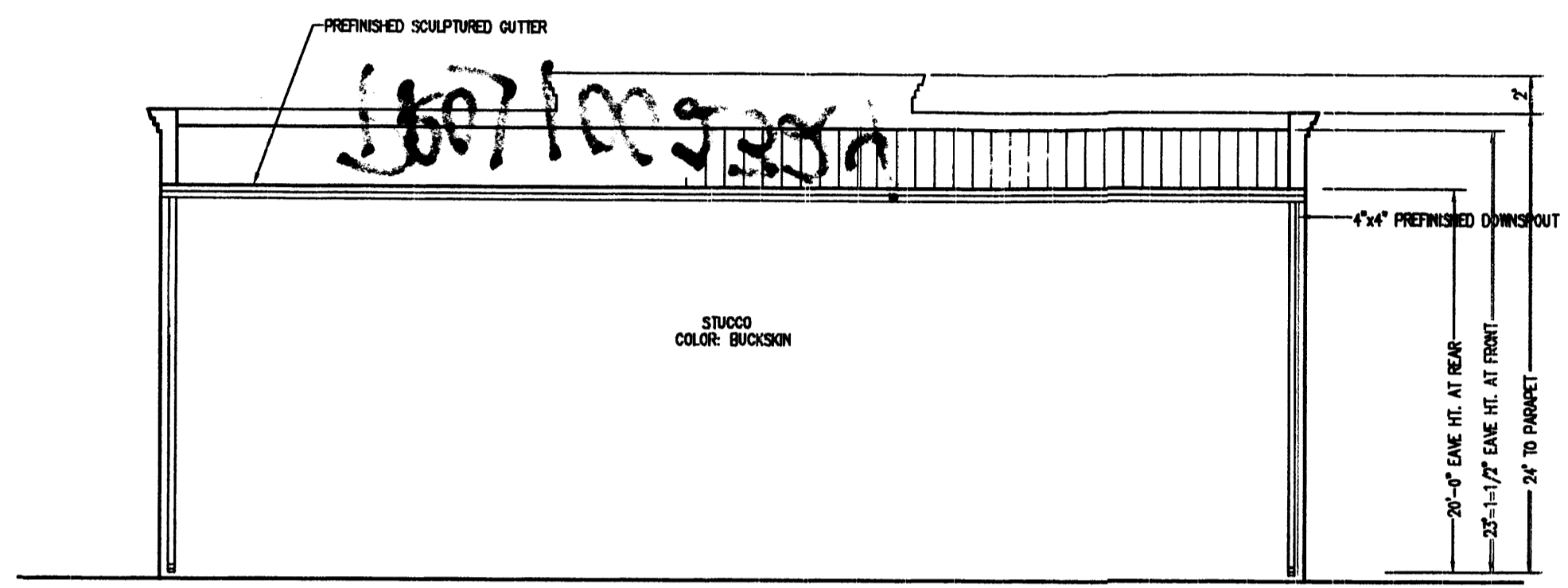
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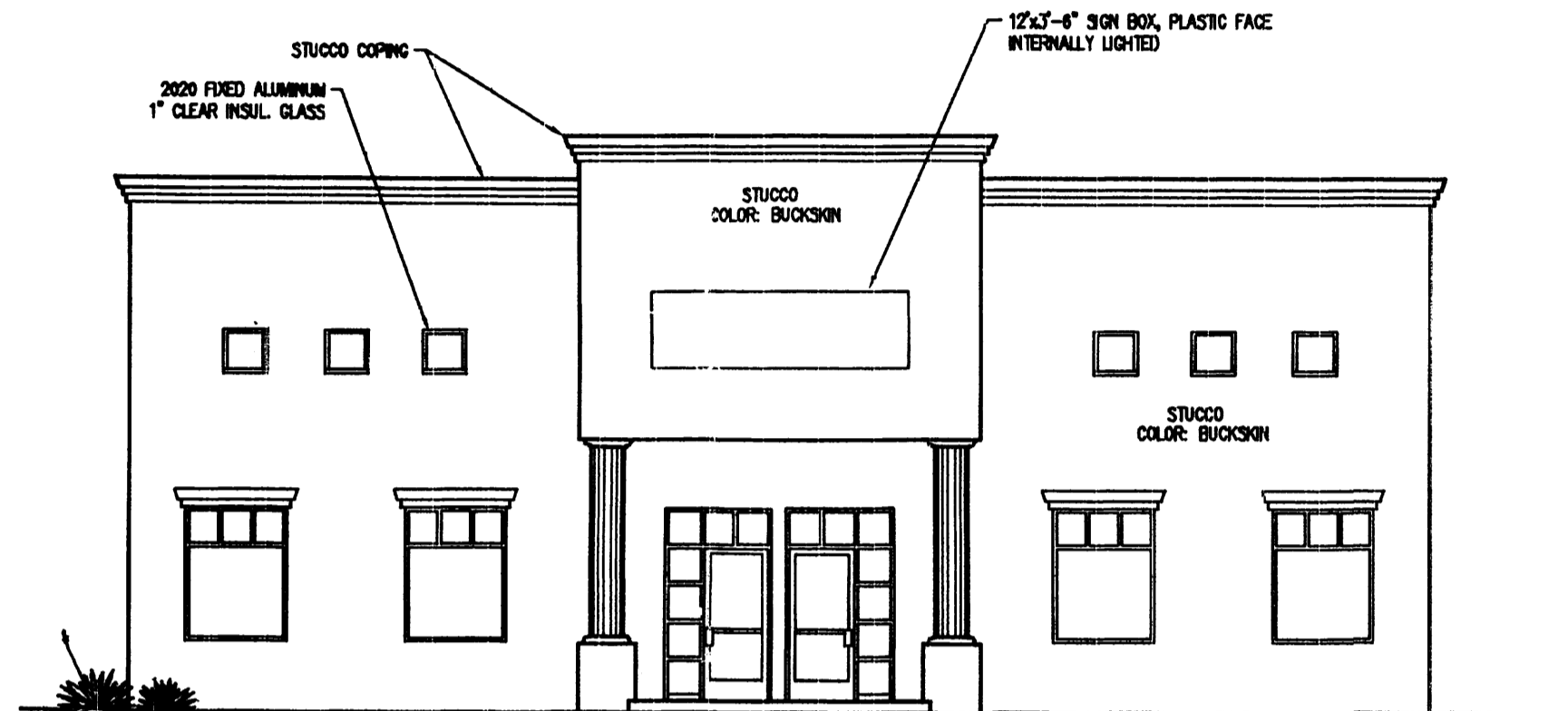


**Venice Business Center**  
 BUILDING NO. 4, 5610 VENICE AVENUE NE, ALBUQUERQUE, NEW MEXICO  
 DEVELOPED BY MOCHO, CHANEY, OLSON & MOCHO, LLP \* (505) 891-1762

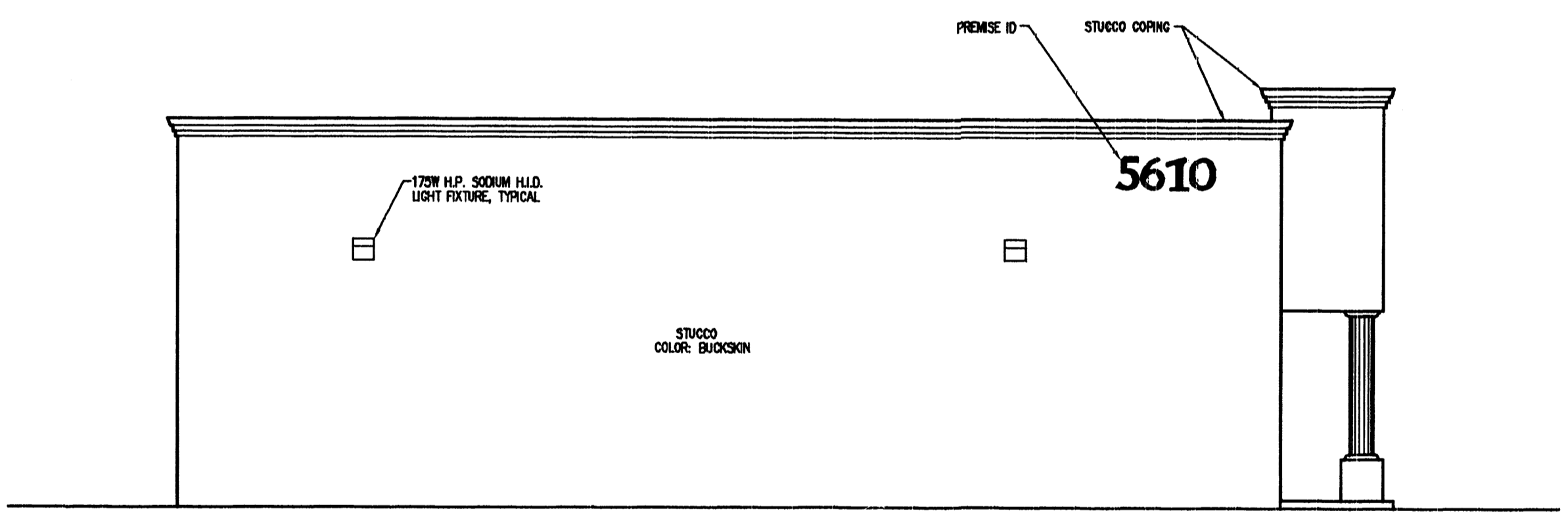
**KEN HOVEY, ARCHITECT**  
 505/254-0083 • FAX 505/254-1801 • 3008 SIMMS AVE SE • ALBUQUERQUE, NM • 87105



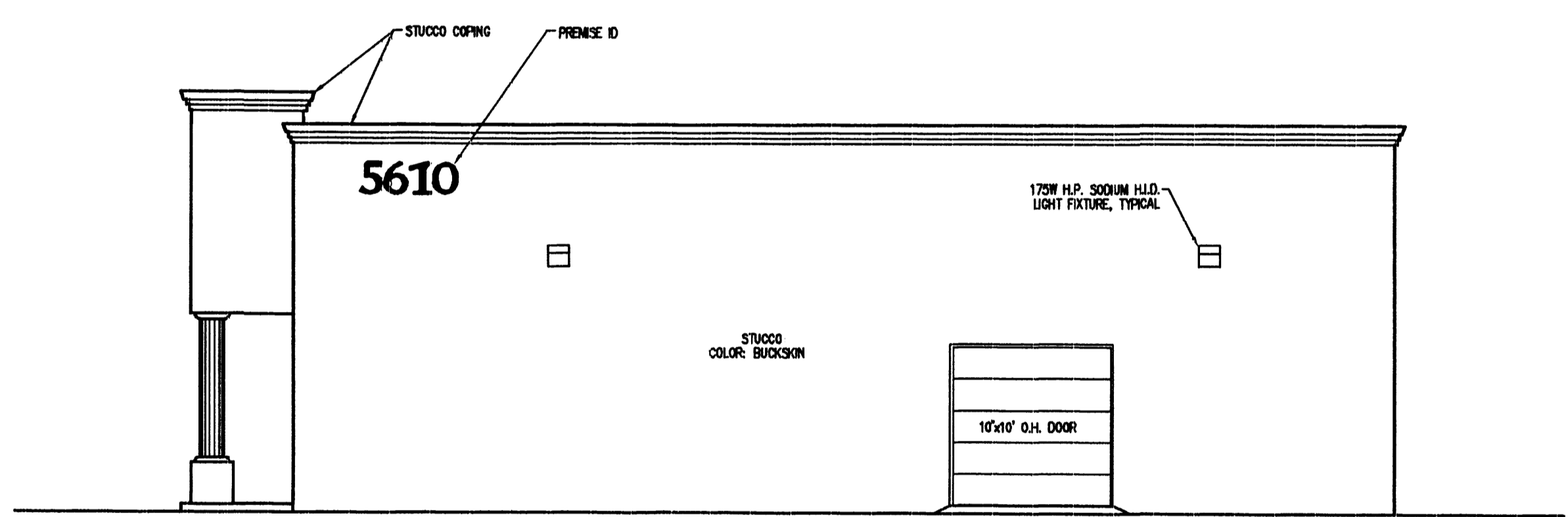
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**East Elevation Building No. 4**  
 Scale: 1/8"=1'-0"



**South Elevation Building No. 4**  
 Scale: 1/8"=1'-0"



**North Elevation Building No. 4**  
 Scale: 1/8"=1'-0"

JOB NO: 0206  
 DATE: 25 OCTOBER 2002

REVISIONS

SHEET NO.  
**08**