

PROJECT 1002527

Zoning Code Information (Albuquerque Code, 10-2002)

ZONING CLASSIFICATION _____ SU-2/IP
 GROSS BUILDING AREA _____ 10,640 SF
 TOTAL ROOFED AREA _____ 10,542 SF
 TOTAL LOT AREA _____ 38,610 SF

IP ZONE REQUIREMENTS (14-16-2-19)
HEIGHT
 ALLOWABLE _____ 39 FEET (WITH 1:1 STEP BACK FROM PROPERTY LINES)
 PROPOSED _____ 23'-3"

LOT COVERAGE
 ALLOWABLE _____ 50 PERCENT
 PROPOSED _____ 27.3 PERCENT

SETBACKS

	MINIMUM	PROPOSED
FRONT	10 FEET	58 FEET
SIDE	6 FEET	6 FEET
REAR	6 FEET	6 FEET

PARKING REQUIREMENTS (14-16-3-1)

OFFICE	800 SF/200 =	4.0
WAREHOUSE	9000 SF/2000 =	4.5
		8.5

9 SPACES REQUIRED
 10 SPACED PROPOSED (INCLUDING 1 HANDICAP VAN ACCESSIBLE)

Legal Description

LOTS 18, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13, TOWNSHIP 11, RANGE 3 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONE ATLAS MAP C-18-Z

UPC Numbers

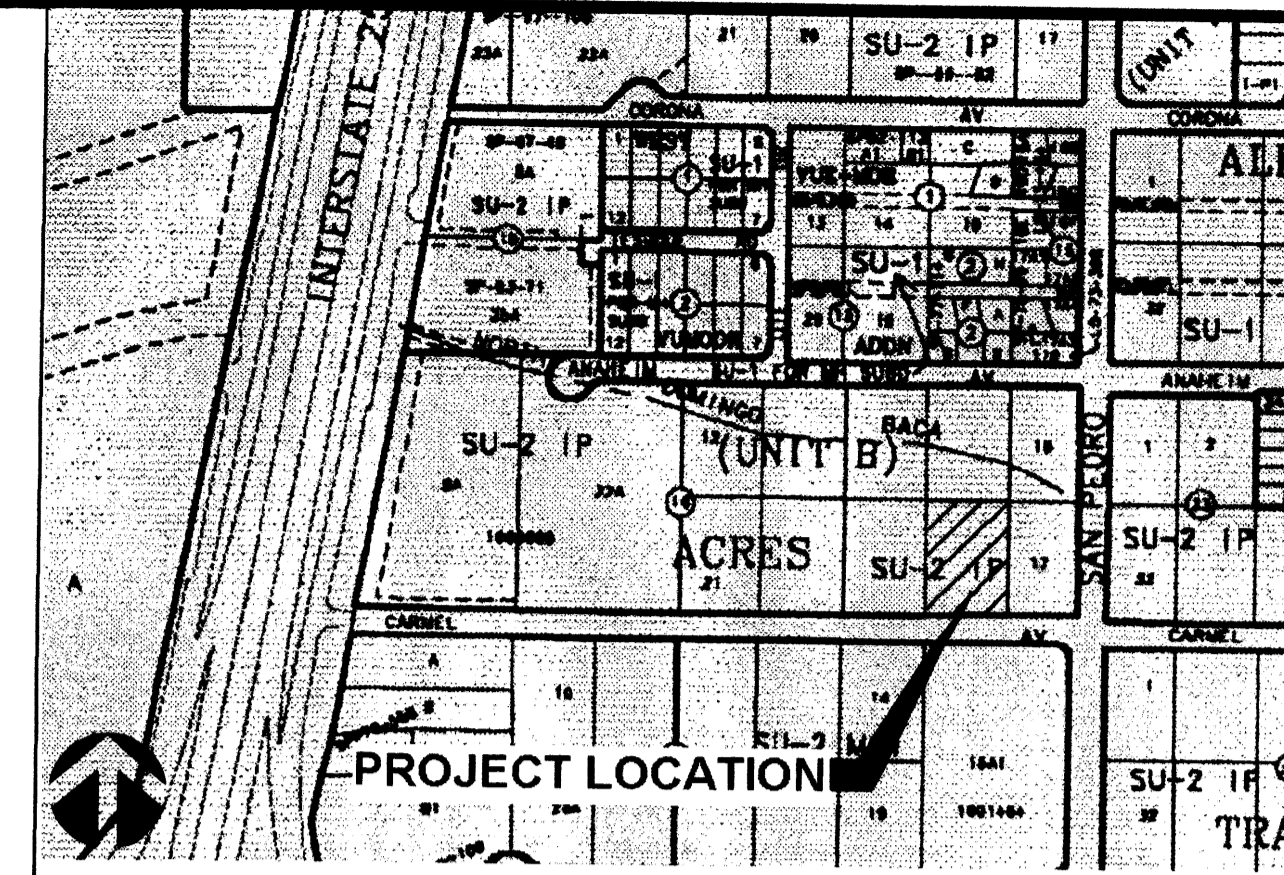
1-018-064-238-122-306-09

Landscape

REFERENCE ATTACHED SHEET L-101 FOR LANDSCAPING LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 18.

Notes

- SEE ATTACHED ARCHITECTURAL SHEETS FOR BUILDING ELEVATIONS.
- ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED SU-2-IP THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION, INCLUDING THAT LOCATED WITHIN THE ADJUTING PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE ADJACENT PRIVATE PROPERTY OWNER.
- SITE LIGHTING WILL CONSIST OF BUILDING MOUNTED HPS FIXTURES AND WALKWAY AREA LIGHTS. ALL EXTERIOR LIGHTING SHALL NOT SHINE PAST PROPERTY LINES.
- ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE. THE PROJECT SHALL HAVE ILLUMINATED PROJECT IDENTIFICATION SIGNAGE AT THE MAIN ENTRANCE MAXIMUM MONUMENT SIGNAGE AREA SHALL BE 100 SQ FT EACH FACE. SIGNAGE SHALL ADHERE TO O-1 (OFFICE) ZONE REQUIREMENTS (SECTION 14-16-2-15(A)(16)) AND SHALL BE INTERNALLY ILLUMINATED WITH INDIVIDUAL LETTERING. THE AMOUNT OF MONUMENT SIGNS SHALL ALSO MEET THE REQUIREMENTS OF THE SU-2/IP ZONE.
- ALL SIDEWALKS ON SITE SHALL BE MONOLITHIC TURN-DOWN UNLESS OTHERWISE SHOWN. ALL THE SIDEWALKS ARE TO BE CONSTRUCTED WITH EACH BUILDING.



Vicinity Map N.T.S. C-18

DRB PROJECT # 1002527
 DRB APPLICATION # 03DRB-00373

SITE DEVELOPMENT PLAN FOR LOT 18 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO

Michael Helton April 3, 2003 DATE
 ENVIRONMENTAL HEALTH DEPARTMENT - CONDITIONAL

Michael Helton 4-3-03 DATE
 SOLID WASTE MANAGEMENT

Robert J. ... 4-02-03 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

Roger A. ... 4/2/03 DATE
 UTILITIES DEVELOPMENT

Christina Sandoval 4/2/03 DATE
 PARKS AND RECREATION DEPARTMENT

Bradley L. ... 4/2/03 DATE
 CITY ENGINEER

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

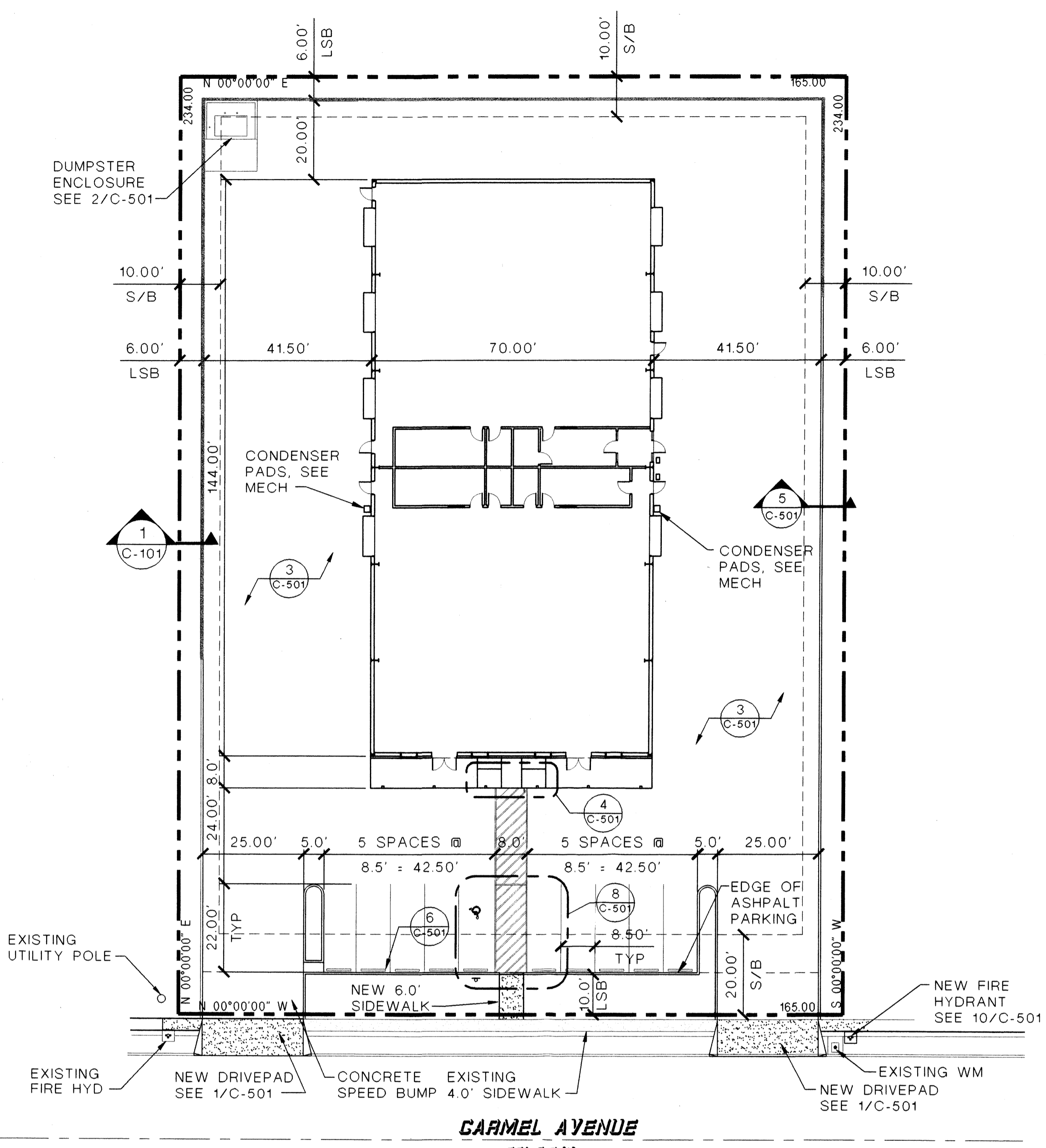
Sharon Motam 4/2/03 DATE
 CITY PLANNER, PLANNING DEPARTMENT

Environmental Health

THE SUBJECT PROPERTY IS LOCATED ON, OR 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 BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

Legend

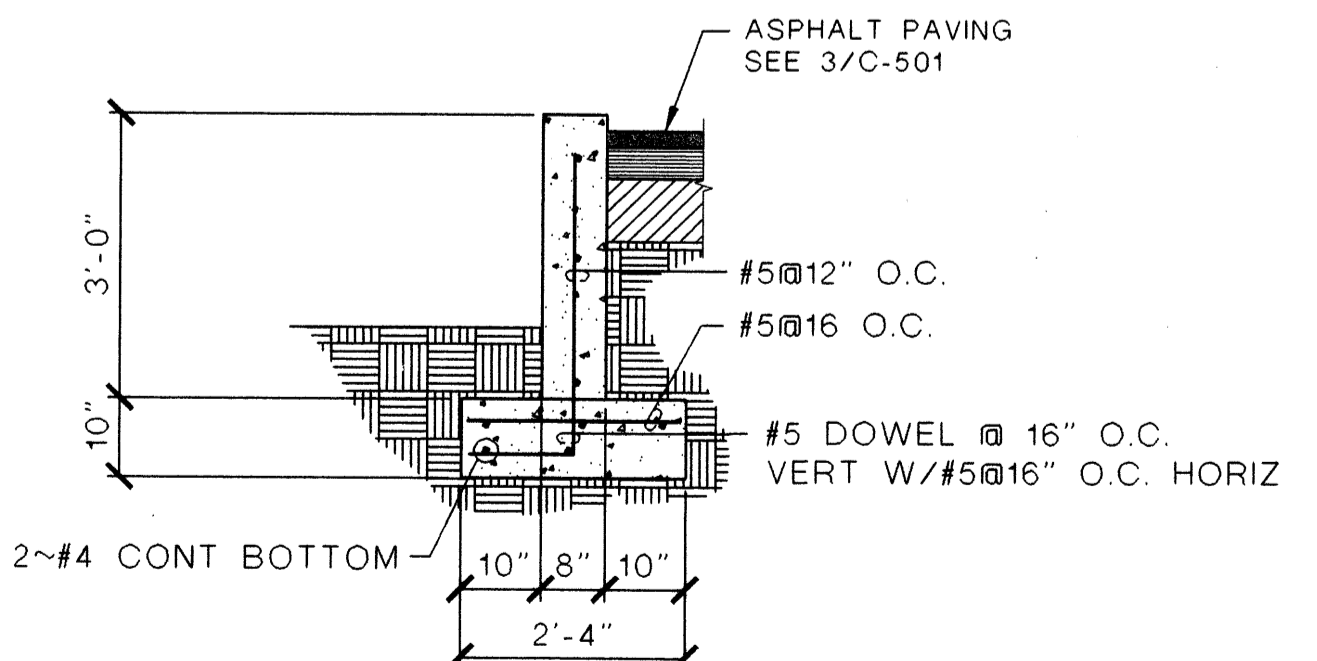
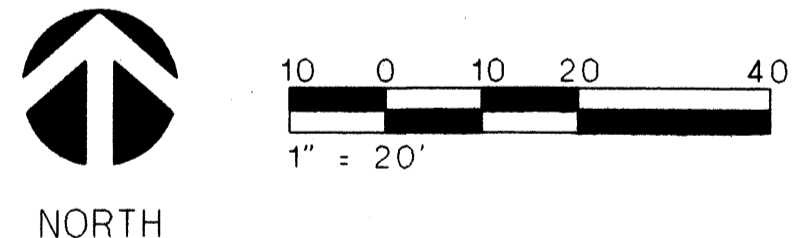
- PROPERTY LINE
- SETBACK LINE
- NEW SIDEWALK
- EXISTING SIDEWALK
- S/B SETBACK
- LSB LANDSCAPE SETBACK



CARMEL AVENUE
 80' R.O.W.

SITE PLAN

SCALE: 1" = 20'



RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"

1
 C-101

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 1831 EUBANK BLVD NE
 ALBUQUERQUE, NM 87112
 505-255-7802
 *Engineers * Planners
 *Construction Services



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 OFFICE BUILDING
 ALBUQUERQUE, NEW MEXICO

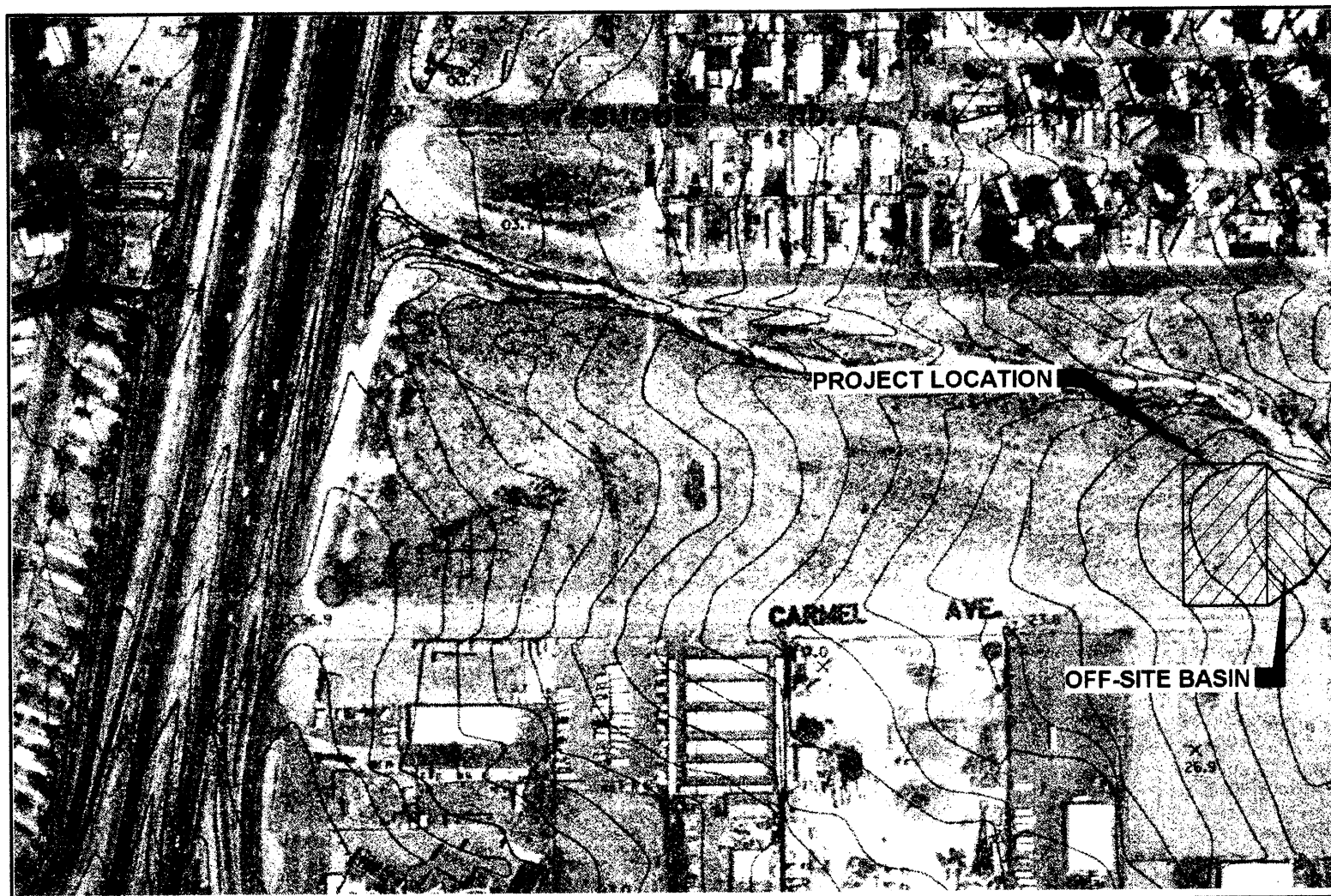
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 22111 DATE: APRIL 1, 2003
 DESIGNED BY: F. PHILLIPS
 DRAWN BY: F. PHILLIPS
 CHECKED BY: S. KNEE
 CAD FILE NAME: 11SITE.DWG

SHEET TITLE
**SITE PLAN
 FOR BUILDING
 PERMIT**

C-101

SHEET OF



OFF-SITE DRAINAGE BASIN C-18

LEGAL DESCRIPTION

Lot numbered Eighteen (18), Block numbered Sixteen (16) of Tract A, UNIT B, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

UPC NUMBER

1-018-064-238-122-306-09

DRAINAGE CALCULATIONS

Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone	3			
100 Year Storm Depth, P (360)	2.6			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.66	0.92	1.29	2.36
Peak Discharge Factors	1.87	2.60	3.45	5.02
Land Treatment Area	Acres	Existing	Proposed	
Type "D" (Roof)		0	0.77	
Type "C" (Unpaved Roadway)		0	0.00	
Type "B" (Irrigated Lawns)		0	0.12	
Type "A" (Undeveloped)		0.89	0.00	
Total (Acres)		0.89	0.89	
Excess Precipitation(in)		0.66	2.17	
Volume (100), cf		2132.26	6997.19	
Volume (10), cf		1428.62	4688.12	
Q (100), cfs		1.66	4.18**	
Q (10), cfs		1.12	2.80	

** PER SAD 221, ALLOWED RELEASE IS 2.6cfs. SEE DRAINAGE REPORT FOR DETAILS.

OFF-SITE BASIN CALCULATIONS

AREA = 0.27 AC; LAND TREATMENT = A
 $Q_{100} = (1.87)(0.27) = 0.5 \text{ cfs}$

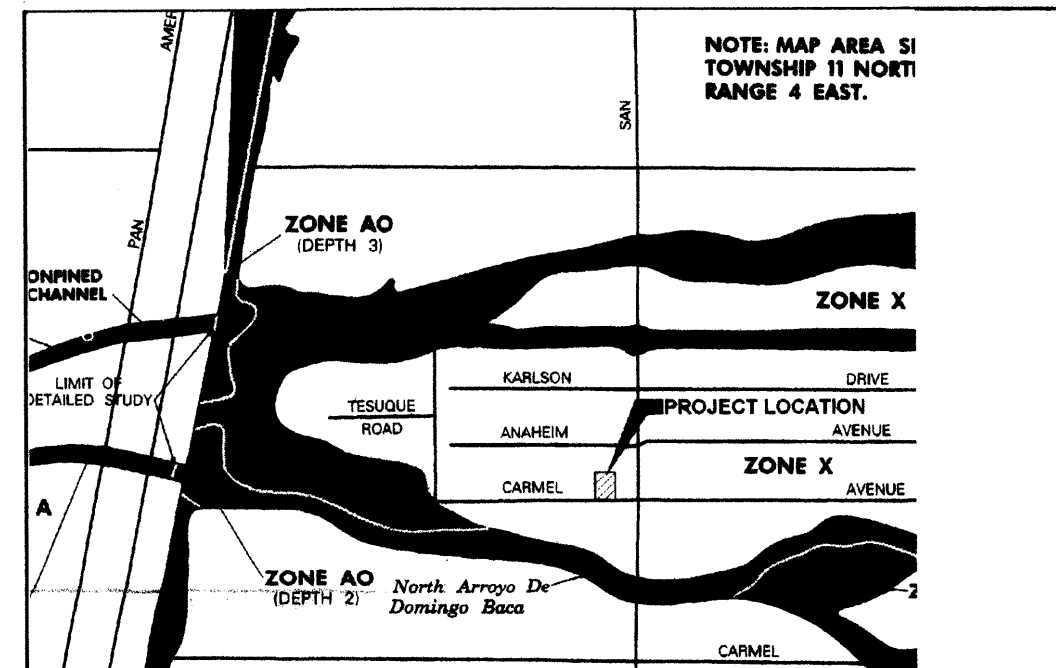
WIER CALCULATIONS

$$L = \frac{Q}{CH^{3/2}}$$

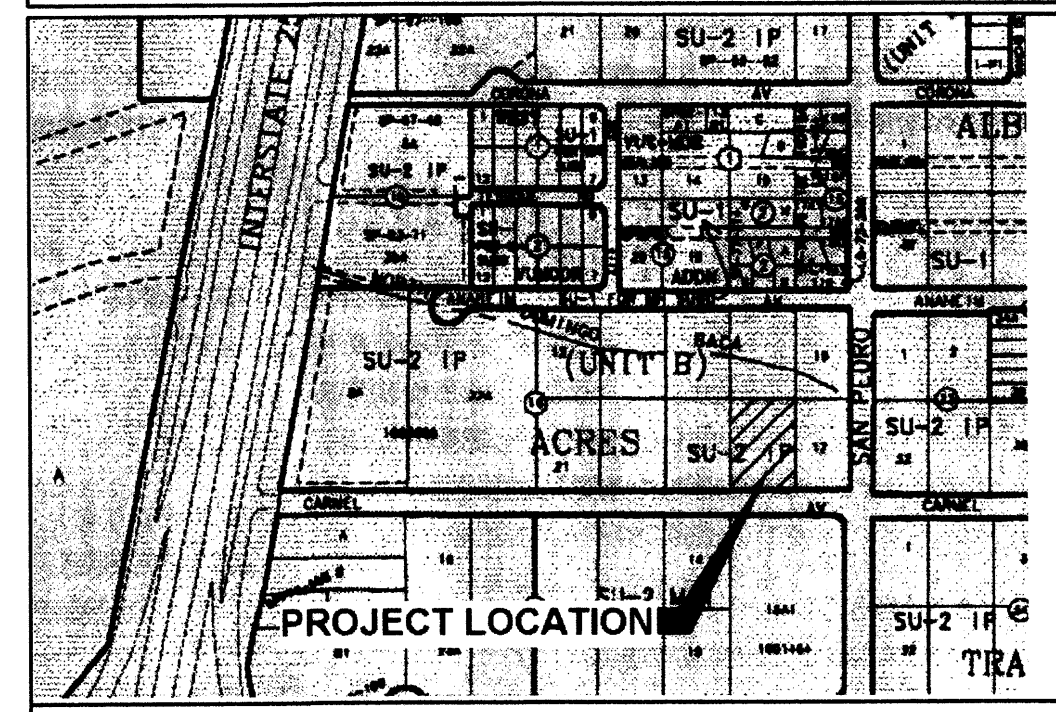
Q = 2.6cfs (max)
 C = 3.0
 H = 0.5 ft

$$L = \frac{2.6}{(3.0)(.5)^{3/2}} = 2.45 \text{ ft}$$

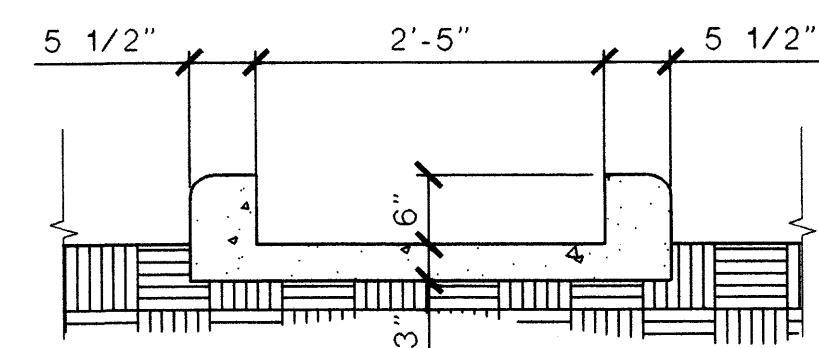
L = 2.45 ft



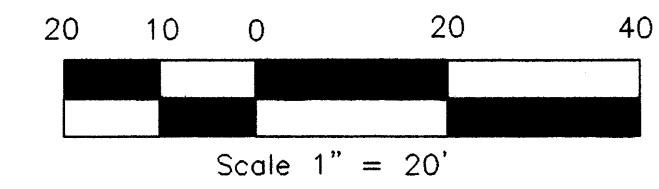
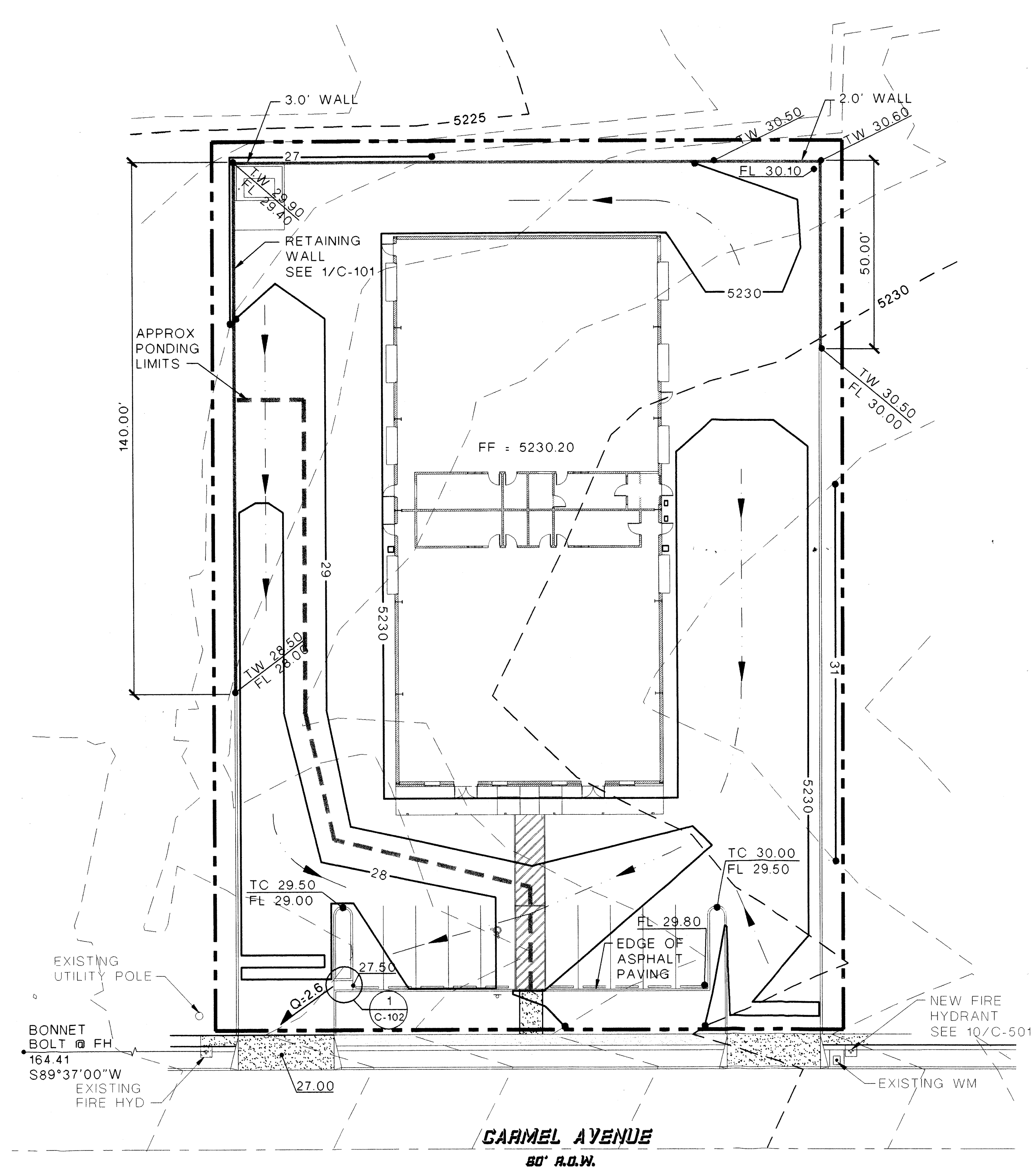
FEMA FLOOD ZONE PANEL 137 OF 825



ZONE ATLAS MAP C-18



CONCRETE WIER
 SCALE: 3/4" = 1'-0"



BENCHMARK

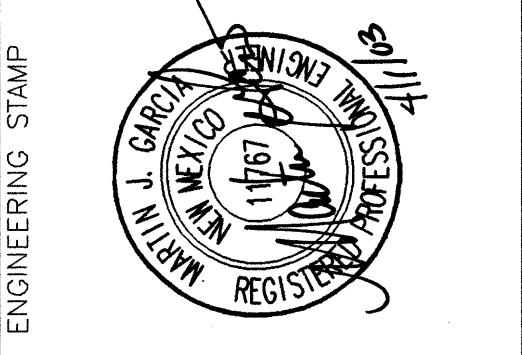
ACS BENCHMARK: 9C-18
 ELEV 5229.79
 PROJECT BENCHMARK- SOUTH BONNET BOLT ON THE FIRE HYDRANT NEAR THE LOT 20-21 PROPERTY LINE ON CARMEL
 ELEVATION: 5228.52

ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location
 MARTIN J. GARCIA, N.M.P.E. 11767

LEGEND

---	EXISTING TOPOGRAPHY
- - - -	PROPOSED GRADES
FF = XXXX.XX	FINISH FLOOR ELEVATION
=====	PROPOSED RETAINING WALL
---	PROPOSED SWALE
XX.XX	PROPOSED ELEVATION



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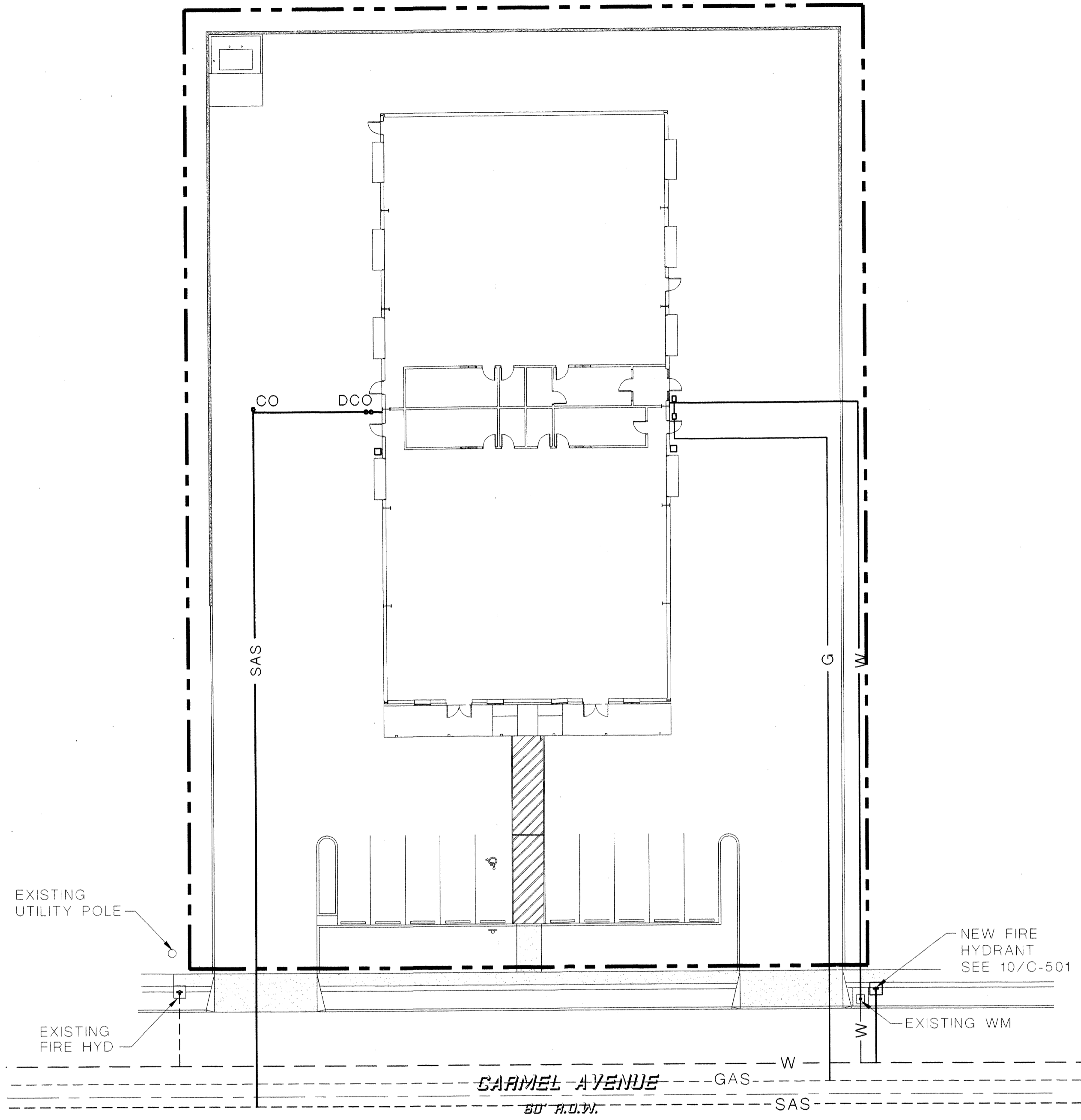
REV. NO.	REV. DATE	DESCRIPTION
PROJECT NUMBER:	22111	DATE: APRIL 1, 2003
DESIGNED BY:	M. GARCIA	
DRAWN BY:	F. PHILLIPS	
CHECKED BY:	S. KNEE	
CAD FILE NAME:	11HYD.DWG	

SHEET TITLE

GRADING PLAN

C-102

SHEET of



SITE UTILITY PLAN

SCALE: 1" = 20'



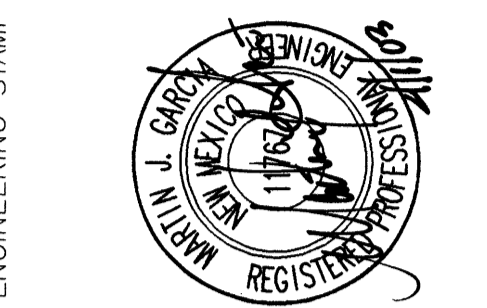
General Notes

- A. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE OFFICE.
- B. NEW FIRE HYDRANT SHOULD BE LOCATED AS PER COA STANDARD 2430 NOTE 4.

Legend

- SAS — EXISTING SANITARY SEWER
- - - W - - - EXISTING WATER LINE
- - - G - - - EXISTING GAS LINE
- SAS — NEW SANITARY SEWER LINE
- W — NEW WATER LINE
- G — NEW GAS LINE
- DCO — DOUBLE CLEANOUT

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REV NO	REV DATE	DESCRIPTION

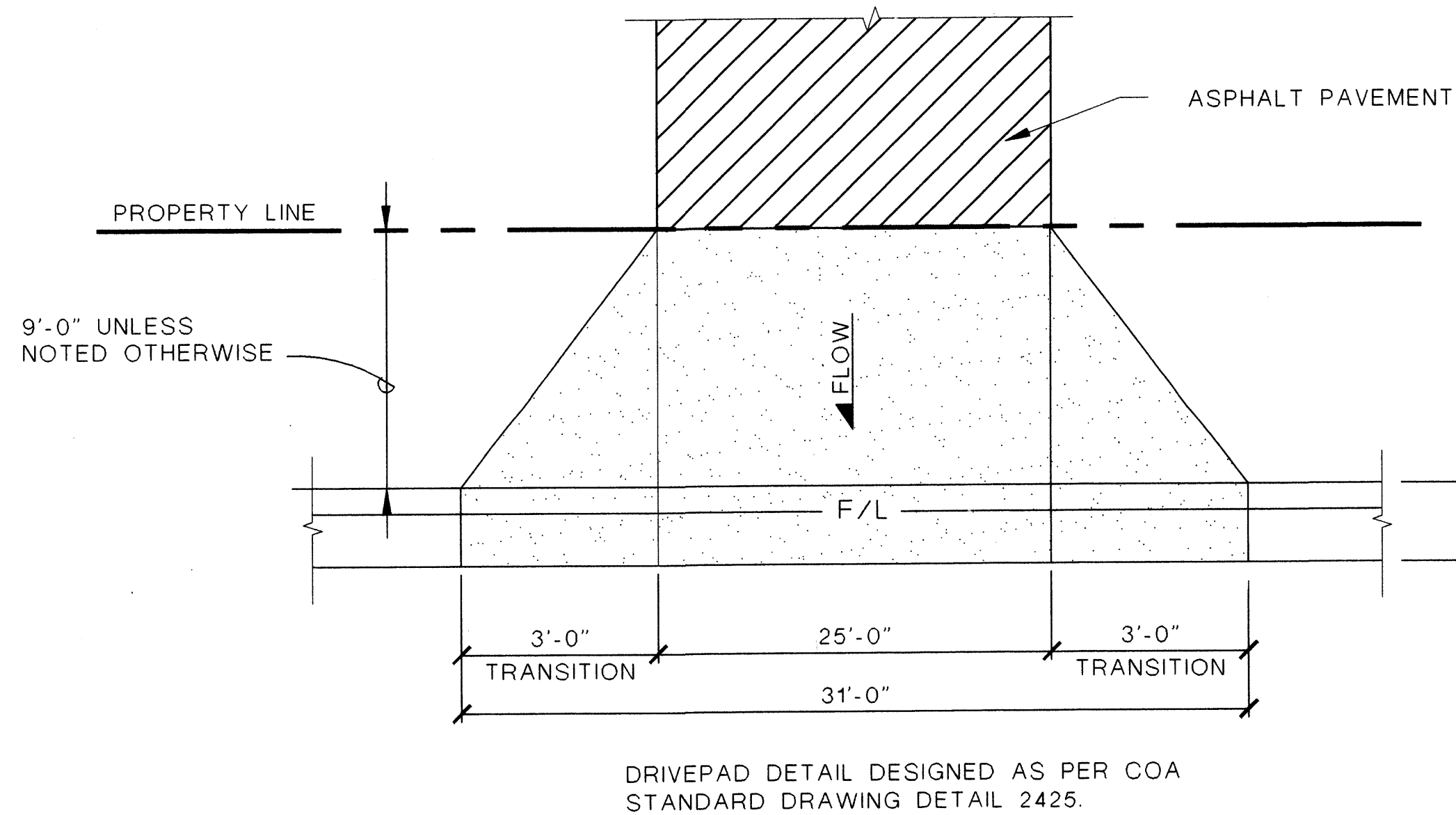
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DESIGNED BY:	F. PHILLIPS		
DRAWN BY:	F. PHILLIPS		
CHECKED BY:	S. KNEE		
CAD FILE NAME:	11TUTL.DWG		

SHEET TITLE

SITE UTILITY PLAN

C-103

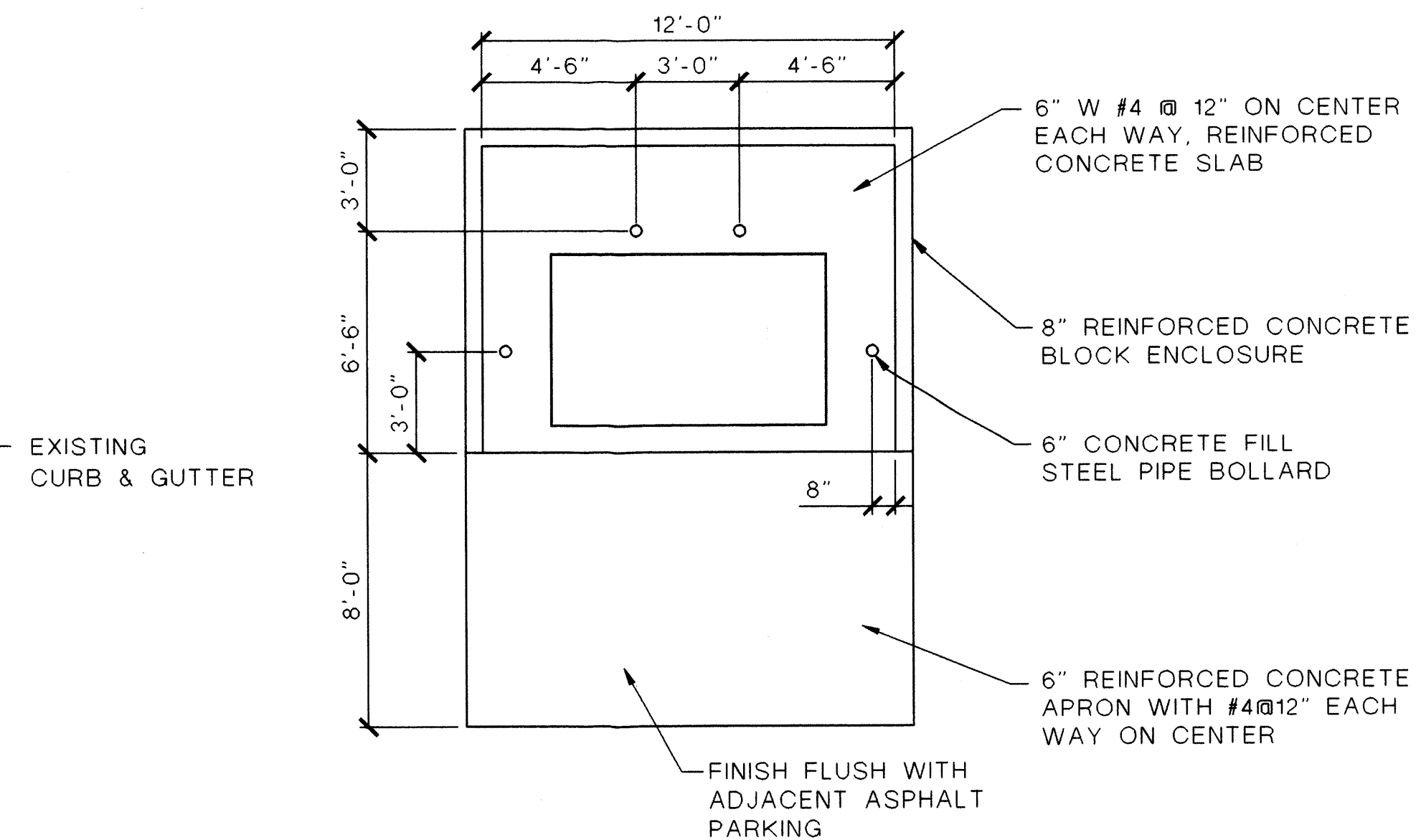
SHEET of



DRIVEPAD DETAIL

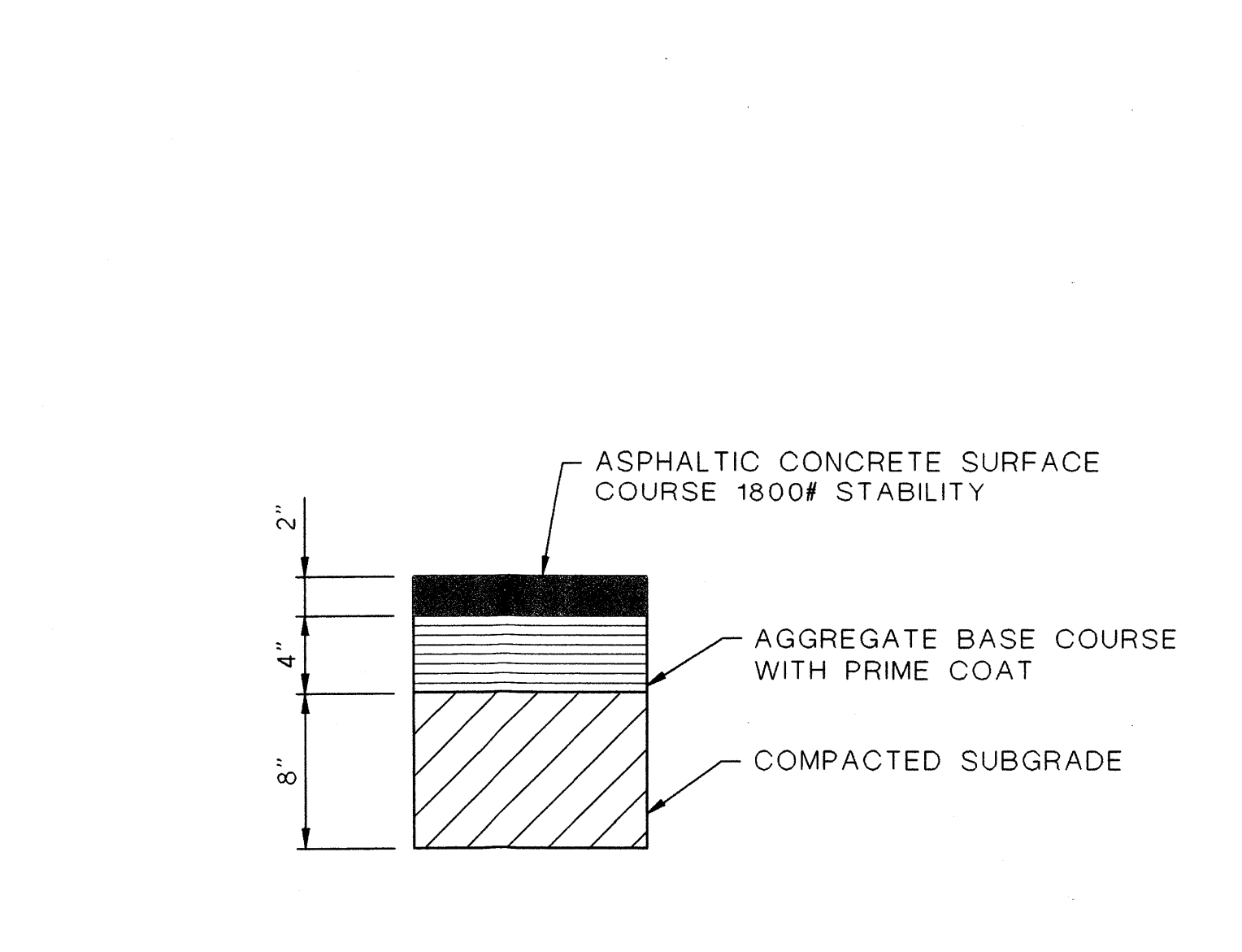
SCALE: 1/2" = 1'-0"

DRIVEPAD DETAIL DESIGNED AS PER COA STANDARD DRAWING DETAIL 2425.



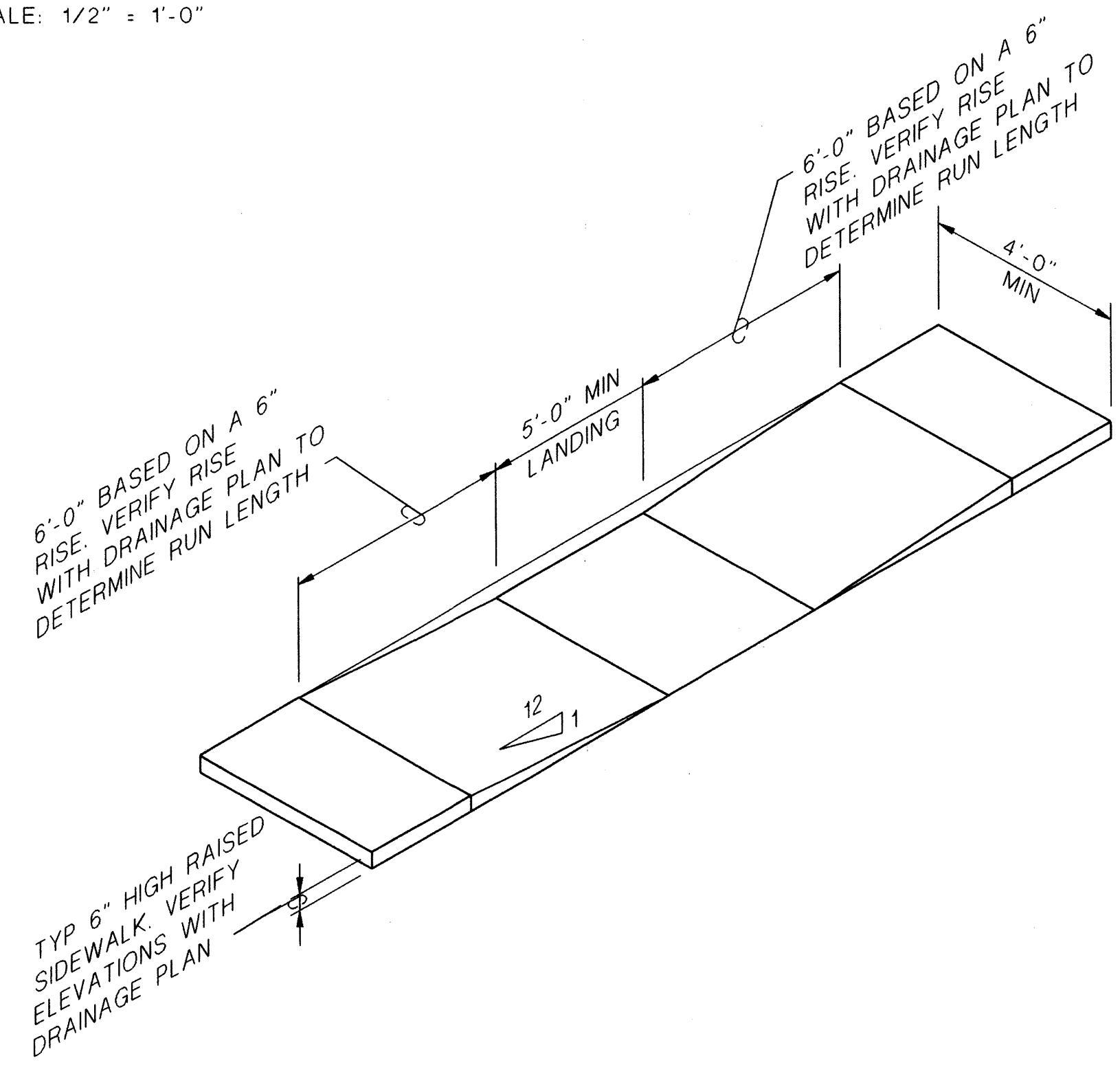
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/4" = 1'-0"



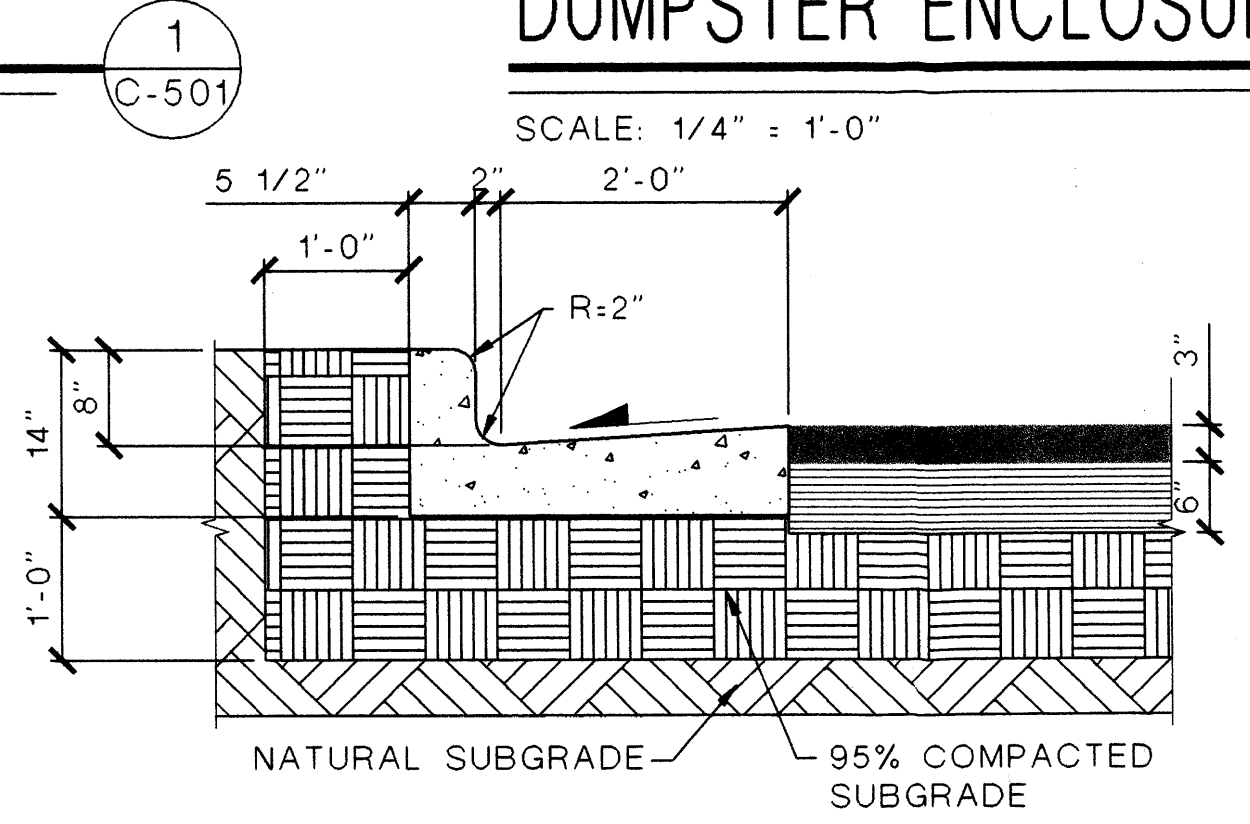
PAVING DETAIL

SCALE: 3/4" = 1'-0"



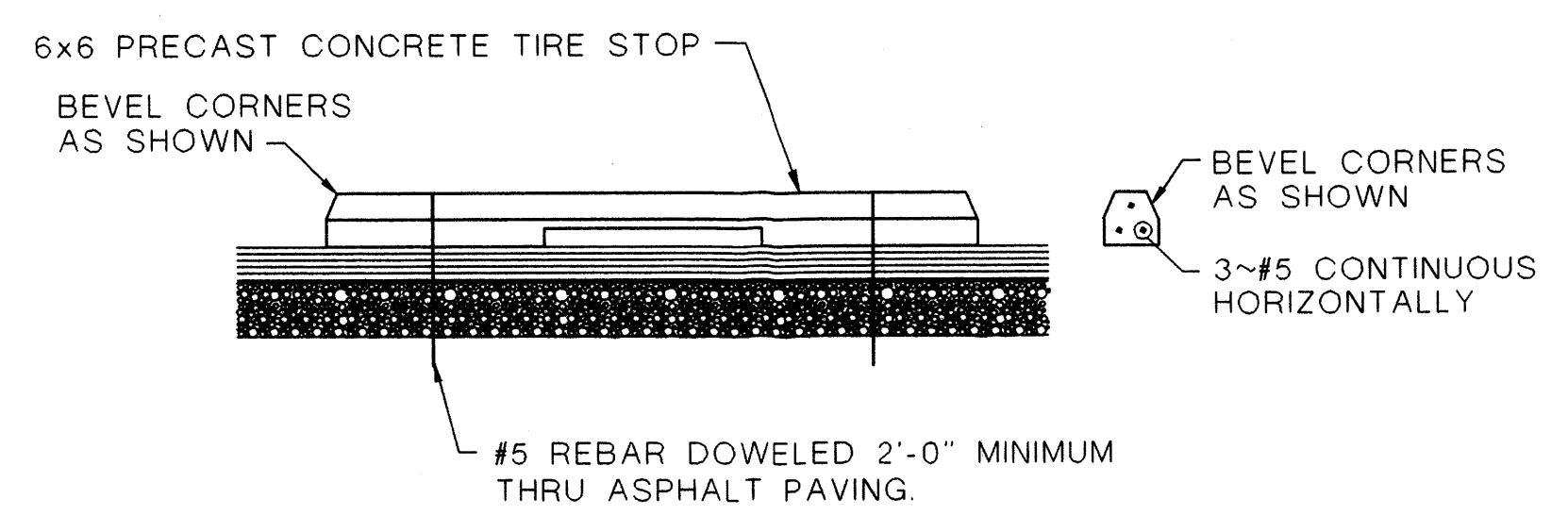
WHEELCHAIR RAMP DETAIL

NO SCALE



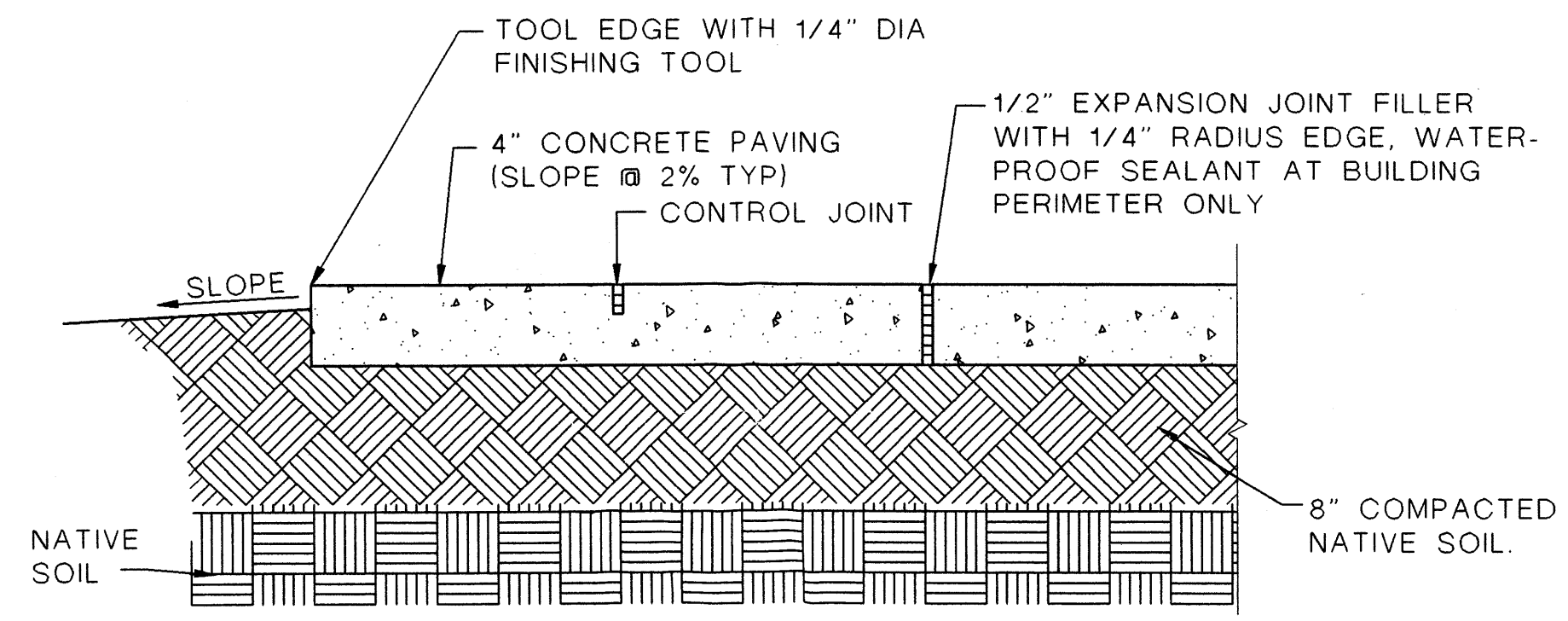
STANDARD CURB DETAIL

NO SCALE



STANDARD PARKING BUMPER DETAIL

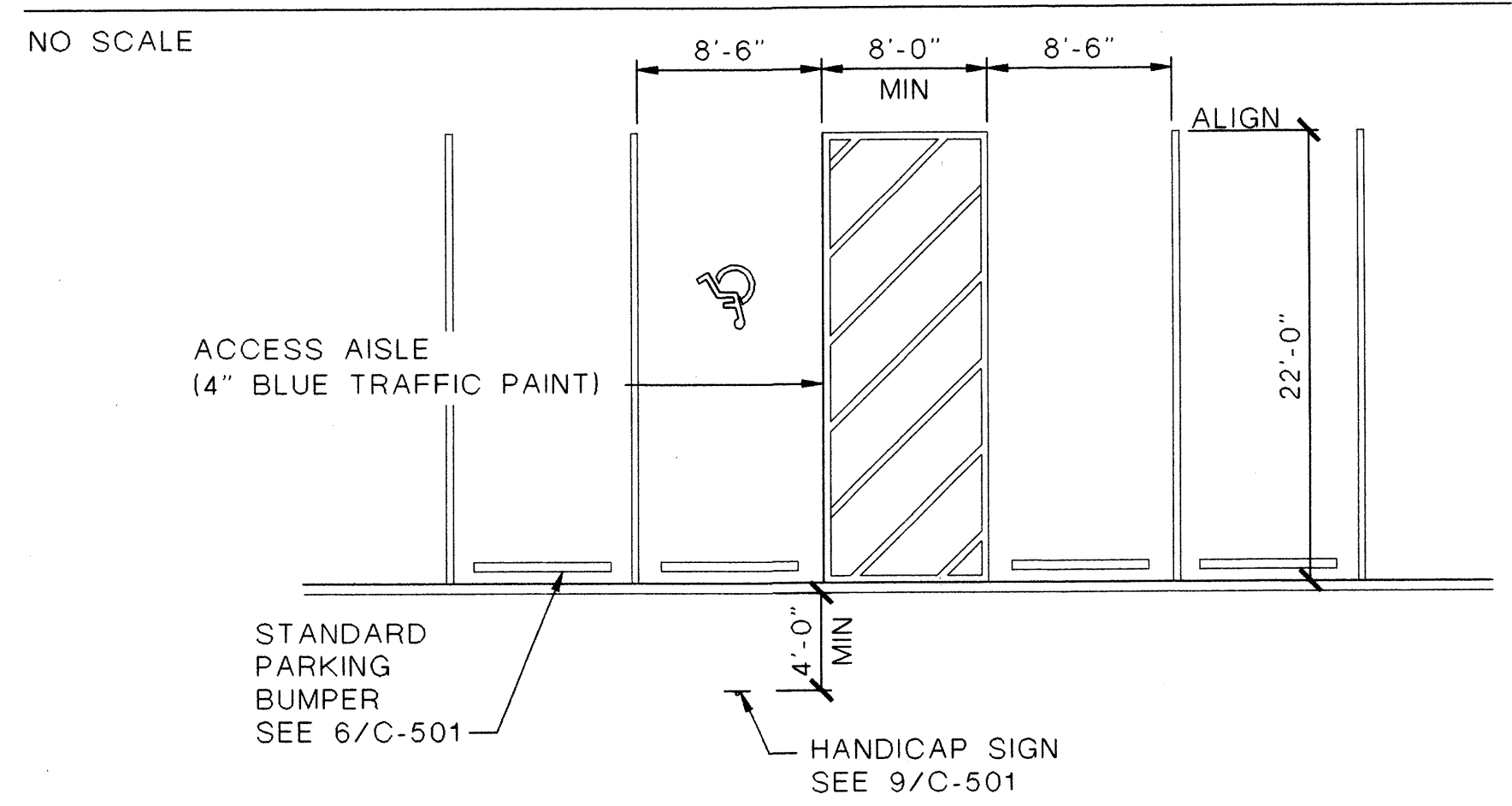
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SIDEWALK DETAIL

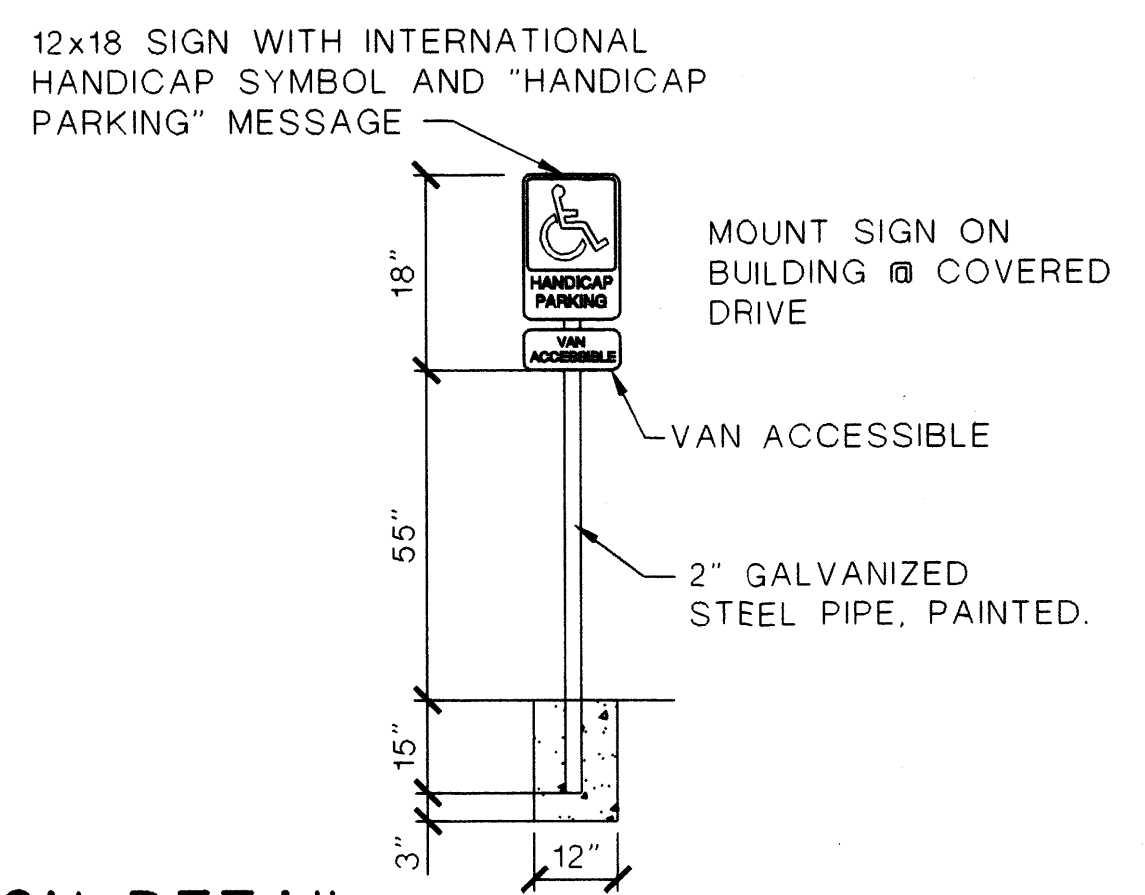
NO SCALE

NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER. PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.



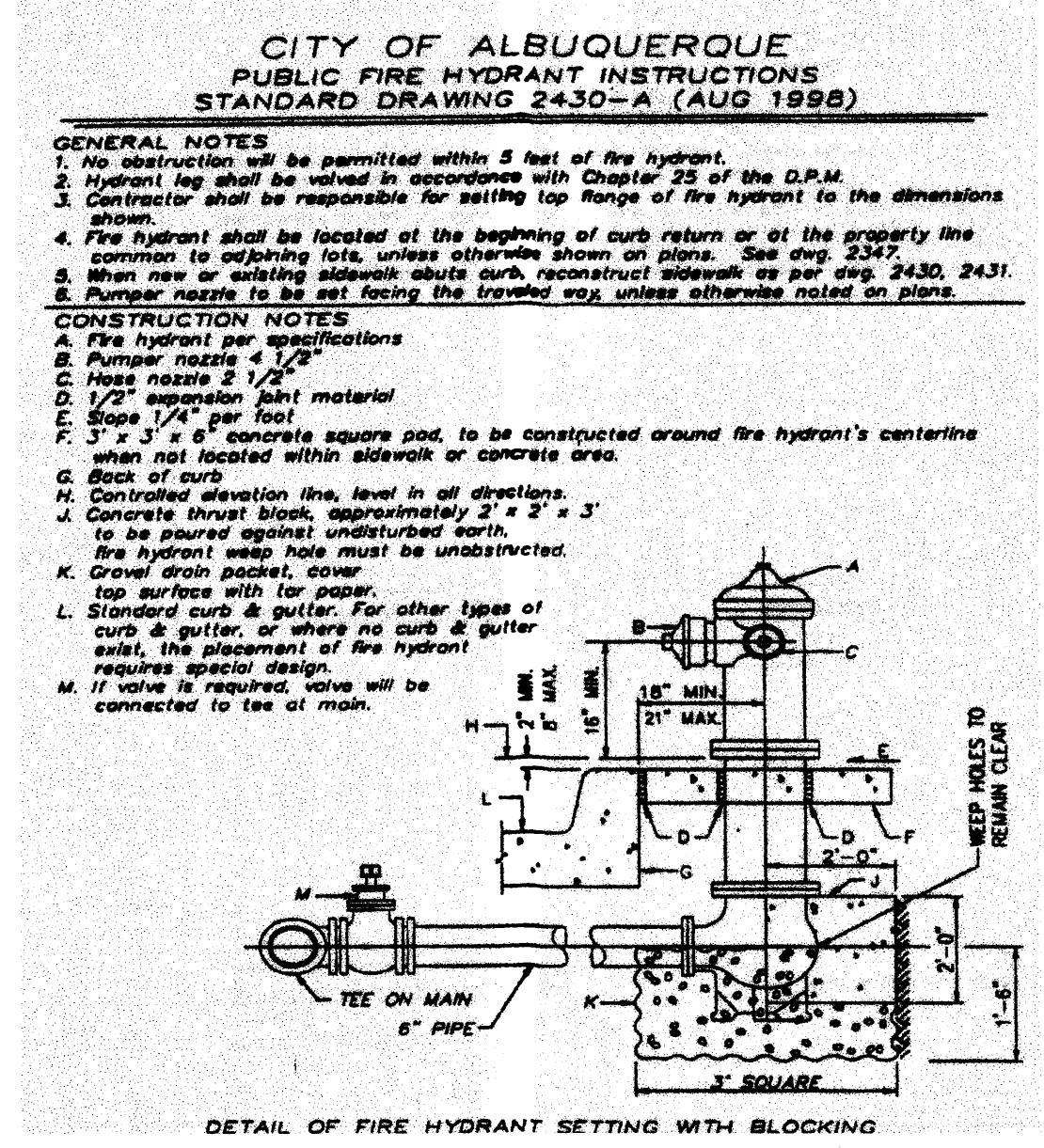
VAN ACCESSIBLE PARKING DETAIL

SCALE: 1/4" = 1'-0"



SIGN DETAIL

SCALE: 1/2" = 1'-0"



FIRE HYDRANT DETAIL

SCALE: 1/2" = 1'-0"

REV. NO.	REV. DATE	DESCRIPTION

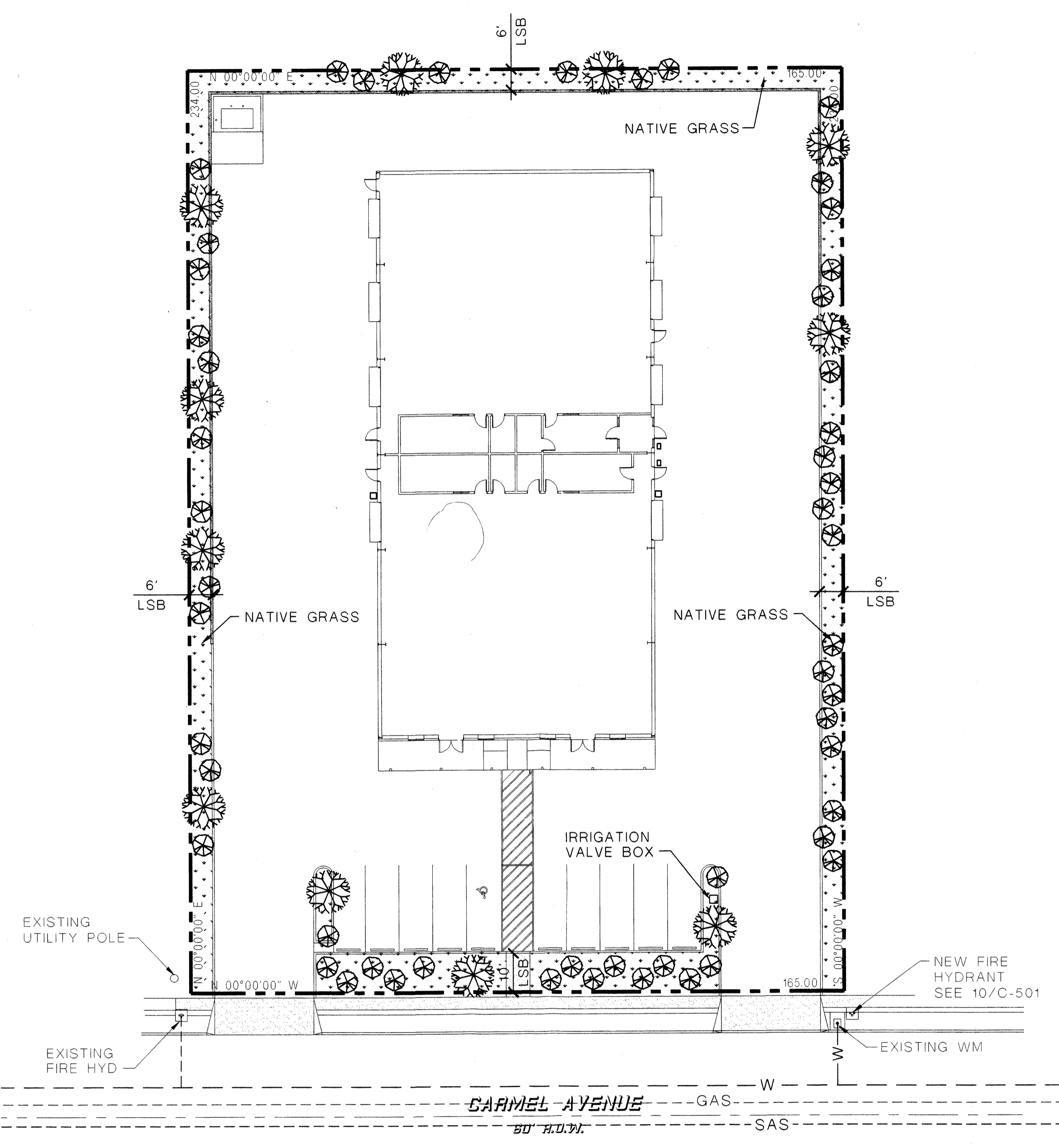
PROJECT NUMBER: 22111 DATE: APRIL 1, 2003
DESIGNED BY: F. PHILLIPS
DRAWN BY: F. PHILLIPS
CHECKED BY: M. GARCIA
CAD FILE NAME: 11DET.DWG

SHEET TITLE

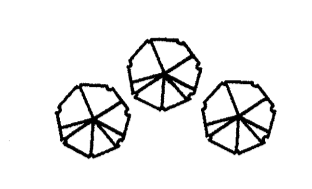
SITE DETAILS

C-501

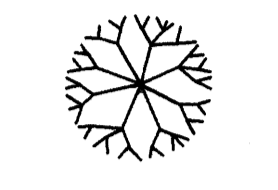
SHEET of



Landscaping Notes



EVERGREEN SHRUBS (TOTAL 52 REQUIRED):
 PYROCANTHA LANDEI, 5-GAL. PLANTING SIZE.
 5' HEIGHT, 5' SPREAD AT MATURITY.
 JUNIPERUS CHINENSIS, 5GAL. PLANTING SIZE.
 5' HEIGHT, 5' SPREAD AT MATURITY.
 RUSSIAN SAGE, 5-GAL. PLANTING SIZE.
 5' HEIGHT, 5' SPREAD AT MATURITY.



DESIDUOUS TREES (TOTAL 11 REQUIRED):
 HONEY LOCUST.
 2" CALIPER, 6' PLANTING SIZE.
 30' SPREAD, 30' HEIGHT AT MATURITY.

NATIVE GRASS:

ALL UNPAVED AREAS SHALL BE SEEDED W/ 50-50
 BLUE GREYMA-BUFFALO GRASS MIX AT 5LB. PER 1,000 SF.
 PROVIDE BINDER, 1/4" MULCH TOP DRESSING, AND TEMPORARY
 IRRIGATION.

TREE AND SHRUB PLANTING:

PROVIDE 3" DEEP BARK MULCH WITH
 WEED BARRIER OVER ALL SHRUB & TREE WELLS.
 SOIL AT ALL PLANTING HOLES
 SHALL BE AMENDED W/ SOIL BUILDER.
 STAKE ALL TREES.

IRRIGATION:

PROVIDE AND INSTALL SINGLE ZONE DRIP IRRIGATION
 SYSTEM FOR ALL PLANTING AREAS. PROVIDE BACKFLOW
 PREVENTERS, TIMECLOCK AND SEASONAL DRAINDOWN.
 PROVIDE 3" PVC SLEEVING BELOW ALL PAVING AS NEEDED.

MAINTENANCE:

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY
 OF THE PROPERTY OWNER.

LANDSCAPE AREA:

"NET LOT AREA":	27,178 SF
REQUIRED LANDSCAPE AREA (15%):	4,178 SF
PROPOSED LANDSCAPE AREA: (17.9%):	4,979 SF

LANDSCAPE PLAN

SCALE: 1" = 20'



NORTH

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ENGINEERING STAMP

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 ALBUQUERQUE, NEW MEXICO

REV. NO.	REV. DATE	DESCRIPTION

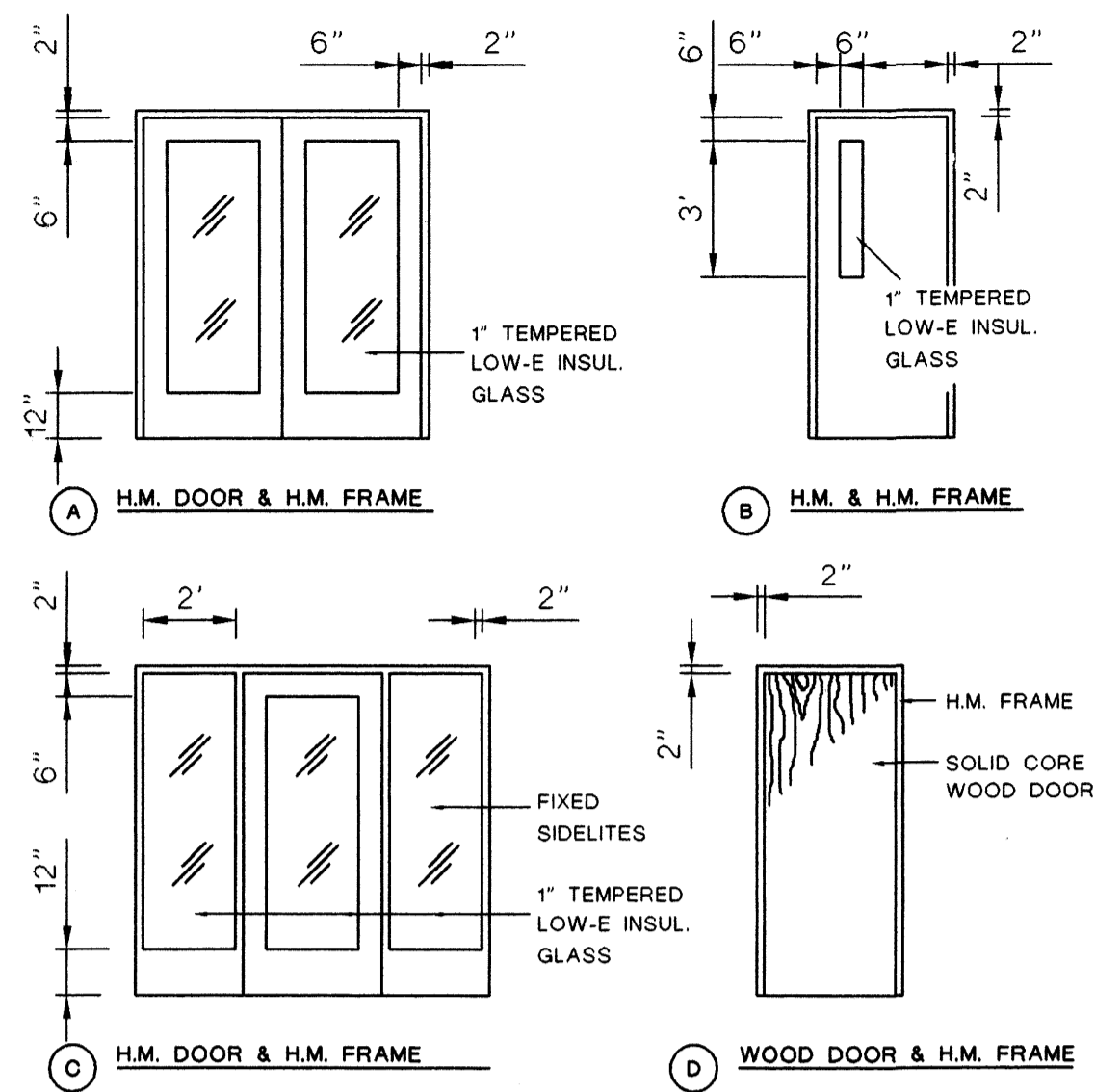
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DESIGNED BY:	GA		
DRAWN BY:	GA		
CHECKED BY:	SK		
CAD. FILE NAME:	11/LAND.DWG		

SHEET TITLE

LANDSCAPE
 PLAN

L-101

SHEET of



DOOR TYPES

Door Hardware Schedule

HARDWARE SET #1:

PAIRS OF DOORS 101 AND 102 EACH TO HAVE:

- 6 EA. HINGES. 4.5" X 4.5" BB. NRP.
- 2 EA. EXIT DEVICES. VERTICAL ROD, CLASSROOM LEVER.
- 1 PR. CLOSERS. PARALLEL ARM.
- 1 SET HEAD + JAMB WEATHERSTRIP
- 1 SET ASTRAGAL WEATHERSTRIP
- 1 EA. THRESHOLD. 5" X 1/2"
- 2 EA. BOTTOM SWEEPS

HARDWARE SET #2:

SINGLE DOORS 103 THROUGH 108 EACH TO HAVE:

- 3 EA. HINGES. 4.5" X 4.5" BB. NRP.
- 1 EA. EXIT DEVICES. MORTISE, CLASSROOM LEVER.
- 1 EA. CLOSERS. PARALLEL ARM.
- 1 SET HEAD + JAMB WEATHERSTRIP
- 1 EA. THRESHOLD. 5" X 1/2"

HARDWARE SET #3:

SINGLE DOORS 109, 112, 113, 115, 117, 118 EACH TO HAVE:

- 3 EA. HINGES. 4.5" X 4.5" BB. NRP.
- 1 EA. MORTISE LOCK. CLASSROOM LEVER.

HARDWARE SET #4:

SINGLE DOORS 110, 112, 113, 117, 118 EACH TO HAVE:

- 3 EA. HINGES. 4.5" X 4.5" BB. NRP.
- 1 EA. CYLINDER LOCK - PRIVACY LEVER.

NOTES:

ALL HARDWARE SHALL BE ADA COMPLIANT.
ALL PRODUCTS SHALL BE FINISHED US26D

DOOR SCHEDULE

NO.	DOOR SIZE	TYPE	HDW.	LABEL	REMARKS
101	PR. 3'-0" x 7'-0" x 1-3/4"	A	1		
102	PR. 3'-0" x 7'-0" x 1-3/4"	A	1		
103	3'-0" x 7'-0" x 1-3/4"	C	2		
104	3'-0" x 7'-0" x 1-3/4"	C	2		
105	3'-0" x 7'-0" x 1-3/4"	A	2		
106	3'-0" x 7'-0" x 1-3/4"	B	2		
107	3'-0" x 7'-0" x 1-3/4"	B	2		
108	3'-0" x 7'-0" x 1-3/4"	B	2		
109	3'-0" x 7'-0" x 1-3/4"	D	3		
110	3'-0" x 7'-0" x 1-3/4"	D	4		
111	3'-0" x 7'-0" x 1-3/4"	D	4		
112	3'-0" x 7'-0" x 1-3/4"	D	3		
113	3'-0" x 7'-0" x 1-3/4"	D	3		
114	3'-0" x 7'-0" x 1-3/4"	D	4		
115	3'-0" x 7'-0" x 1-3/4"	D	3		
116	3'-0" x 7'-0" x 1-3/4"	D	4		
117	3'-0" x 7'-0" x 1-3/4"	D	3		
118	3'-0" x 7'-0" x 1-3/4"	C	3		

WINDOW SCHEDULE

MARK	MANUFACTURER #
A	4' x 4' SLIDER - BRONZE ANODIZED ALUMINUM. LOW-E GLASS
B	30" x 30" FIXED, BRONZE ANOD. ALUM. LOW-E GLASS. CLERESTORY WINDOWS.

Building Code Information (1997 UBC)

BUILDING AREA: - 10,080 S. F.,
OCCUPANCY GROUP: S-1, STORAGE

ALLOWABLE CONSTRUCTION TYPE: V-N
PER UBC TABLE 5-B

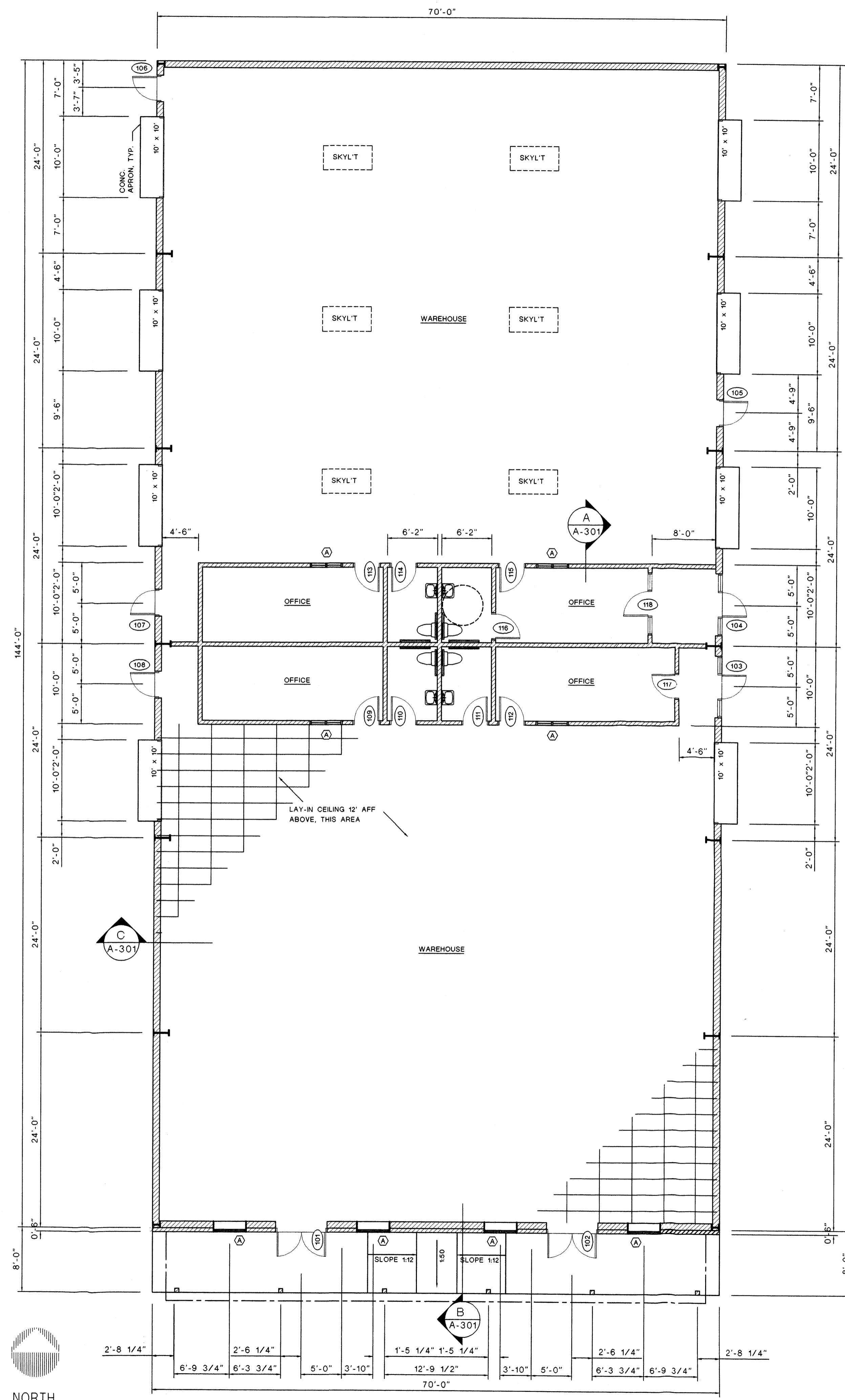
OCCUPANCY (UBC TABLE 10-A):
OFFICES: 800 SF / 100 = 8
WAREHOUSE: 9000 SF / 500 = 18
26

PLUMBING FIXTURE PROVIDED
(PER UBC APPENDIX 29)

NUMBER OF OCCUPANTS FOR
FIXTURE REQUIREMENTS : 2
MALE: 1 W.C. AND 1 SINK
FEMALE: 1 W.C. AND 1 SINK

FLOOR PLAN

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



ENGINEERING STAMP

GALLIPOLI
OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 22111 DATE: APRIL 1, 2003
DESIGNED BY: GA
DRAWN BY: GA
CHECKED BY: SK
CAD FILE NAME: GALLIPOLDWG

SHEET TITLE

FLOOR PLAN

A-101

SHEET of

ENGINEERING STAMP

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OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO

REV. NO. | REV. DATE | DESCRIPTION

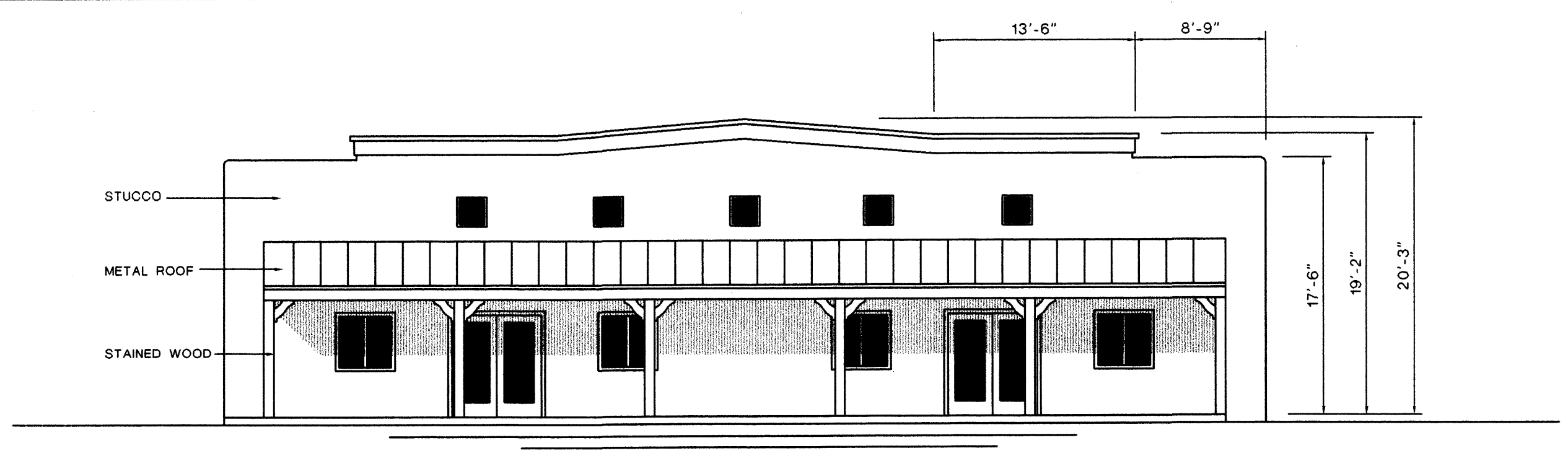
PROJECT NUMBER:	22111	DATE:	APRIL 1, 2003
DESIGNED BY:	GA		
DRAWN BY:	GA		
CHECKED BY:	SK		
CAD FILE NAME:	GALLIPOLIDWG		

SHEET TITLE

BUILDING
ELEVATIONS

A-201

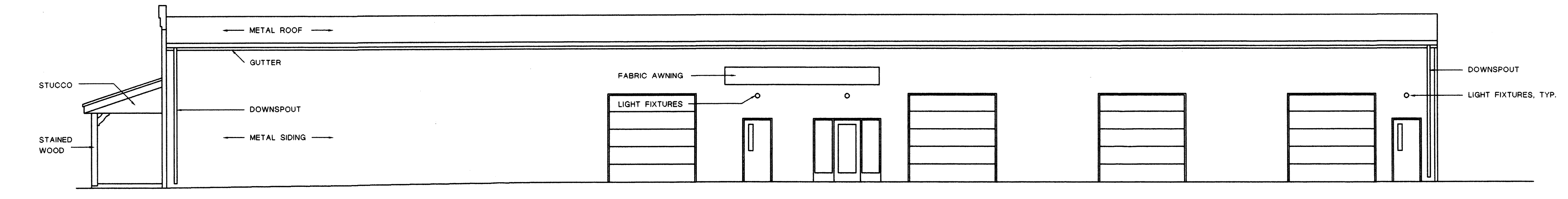
SHEET of



SOUTH ELEVATION

1
A-201

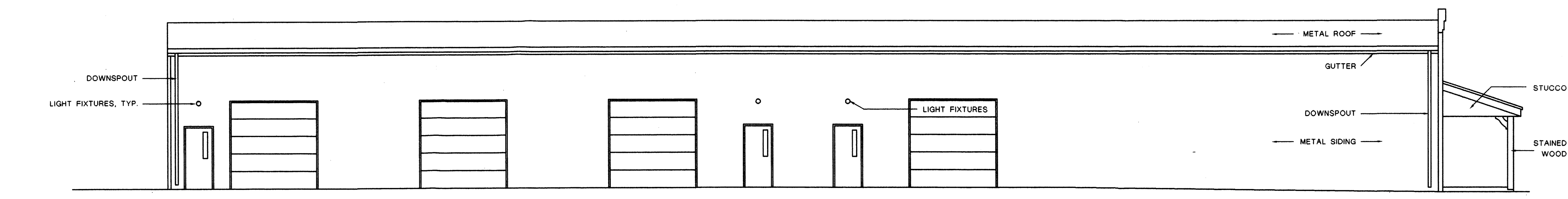
SCALE: 1/8" = 1'-0"



EAST ELEVATION

2
A-201

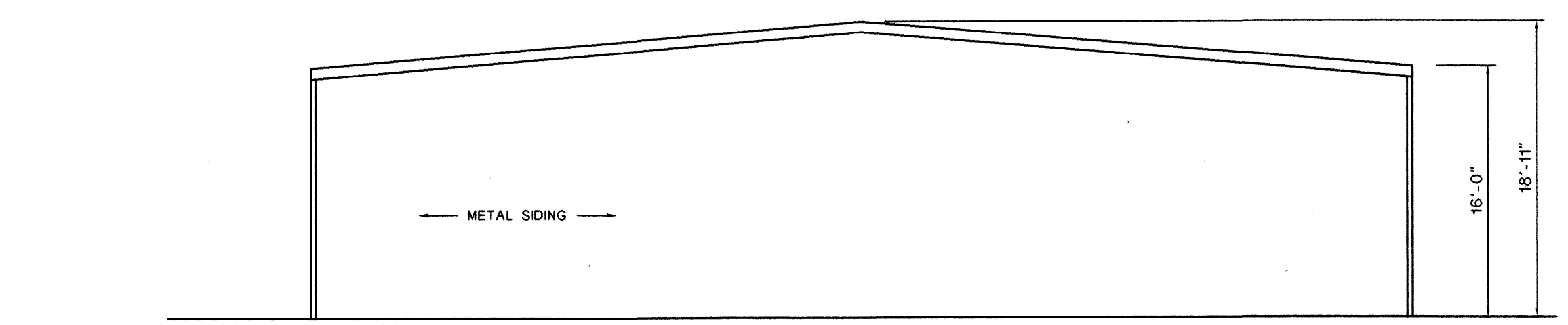
SCALE: 1/8" = 1'-0"



WEST ELEVATION

3
A-201

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



NORTH ELEVATION

4
A-201

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