

LOT 2, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

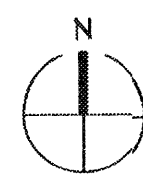
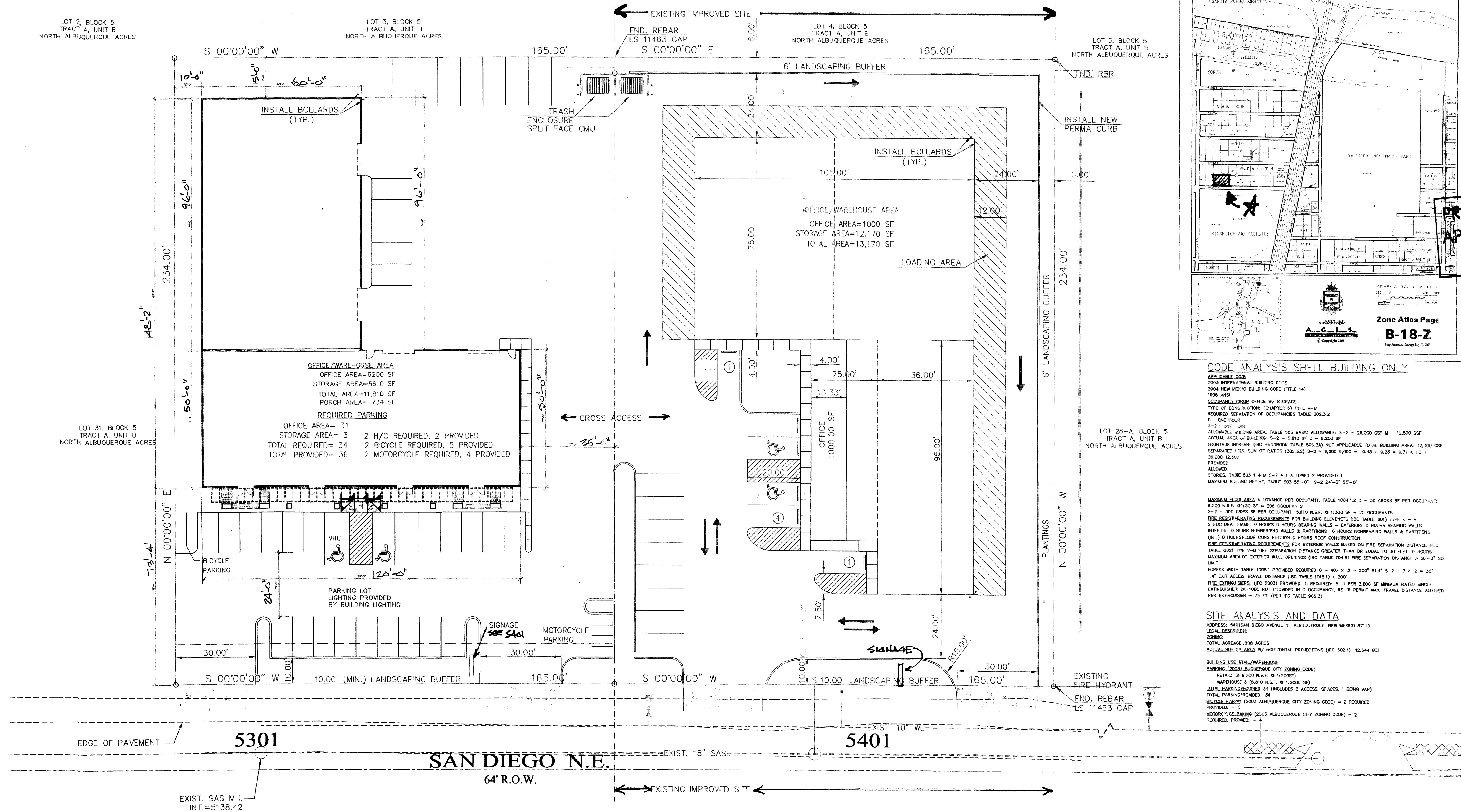
LOT 3, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 4, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 5, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

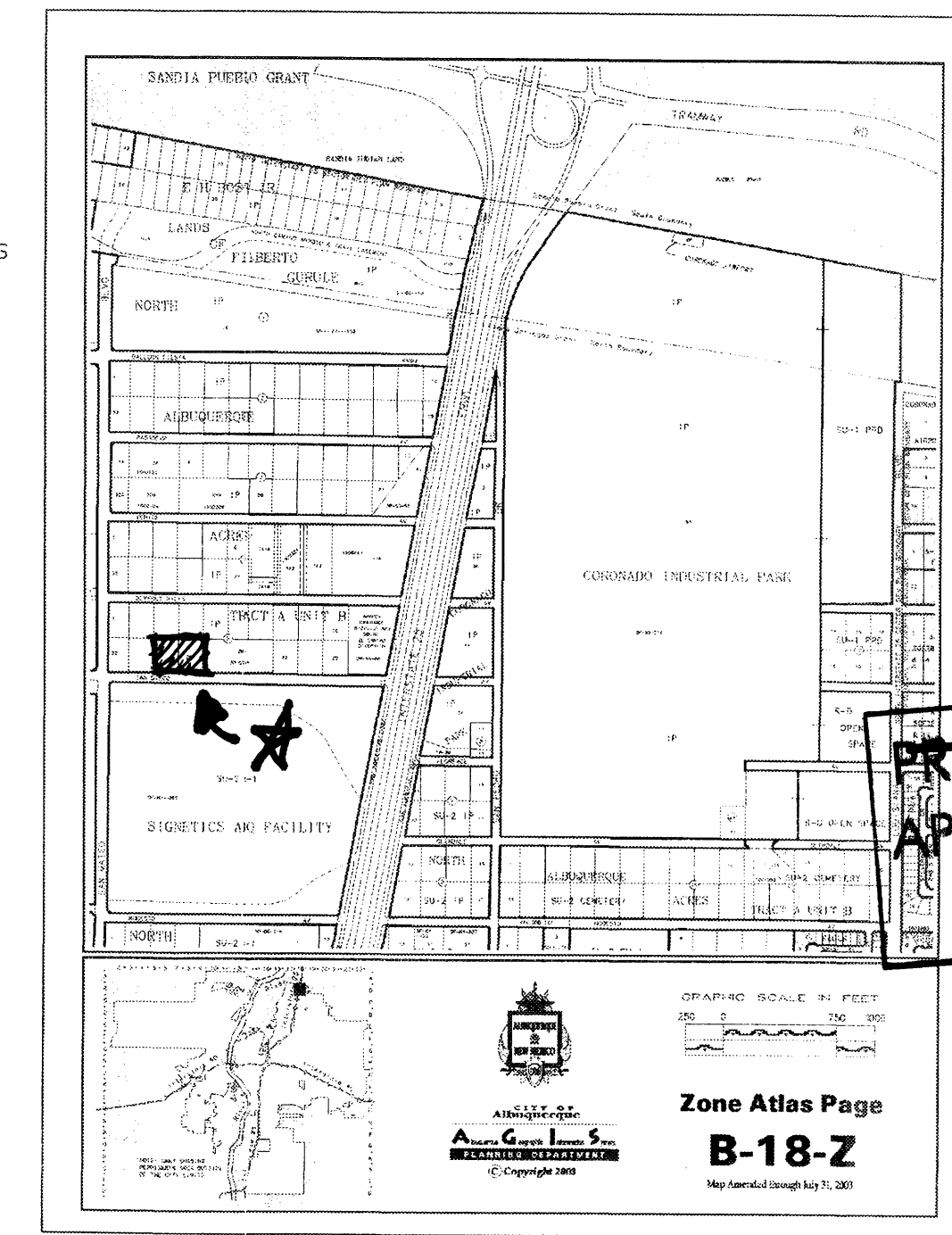
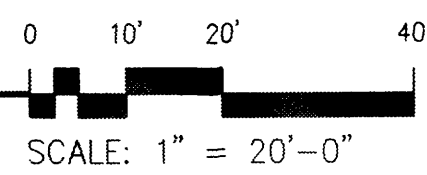
LOT 31, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 28-A, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES



**SITE PLAN**

- LEGEND:**
- (dashed line) --- EXISTING IMPROVED SITE
  - (solid line) --- PAVEMENT
  - (dotted line) --- BUILDING
  - (cross-hatched) --- FUTURE ASPHALT
  - (horizontal lines) --- ASPHALT
  - (vertical lines) --- FUTURE ASPHALT



**SPBP**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON**

**CODE ANALYSIS SHELL BUILDING ONLY**

**APPLICABLE CODE**  
2003 INTERNATIONAL BUILDING CODE  
2004 NEW MEXICO BUILDING CODE (TITLE 14)  
1998 AISC  
OCCUPANCY, OFFICE W/ STORAGE  
TYPE OF CONSTRUCTION (CHARTER) BY TYPE V-B  
REQUIRED SEPARATION OF OCCUPANCIES TABLE 302.3.2  
1: ONE HOUR  
2: ONE HOUR  
ALLOWABLE FLOOR AREA, TABLE 503 BASIC ALLOWABLE, 5-2 = 25,000 GSF M = 12,500 GSF  
ACTUAL AREA W/ BUILDING, 5-2 = 5810 SF O = 6,200 SF  
FRONTAGE INCREASE (IBC HANDBOOK TABLE 504.2A) NOT APPLICABLE TOTAL BUILDING AREA: 12,000 GSF  
SEPARATED PLUS; SUM OF RATIOS (302.3.2) 5-2 M 6,000 6,000 = 0.48 + 0.23 = 0.71 < 1.0 + 20,000 12,000  
PROVIDED  
ALLOWED  
STORES, TABLE 503.1.4 M 5-2 4 1 ALLOWED 2 PROVIDED 1  
MAXIMUM BUILDING HEIGHT, TABLE 503.55-0' 5-2 24'-0" 55'-0"

**MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT, TABLE 1004.1.2 O = 30 GROSS SF PER OCCUPANT;  
6,200 N.S.F. @ 1:30 SF = 206 OCCUPANTS  
12,000 N.S.F. @ 1:30 SF = 200 OCCUPANTS  
FIRE RESISTING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601) TYPE V - B  
STRUCTURAL FRAME: 0 HOURS 0 HOURS BEARING WALLS - EXTERIOR: 0 HOURS BEARING WALLS -  
INTERIOR: 0 HOURS NONBEARING WALLS & PARTITIONS 0 HOURS NONBEARING WALLS & PARTITIONS  
(NT) 0 HOURS FLOOR CONSTRUCTION 0 HOURS ROOF CONSTRUCTION  
FIRE RESISTING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IBC  
TABLE 602) TYPE V-B FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 30 FEET: 0 HOURS  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 704.8) FIRE SEPARATION DISTANCE > 30'-0" NO  
LIMIT  
EGRESS WIDTH, TABLE 1005.1 PROVIDED REQUIRED 0 = 407 X 2 = 200' 81" 5-2 = 7 X 2 = 36'  
14" EXT ACCESS TRAVEL DISTANCE (IBC TABLE 1015.1) < 200'  
FIRE EXTINGUISHERS (IFC 2003) PROVIDED: 5 REQUIRED: 5 1 PER 3,000 SF MINIMUM RATED SINGLE  
EXTINGUISHER: 2A-10BC NOT PROVIDED IN O OCCUPANCY, RE: 11 PERMIT MAX. TRAVEL DISTANCE ALLOWED  
PER EXTINGUISHER = 75 FT. (PER IFC TABLE 906.5)**

**SITE ANALYSIS AND DATA**  
ADDRESS: SAN DIEGO AVENUE NE ALBUQUERQUE, NEW MEXICO 87113  
LEGAL DESCRIPTION:  
ZONING:  
TOTAL ACRES: 808 ACRES  
ACTUAL BUILT-UP AREA W/ HORIZONTAL PROJECTIONS (IBC 502.1): 12,544 GSF  
BUILDING USE: RETAIL/WAREHOUSE  
PARKING (2003 ALBUQUERQUE CITY ZONING CODE)  
RETAIL: 31 8,200 N.S.F. @ 1:2000 SF  
WAREHOUSE: 3 18,110 N.S.F. @ 1:2000 SF  
TOTAL PARKING REQUIRED: 34 (INCLUDES 2 ACCESS SPACES, 1 BENS VAN)  
TOTAL PARKING PROVIDED: 34  
BICYCLE PARKING (2003 ALBUQUERQUE CITY ZONING CODE) = 2 REQUIRED,  
PROVIDED: = 2  
MOTORCYCLE PARKING (2003 ALBUQUERQUE CITY ZONING CODE) = 2  
REQUIRED, PROVIDED: = 2

DUSTYN LADEWIG

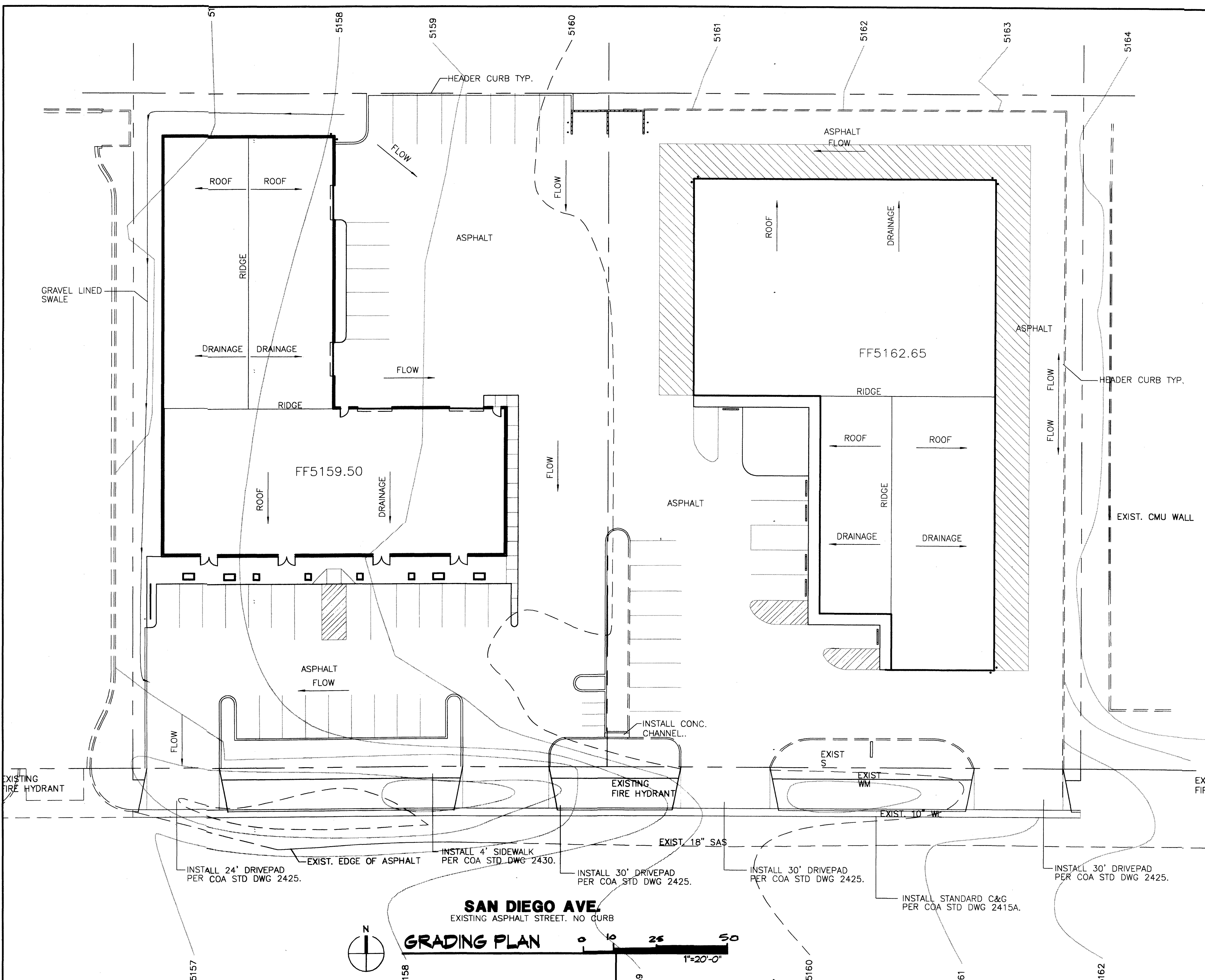
DAVID W. GREEN  
4508 DOWNEY AVE  
ALBUQUERQUE, NM

5301 & 5401  
SAN DIEGO PLAZA

Project Manager:  
Drawn By:  
Project No.:

08/03/06

1 of 5



**LEGAL DESCRIPTION**

LOTS 29 & 30, BLOCK 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

**PERMANENT BENCHMARK**

ACS XXXX ELEVATION XXXX

**GRADING CERTIFICATION**

I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

Jean J. Bordenave, NM PE & PS No. 5110

**DRAINAGE NOTES**

**EXISTING CONDITION**

LOT 29 IS FULLY DEVELOPED AND DRAINAGE IS TEMPORARILY ROUTED TO THE SOUTH APPROXIMATELY 6 FEET EAST OF THE WEST PROPERTY LINE. THERE THE DRAINAGE IS TEMPORARILY RETAINED IN EXISTING PONDS IN THE STREET RIGHT-OF-WAY.

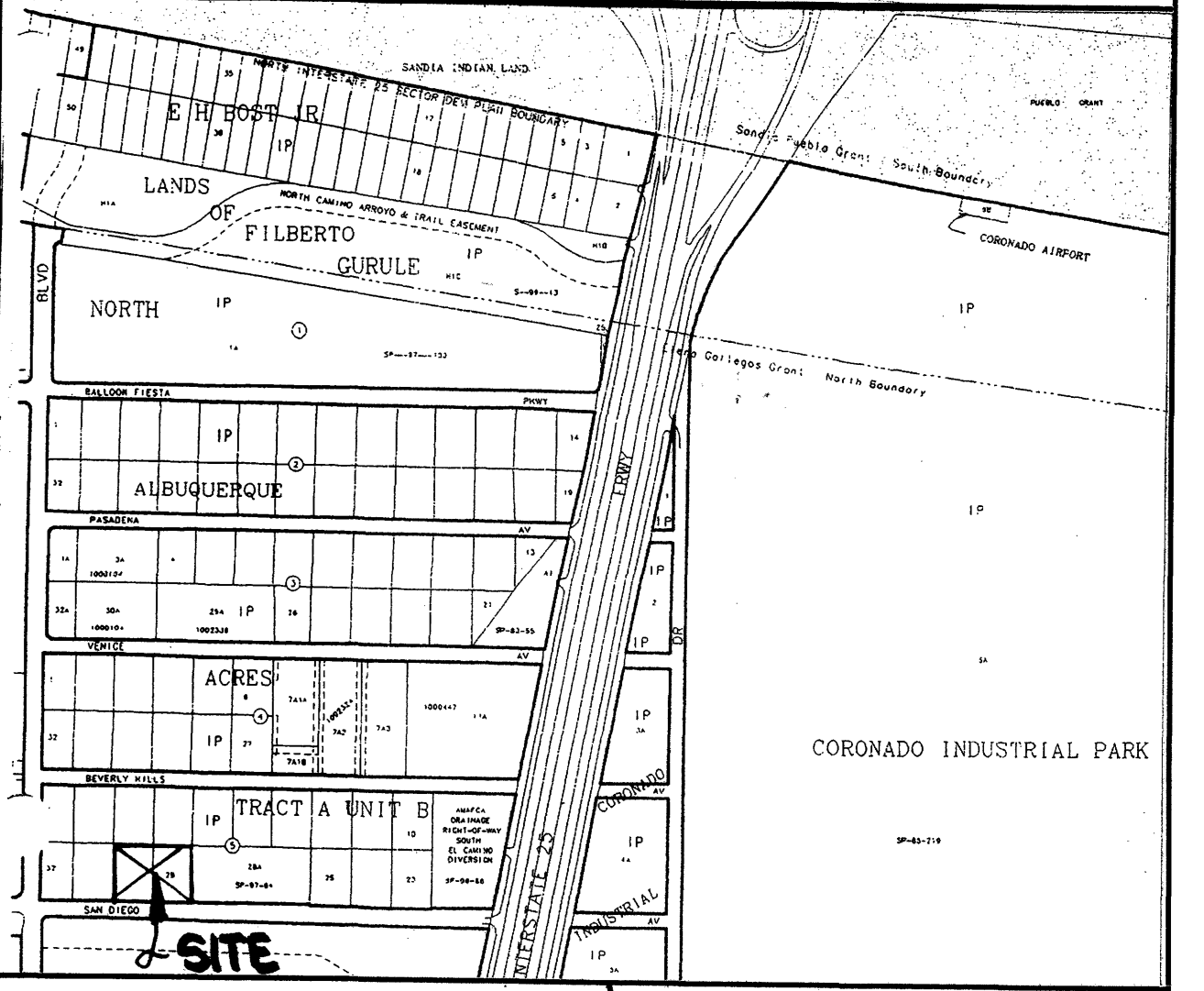
LOT 30 IS VACANT AND BASICALLY IN IT'S NATURAL CONDITION. AS SHOWN BY THE EXISTING CONTOURS THE SLOPE IS FROM EAST TO WEST. VEGETATION IS SPARSE AND PRIMARILY COMPOSED OF NATIVE GRASSES.

**PROPOSED CONDITION**

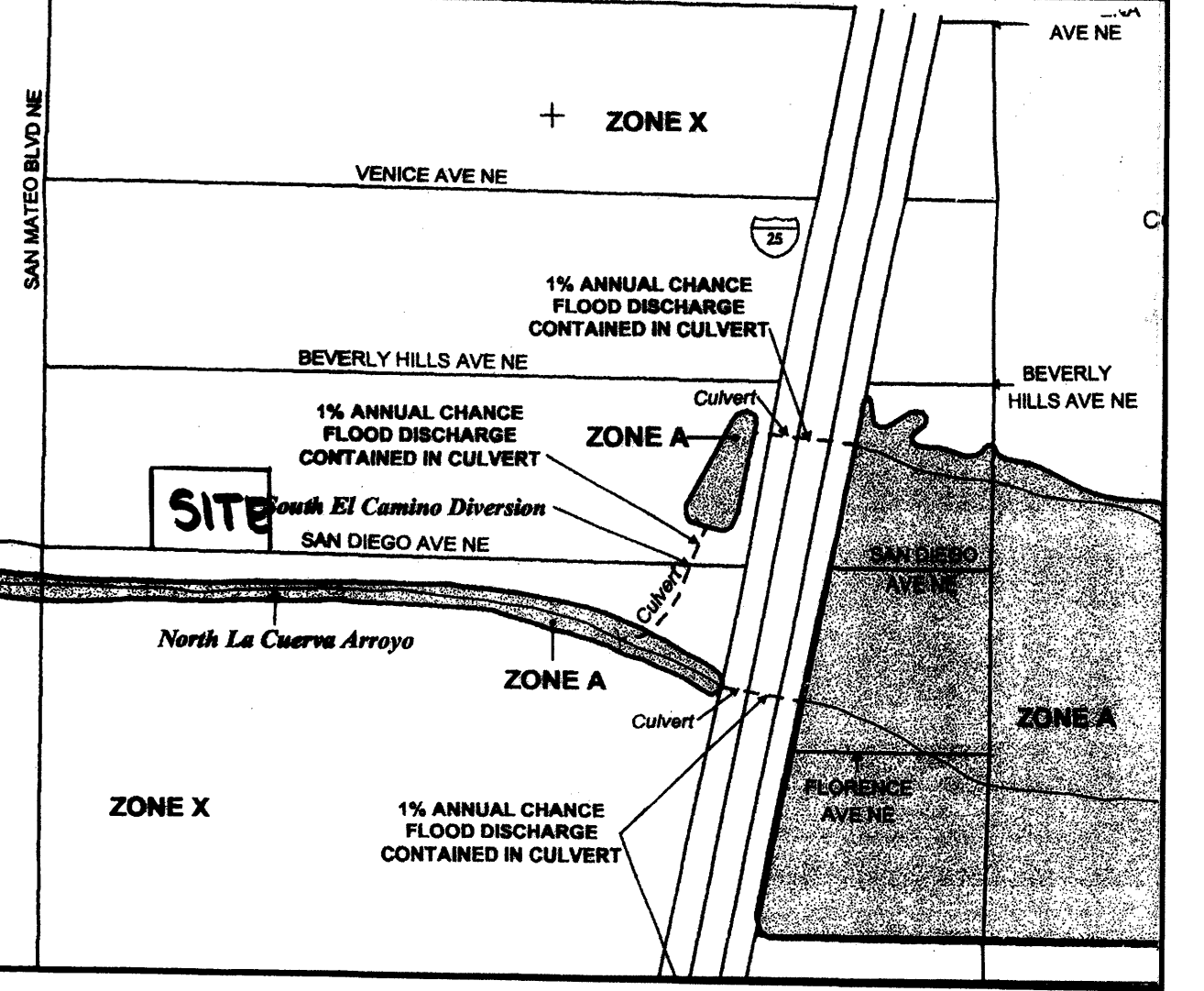
THE TWO LOTS WILL BE COMBINED INTO A SINGLE DRAINAGE BASIN WHICH WILL BE ROUTED TO THE ASPHALT PARKING AREAS TO THE WESTERLY DRIVE PAD ON LOT 30. ALL ROOF DRAINAGE IS ROUTED TO PAVED AREAS WITH THE EXCEPTION OF THE NORTHWEST PORTION OF THE BUILDING ON LOT 30. THIS DRAINAGE AREA IS RELATIVELY SMALL AND WILL BE ROUTED TO THE ASPHALT VIA A SMALL GRAVEL LINED SWALE.

THE EXISTING RETENTION PONDS IN THE STREET RIGHT-OF-WAY WILL BE FILLED WITH SOIL AND PAVING, SIDEWALK AND CURB AND GUTTER WILL BE CONSTRUCTED ON SAN DIEGO.

**VICINITY MAP NO. B-18**



**FEMA FIRM PANEL NO. 129**



**LEGEND**

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- CB CATCH BASIN GRATE
- GM GAS WATER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE
- PED ELEC. OR TEL. PEDESTAL
- RD ROOF DRAINAGE POINT

**GRADING NOTES**

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE A 'TOPSOIL DISTURBANCE PERMIT' PRIOR TO BEGINNING CONSTRUCTION.

**OFFSITE DRAINAGE**



**DRAINAGE DATA**

CONDITION	RETURN PERIOD	STORM TYPE	TREATMENT	TREATMENT AREA	PRECIPITATION	EXCESS	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year		(table 4)	sq. ft.	in.	cu. ft./acre	cu. ft.	cu. ft.	cu. ft.
EXISTING	10	A		38610	0.19	0.58	811	0.51	
		B		2555	0.36	1.19	77	0.07	
		C		0	0.62	2	0	0.00	
		D		36055	1.5	3.39	4907	2.81	
		TOTAL		77220			5195	3.39	
DEVELOPED	100	A		38610	0.66	1.87	2124	1.66	
		B		2555	0.92	2.6	196	0.15	
		C		0	1.29	3.45	0	0.00	
		D		36055	2.36	5.02	7091	4.16	
		TOTAL		77220			9410	5.97	
EXISTING	10	A		0	0.19	0.58	0	0.00	
		B		6985	0.36	1.19	210	0.19	
		C		0	0.62	2	0	0.00	
		D		70235	1.5	3.39	8779	5.41	
		TOTAL		77220			8869	5.66	
DEVELOPED	100	A		0	0.66	1.87	0	0.00	
		B		6985	0.92	2.6	536	0.42	
		C		0	1.29	3.45	0	0.00	
		D		70235	2.36	5.02	13813	8.09	
		TOTAL		77220			14348	8.51	

no.	date	remarks	by

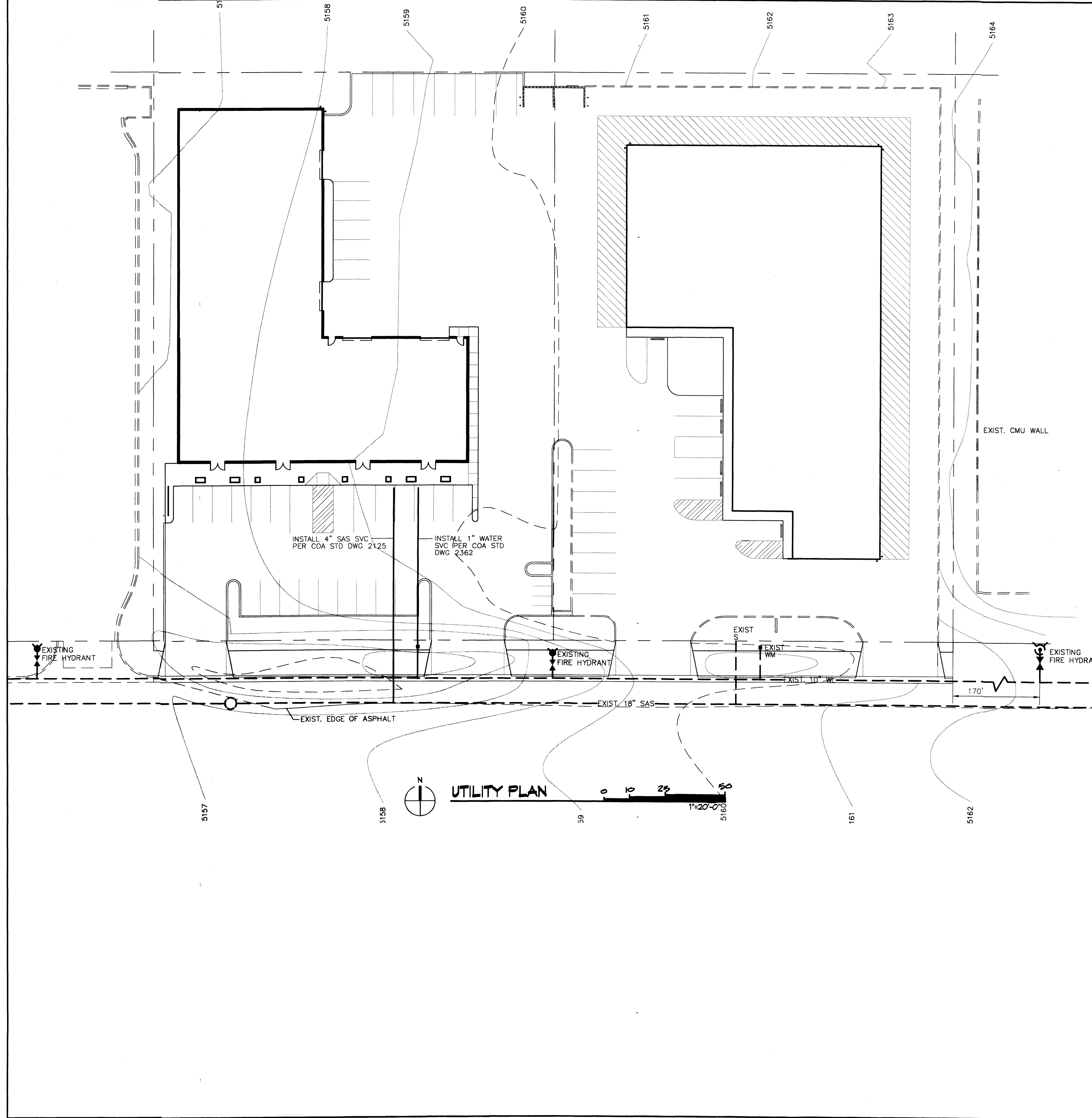
Project title  
**SAN DIEGO OFFICE WAREHOUSE**  
**5301 SAN DIEGO NE**  
**ALBUQUERQUE, NM**

sheet title  
**CONCEPTUAL GRADING PLAN**

sheet date: 07/03/06 design by: JJB project no.: 0620

**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

sheet **2** of **5**



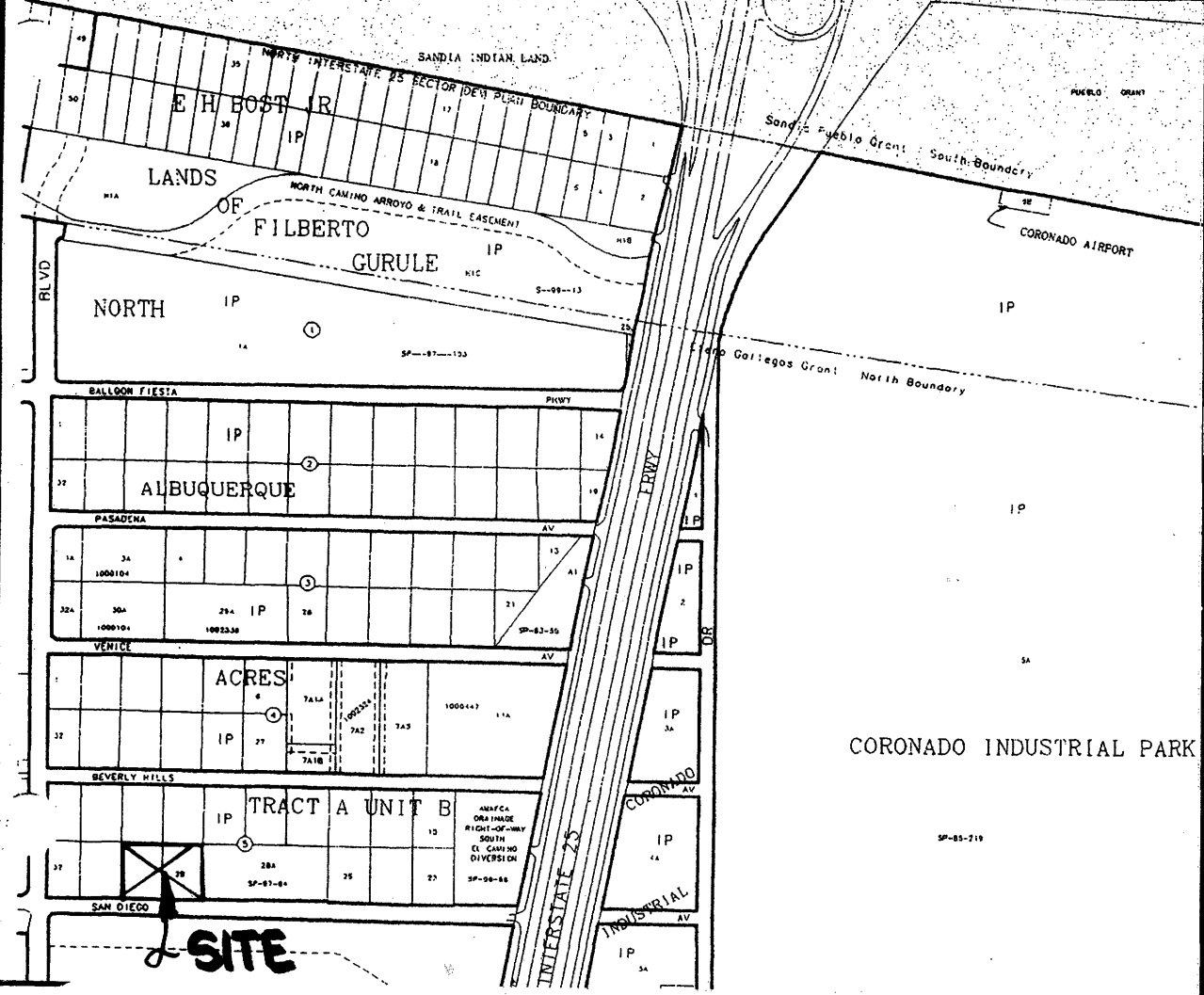
**LEGAL DESCRIPTION**

LOTS 29 & 30, BLOCK 5, TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES

**PERMANENT BENCHMARK**

ACS XXXX ELEVATION XXXX

**VICINITY MAP NO. B-18**



**LEGEND**

- TBM TEMPORARY BENCHMARK
  - FF FINISH FLOOR
  - FG FINISH GRADE
  - FL FLOWLINE
  - TA TOP OF ASPHALT
  - TCP TOP OF CONCRETE
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  - GW GUY WIRE
  - PED ELEC. OR TEL. PEDESTAL
  - RD ROOF DRAINAGE POINT
- 
- (Dashed line) FEMA FLOODPLAIN BOUNDARY
  - (Dotted line) DRAINAGE BASIN BOUNDARY
  - (Long dashed line) EROSION SETBACK LINE
  - (Short dashed line) EXISTING CONTOUR
  - (Long dash-short dash line) PROPOSED CONTOUR
  - (Circle with dot) XX.XX EXISTING SPOT ELEVATION
  - (Circle with dot and dot) XX.XX PROPOSED SPOT ELEVATION
  - (Circle with dot and dash) XX.XX RECORD SPOT ELEVATION

**UTILITY NOTES**

**EXISTING CONDITION**  
BOTH WATER AND SANITARY SEWER EXIST IN SAN DIEGO. THE BUILDING ON LOT 29 EXISTS AND HAS BOTH WATER AND SANITARY SEWER SERVICE. FIRE HYDRANTS EXIST AS SHOWN.

**PROPOSED CONDITION**  
WATER AND SANITARY SEWER SERVICES WILL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR THE USE OF THE BUILDING ON LOT 30.

no.	date	remarks	by
REVISIONS			

project title  
**SAN DIEGO OFFICE WAREHOUSE**  
**5301 SAN DIEGO NE**  
**ALBUQUERQUE, NM**

sheet title  
**CONCEPTUAL UTILITY PLAN**

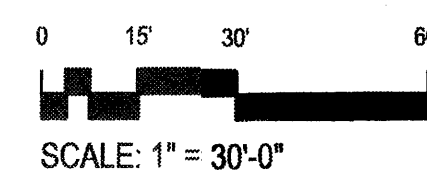
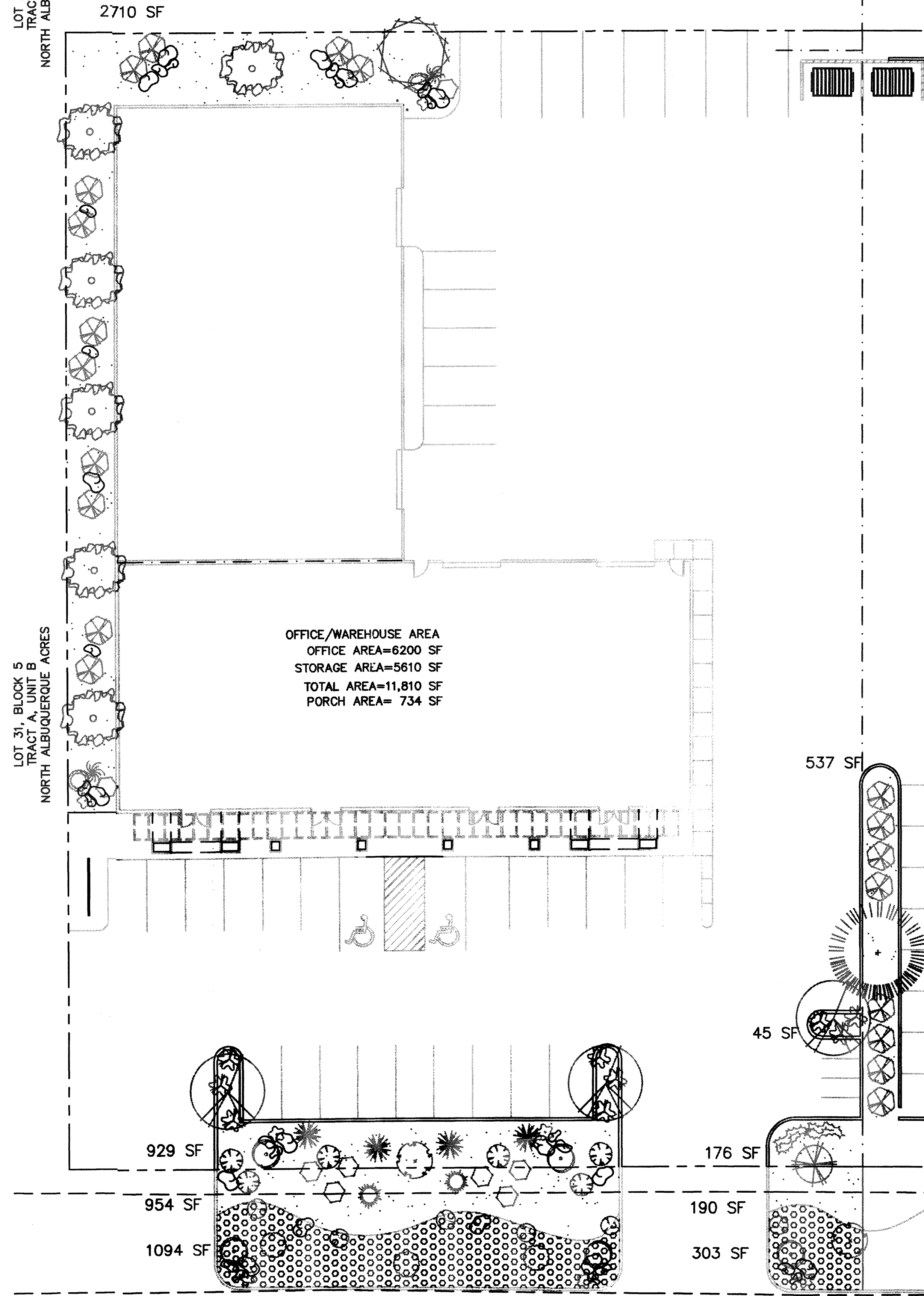
sheet date 07/03/06 design by JJB project no. 0620

**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
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sheet **3** of **3**

LOT 2, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 3, BLOCK 5  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES



SAN DIEGO N.E.  
64' R.O.W.

### PLANT LEGEND

- EXISTING EVERGREEN 1  
TO REMAIN
- PURPLELEAF PLUM (L) 3  
Prunus cerastifera  
15 Gal.
- MIMOSA (M) 6  
TRANSPLANTED FROM  
EXISTING LANDSCAPE
- EXISTING DESERT WILLOW 1  
TRANSPLANTED FROM  
EXISTING LANDSCAPE
- DIABLO NINEBARK (M) 1  
Physocarpus opulifolius 'Monlo'  
5 Gal. 80 sf
- GLOSSY ABELIA (M+) 20  
Abelia x grandiflora  
5 Gal. 42 sf
- RED YUCCA (L) 4  
Hesperaloe parviflora  
5 Gal. 12 sf
- APACHE PLUME (L) 3  
Fallugia paradoxa  
5 Gal. 42 sf
- UPRIGHT ROSEMARY (M) 2  
Rosmarinus officianalis  
2 Gal. 36 sf
- FORRESTER'S FEATHER REED GRASS (M), 2  
Calamagrostis x acutiflora 'Karl Foerster'  
5 Gal. 12 sf
- SWITCH GRASS (M) 2  
Panicum virgatum 'Heavy Metal'  
5 Gal. 9 sf
- POWIS CASTLE SAGE (L) 6  
Artemisia X Powis Castle  
1 Gal. 10 sf
- BUTTERFLY BUSH 1  
TRANSPLANTED FROM  
EXISTING LANDSCAPE
- RUSSIAN SAGE (M) 5  
Perovskia atriplicifolia  
5 Gal. 36 sf
- AUTUMN SAGE (M) 8  
Salvia greggii  
2 Gal. 9 sf
- SHRUBBY CINQUEFOIL (M+) 7  
Potentilla fruticosa  
1 Gal. 9 sf
- MEXICAN THREADGRASS (L+) 6  
Stipa tenuissima  
1 Gal. 4 sf
- DWARF FOUNTAIN GRASS (L+) 9  
Pennisetum alopecuroides 'Little Bunny'  
1 Gal. 1 sf
- GREYLEAF COTONEASTER (M) 6  
Cotoneaster buxifolius  
1 Gal. 18 sf  
each symbol=3 plants
- NATURAL EDGE
- RIP RAP
- 3/4" SANTA FE BROWN  
GRAVEL WITH FILTER FABRIC
- CHARACTER BOULDERS  
RELOCATED FROM  
EXISTING LANDSCAPE

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.

Santa Fe Brown 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.

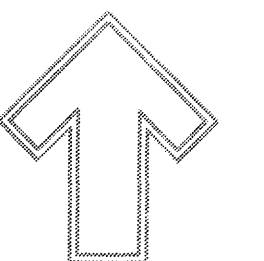
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	38610	square feet
TOTAL BUILDINGS AREA	12544	square feet
OFFSITE AREA	2541	square feet
NET LOT AREA	23525	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3529	square feet
TOTAL BED PROVIDED	4352	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	3264	square feet
TOTAL GROUND COVER PROVIDED	3341 (77%)	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	3341	square feet
TOTAL EXISTING LANDSCAPE	4921	SQ FT
TOTAL LANDSCAPE AREA	8262	SQ FT
TOTAL LANDSCAPE PROVIDED	16.9%	PERCENT

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

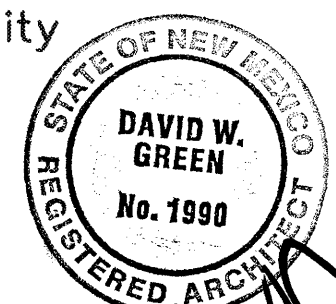


SCALE 1:30

Cont. Lic. #84766  
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denise@landscapegraphics.com

5301 SAN DIEGO AVE. NE  
ALBUQUERQUE, NM

LANDSCAPE PLAN

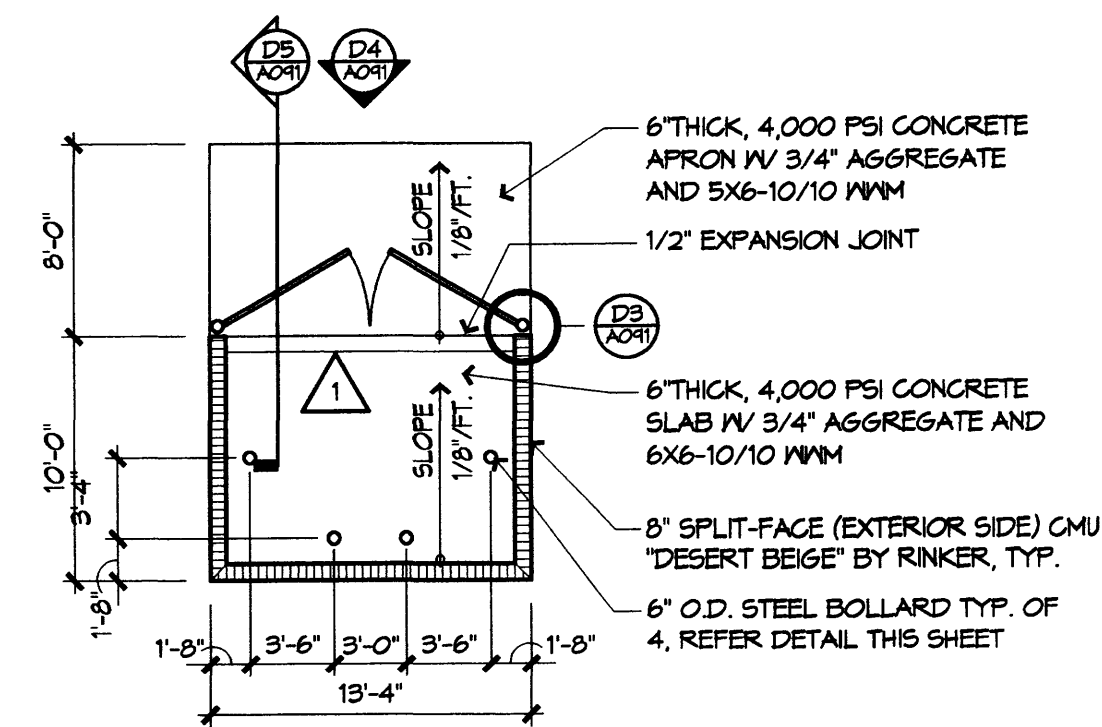


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Residential & Commercial Property Specialists

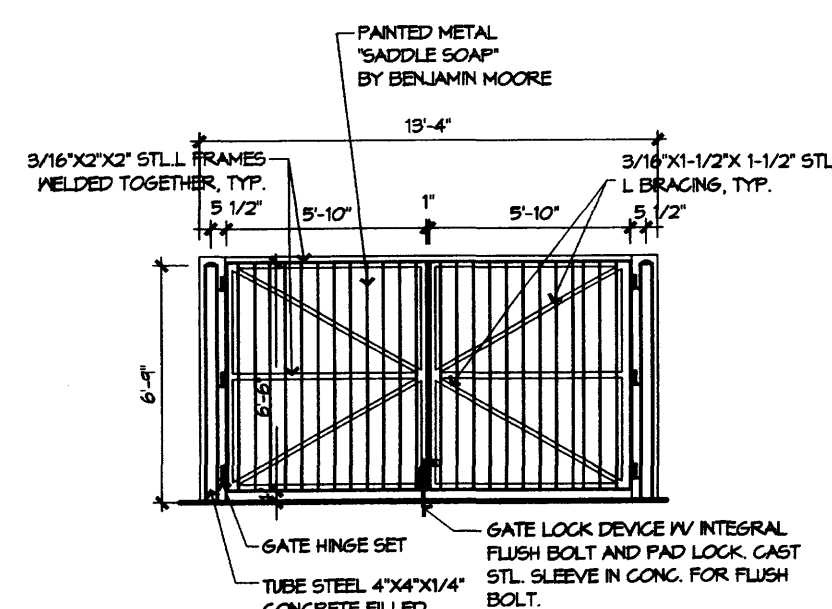
DRAWN BY  
CHK  
REVISION #  
DATE  
8/23/06

SHEET #  
L14  
OF 5



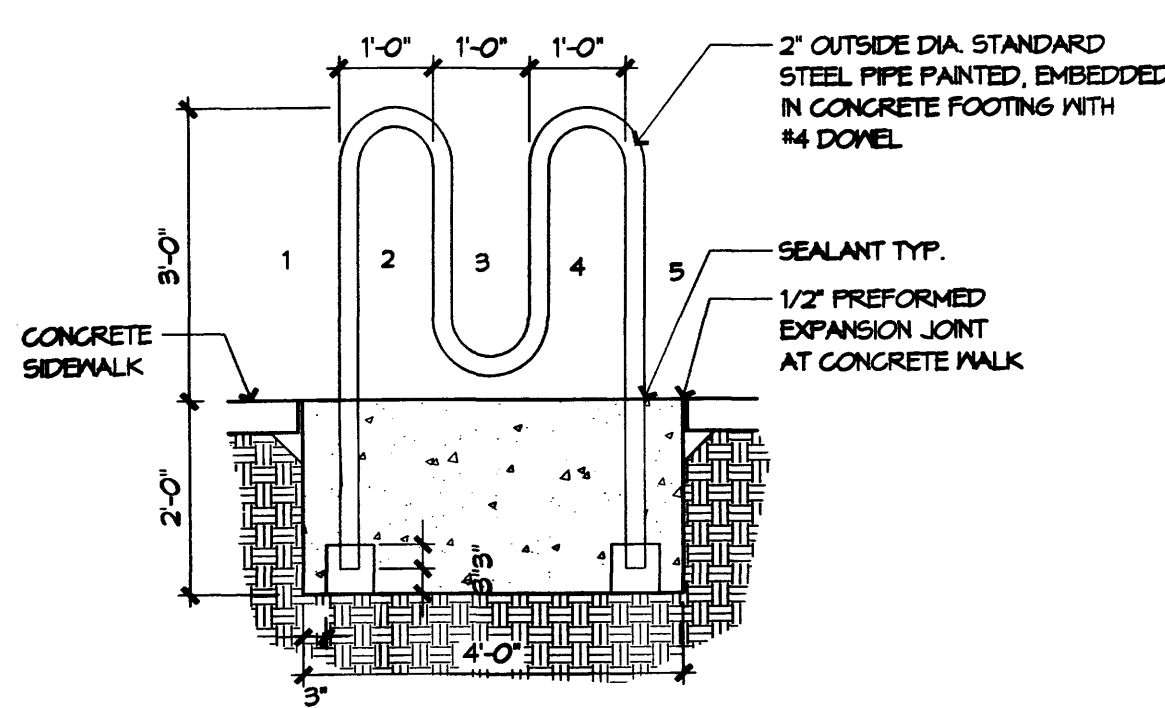
**TRASH ENCLOSURE**  
DETAIL

1/8" = 1'-0"



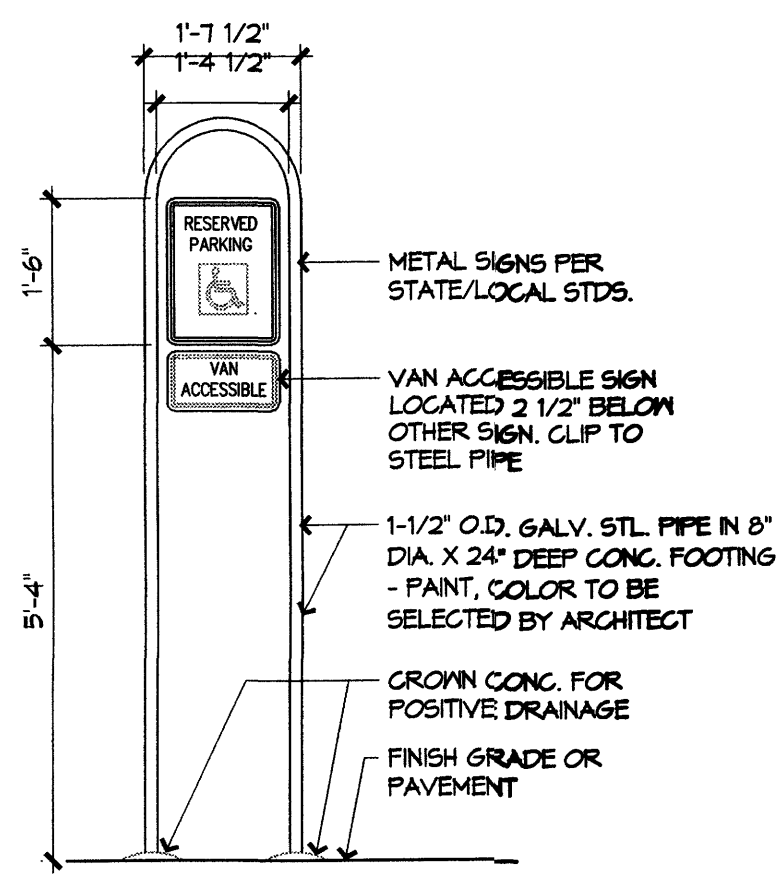
**TRASH ENCLOSURE GATE**  
DETAIL

1/4" = 1'-0"



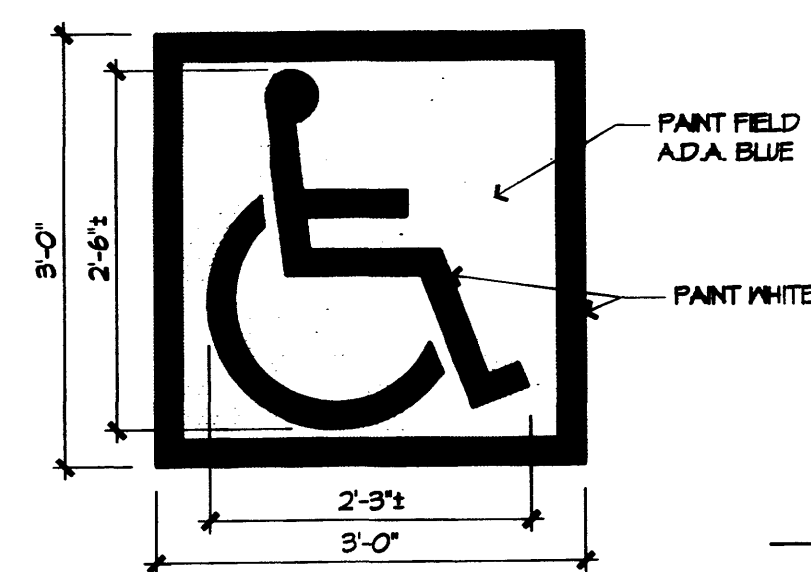
**BIKE RACK**  
DETAIL

1/2" = 1'-0"



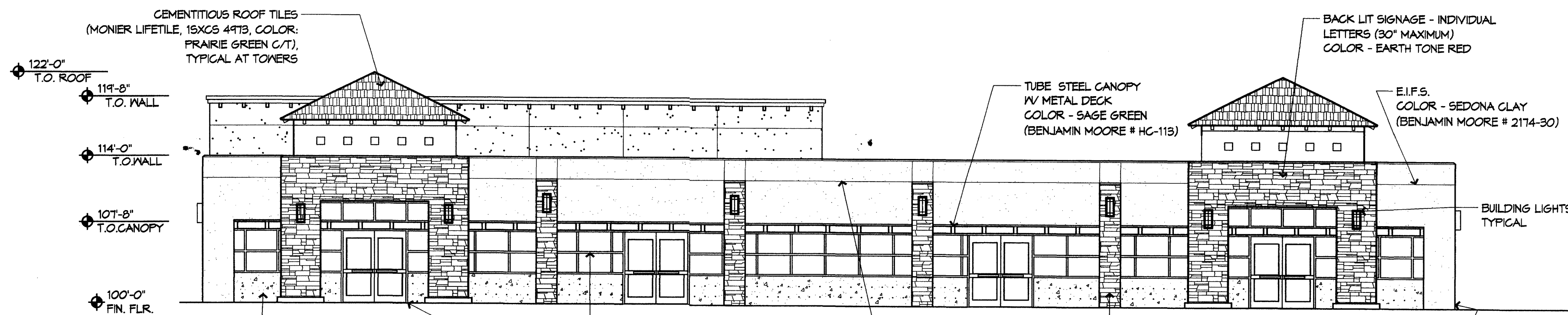
**POLE MOUNTED H.C. SIGNAGE**  
DETAIL

1/2" = 1'-0"



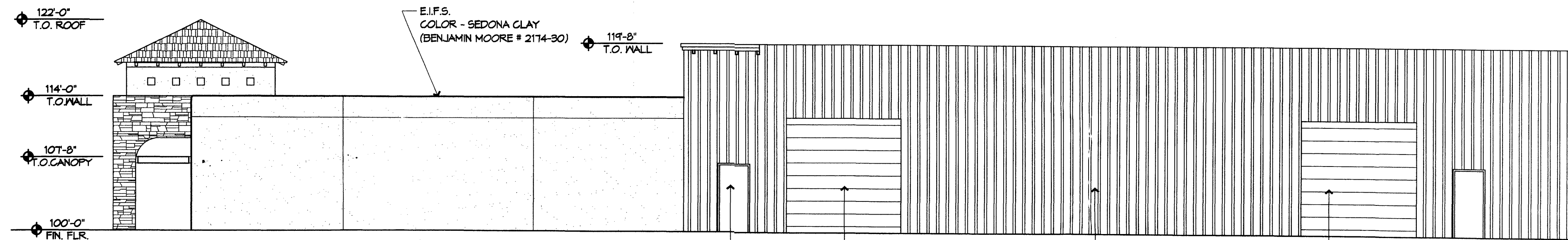
**A.D.A. PAVEMENT SIGNAGE**  
DETAIL

3/4" = 1'-0"



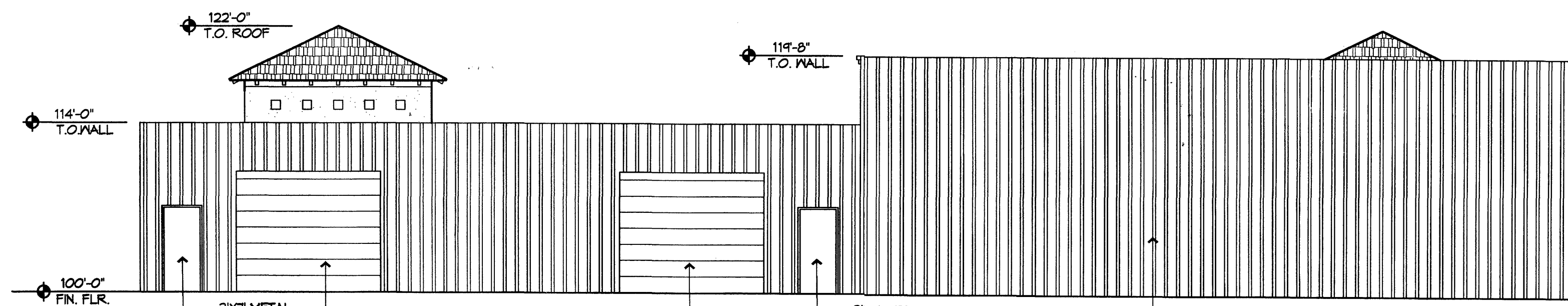
**A1 SOUTH ELEVATION**

1/8" = 1'-0"



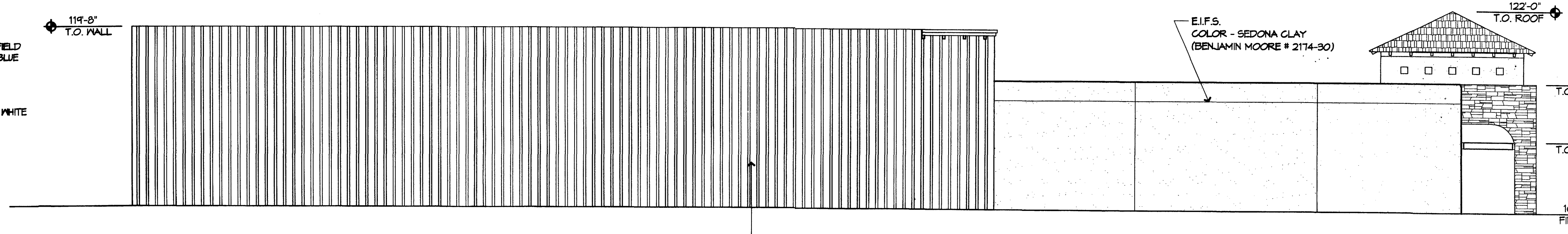
**B1 EAST ELEVATION**

1/8" = 1'-0"



**C1 NORTH ELEVATION**

1/8" = 1'-0"



**D1 WEST ELEVATION**

1/8" = 1'-0"

Remodel For  
**DUSTYN LADEWIG**  
 ARCHITECT  
**DAVID W. GREEN**  
 4508 DOWNEY N.E.  
 ALBUQUERQUE, NM 87109  
 PHONE: (505) 830-3125  
 PROJECT TITLE:  
**SAN DIEGO PLAZA**  
 Project Manager: D.W.G.  
 Drawn By: D.W.G.  
 Project No.: 01  
 STATE OF NEW MEXICO  
 REGISTERED ARCHITECT  
**DAVID W. GREEN**  
 No. 1990  
 DATE:  
 08/23/06  
 SHEET NO.  
 5

**GENERAL NOTES:**

1. SITE LIGHTING WILL BE BUILDING-MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.
3. THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
4. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
5. BUILDINGS:  
BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.  
BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH FLAT OR PITCHED ROOF. BUILDINGS WILL BE STUCCO.  
BUILDING COLORS: SEE ELEVATION PLAN
6. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE
7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. NO FUGITIVE LIGHT IS ALLOWED TO ESCAPE THE SITE.
10. THE PROPERTY OWNER SHOULD CONSIDER INSTALLING MONITORING POINTS FOR LANDFILL GASES.

**NOTES:**

1. CONSTRUCT NEW PRIVATE ENTRANCE W/CONCRETE VALLY GUTTER PER COA STD. DWG. #2425.
2. NEW CONCRETE HEADER CURB PER COA STANDARD DRAWING #2415.
3. FUTURE STANDARD CURB AND GUTTER PER COA STANDARD DRAWING #2415.
4. HANDICAP SIGN FOR DETAIL SEE THIS SHEET.
5. PAINTED ARROW (TYP.)
6. WHEEL STOP W/#6 ANCHORS 18" IN LENGTH.
7. FUTURE 4.00' SIDEWALK.
8. FUTURE UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STANDARD DWG. #2440.
9. NEW 4' CONCRETE PAD FOR HANDICAP ACCESSIBILITY, FLUSH WITH ASPHALT.
10. INSTALL ONE WAY SIGN
11. INSTALL DO NOT ENTER SIGN
12. NEW ASPHALT PAVING AREA.
13. MONUMENT SIGN SEE DETAIL THIS SHEET.
14. INSTALL NEW FIRE HYDRANT.

**LEGEND**

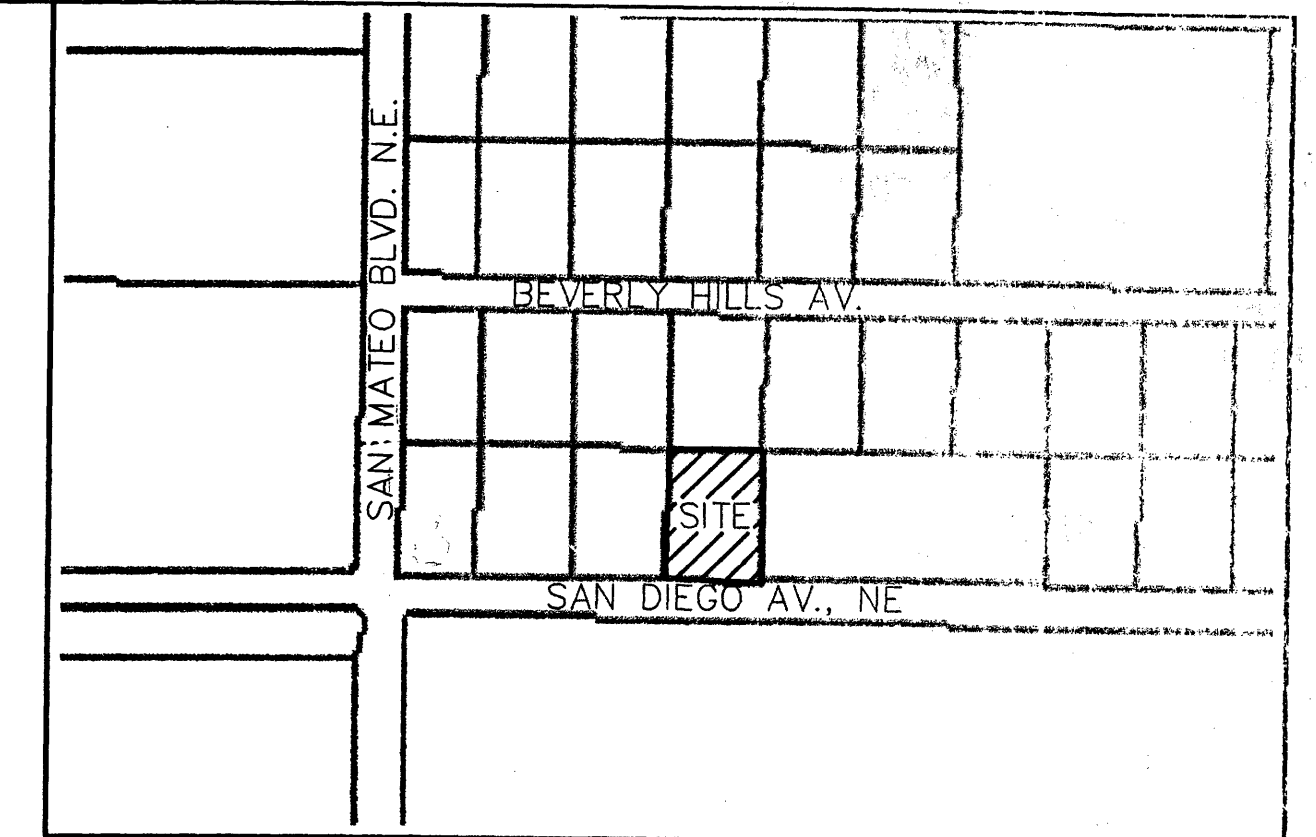
- BOUNDARY LINE
- - - - EASEMENT
- BUILDING
- XXXXXX FUTURE SIDEWALK
- NEW CURB
- FUTURE CURB & GUTTER

**SITE DATA**

PROPOSED USAGE: OFFICE/WAREHOUSE  
 LOT AREA: 38,650 S.F. (0.8873 ACRE)  
 OFFICE AREA: 1000 S.F.  
 STORAGE AREA: 12,170 S.F.  
 TOTAL BUILDING AREA: 13,170 S.F.  
 CONSTRUCTION TYPE: IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTABLE INTERIOR FRAMING)

LANDSCAPE CALCULATIONS:  
 NET LOT AREA: 25,480 SF ±  
 LANDSCAPING REQUIRED: 3,822 SF ±  
 15% OF 25,480 SF  
 LANDSCAPE PROVIDED: 4,921 SF ±

PARKING CALCULATIONS:  
 PARKING REQUIRED:  
 OFFICES 1000 GSF / 200 GSF 5 SPACES  
 STORAGE 12,170 GSF / 2,000 GSF 6 SPACES  
 TOTAL 11 SPACES  
 TOTAL PARKING PROVIDED: 12 SPACES  
 HC PARKING REQUIRED: 1 SPACE (1 VAN)  
 HC PARKING PROVIDED: 2 SPACE (1 VAN)  
 BICYCLE SPACES REQUIRED: 2 SPACE  
 BICYCLE SPACES PROVIDED: 2 SPACE



VICINITY MAP: B-18-Z

**LEGAL DESCRIPTION:**

LOT 29, BLOCK 5, TRACT A, UNIT B, NAA, CONTAINING 0.8873 ACRE.  
 ZONING: IP

**SHEET INDEX**

1. SITE PLAN
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS

**LANDFILL 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 MOST CURRENT VERSIONS OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

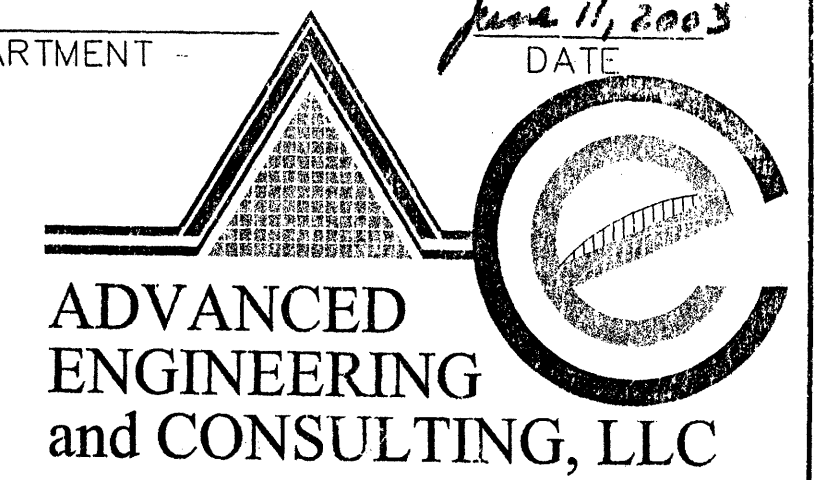
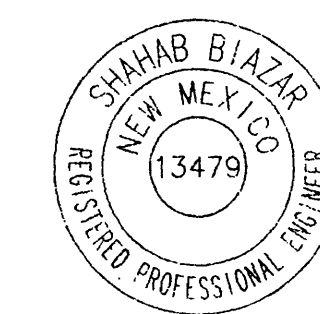
PROJECT NUMBER: 1002580

APPLICATION NUMBER: 03DRB-00566

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED \_\_\_\_\_ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

**SITE DEVELOPMENT PLAN APPROVAL:**

- Michael Hilton, SOLID WASTE MANAGEMENT, DATE: 4-7-03
- Richard Dawick, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, DATE: 4/16/03
- Roger A. Green, UTILITIES DEVELOPMENT, DATE: 4/16/03
- Christina Sandoval, PARKS AND RECREATION DEPARTMENT, DATE: 4/16/03
- Bruce L. Bigham, CITY ENGINEER, ENGINEERING DIVISION / AMAFCA, DATE: 9/5/03
- Sherin Matson, CITY PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION, DATE: 9/8/03
- Walter P. Pardo, ENVIRONMENTAL HEALTH DEPARTMENT, DATE: June 11, 2003

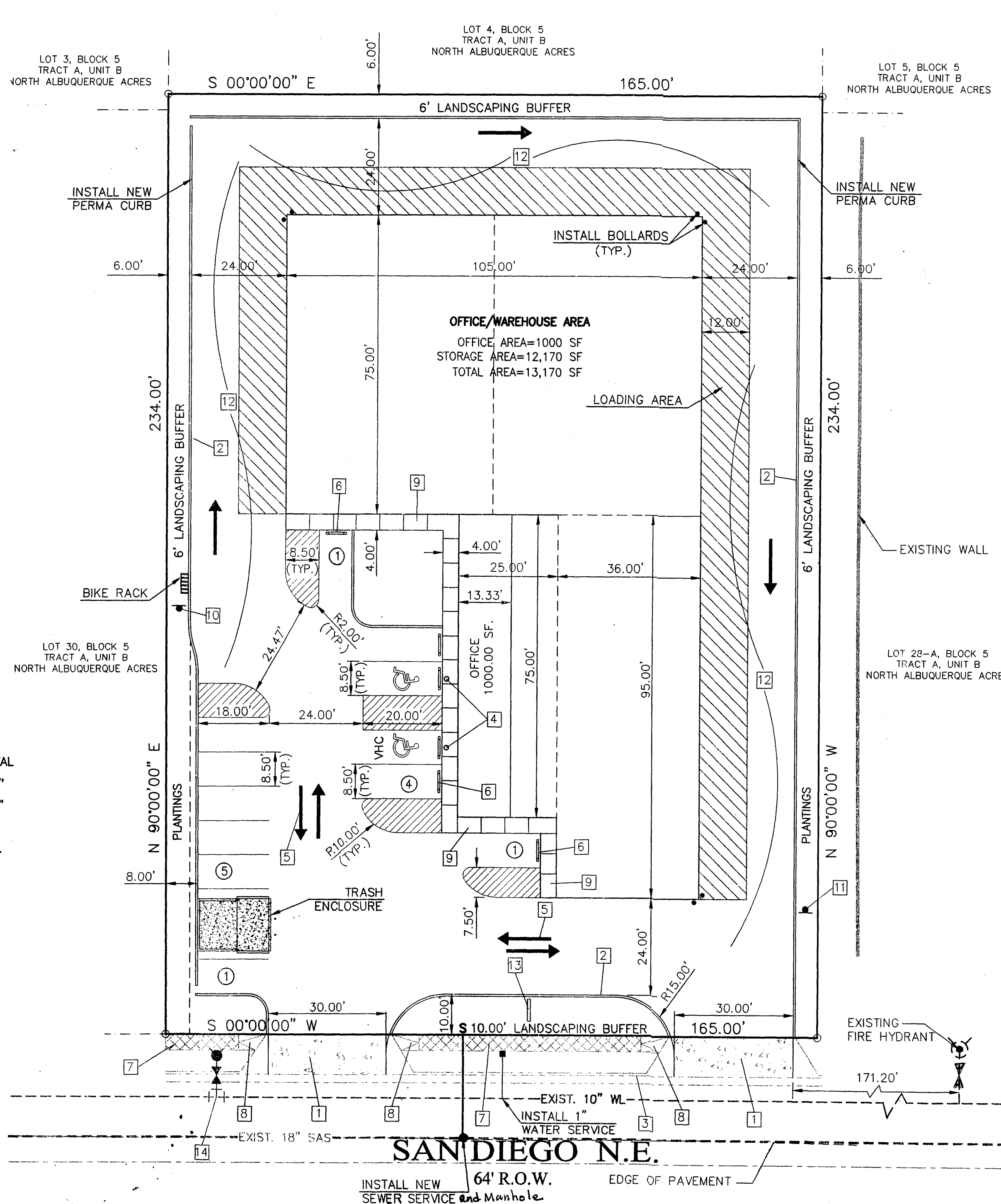
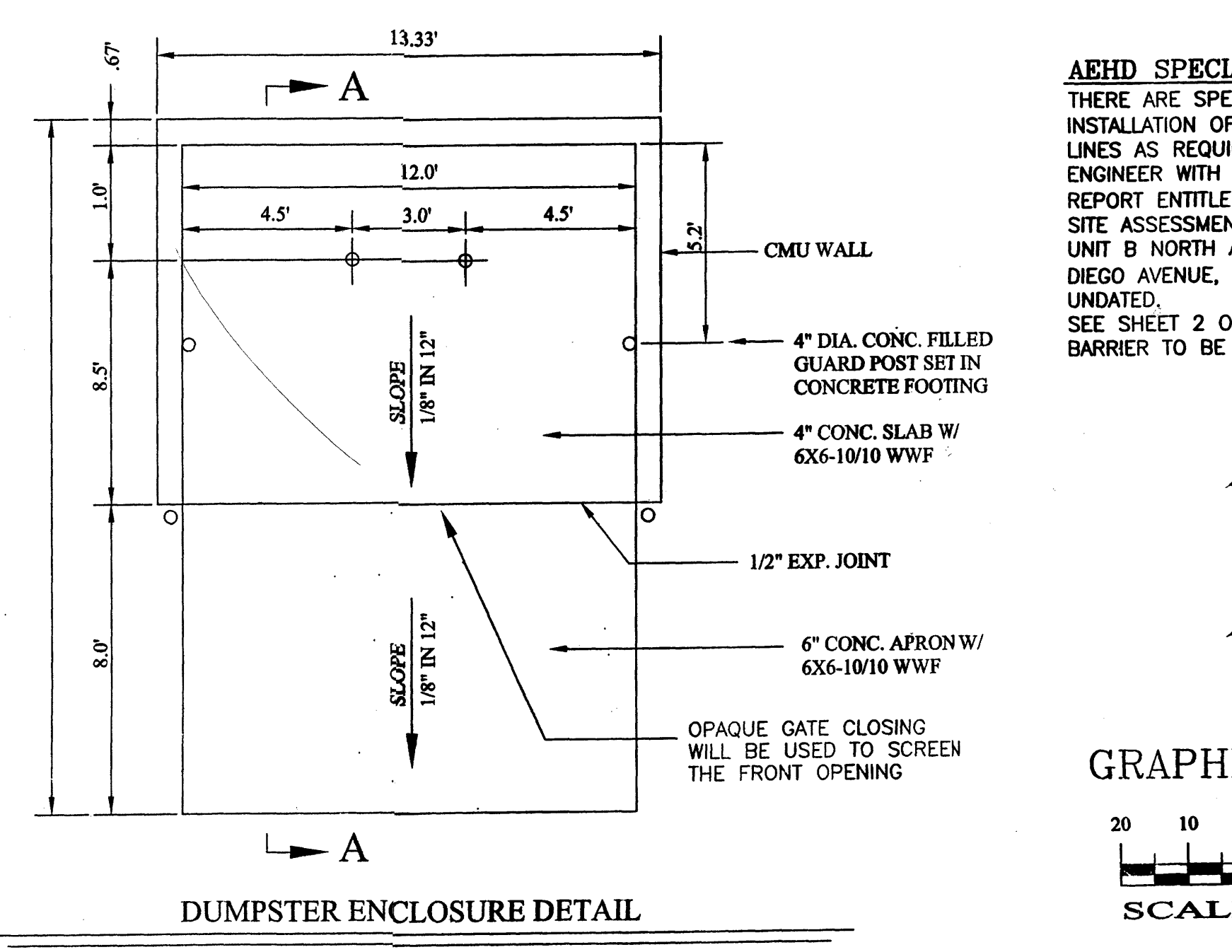
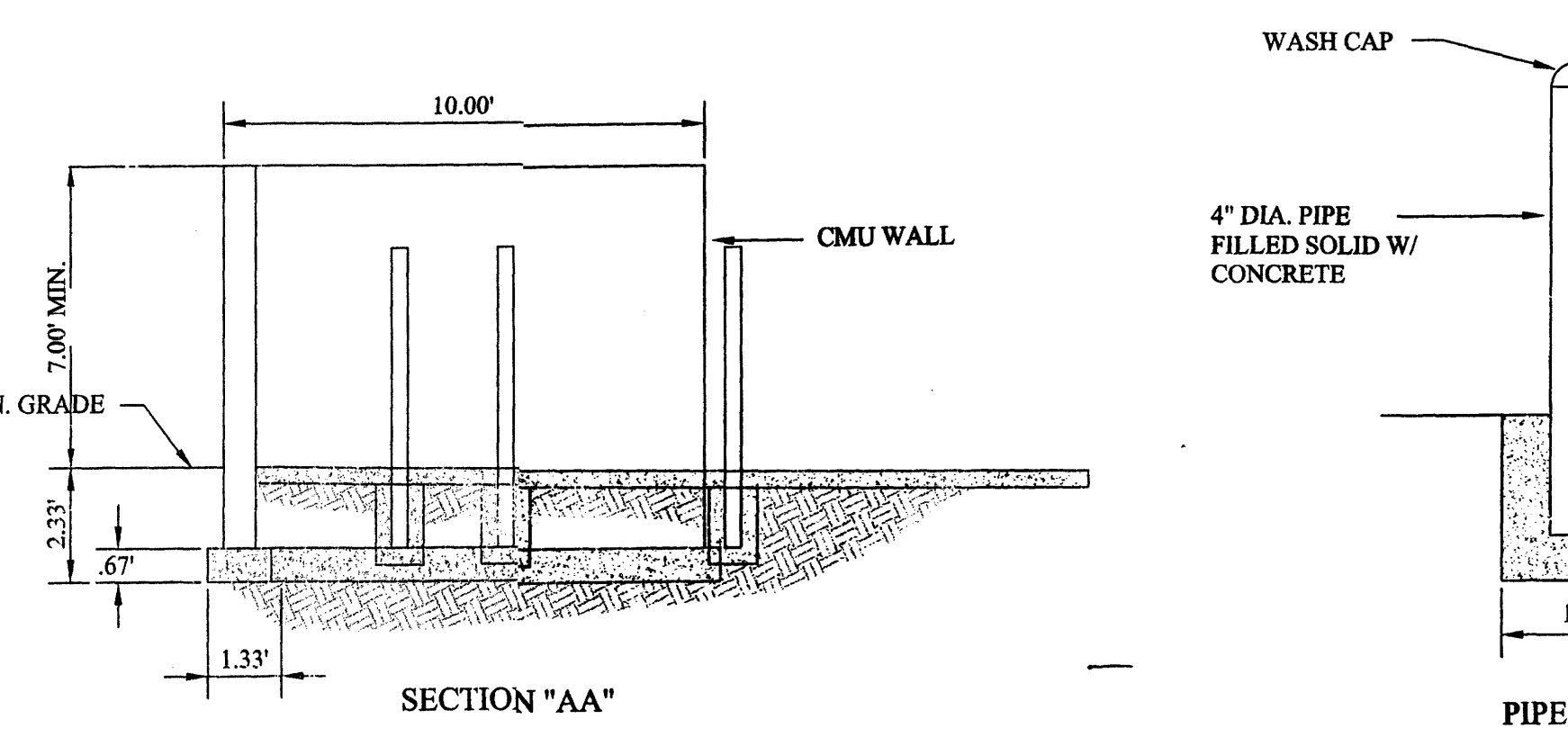
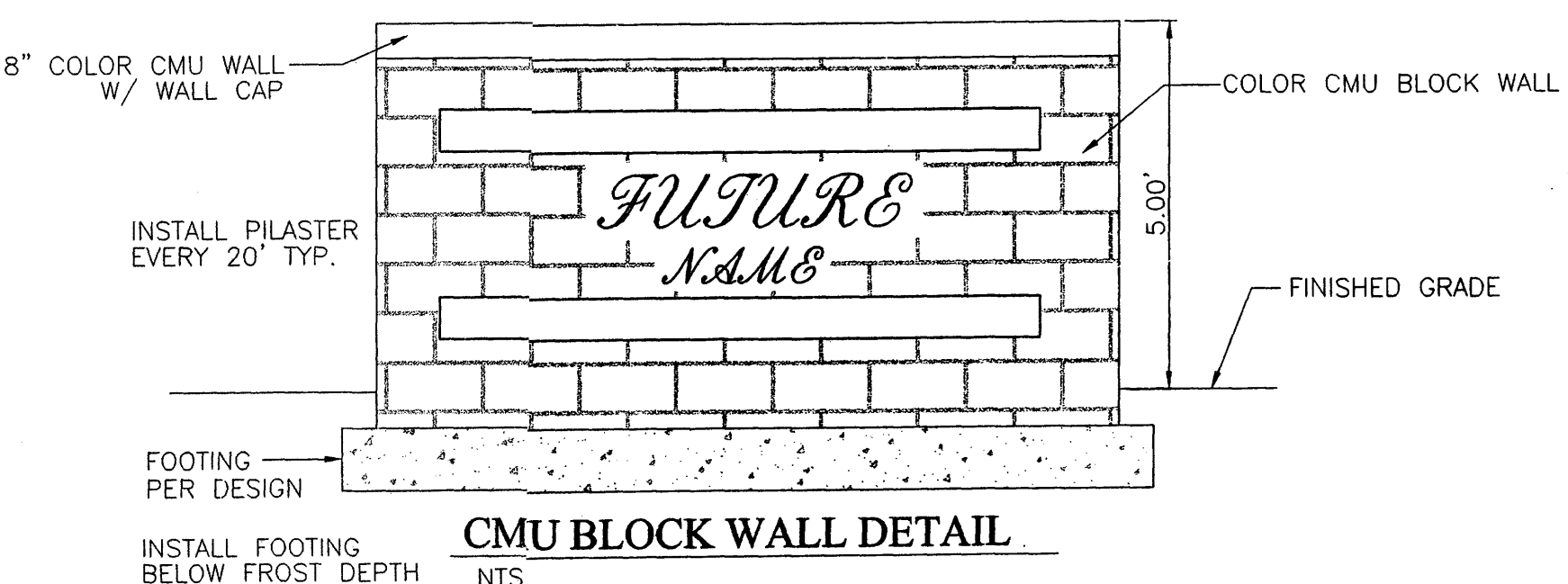


SHAHAB BIAZAR  
 P.E. #13479

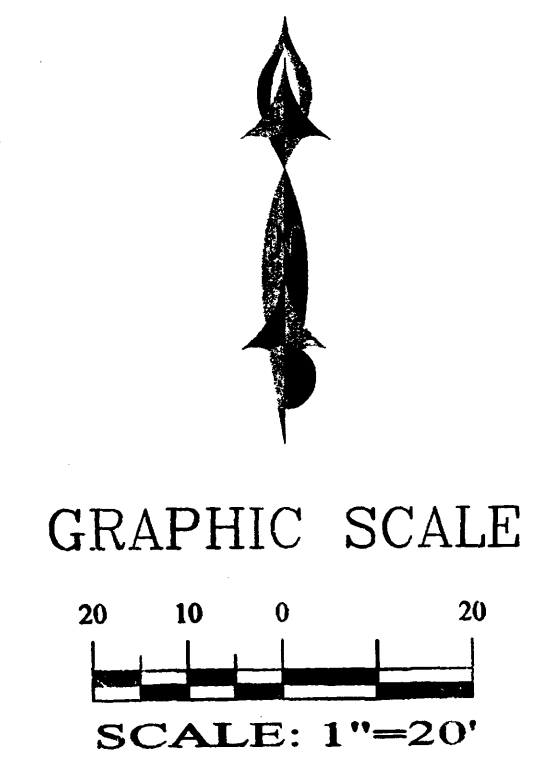
10205 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)899-5570

**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA  
 SITE PLAN FOR BUILDING PERMIT**

DRAWING: 200121-SITE.DWG	DRAWN BY: SBB	DATE: 01.20.03	SHEET # 1 OF 4
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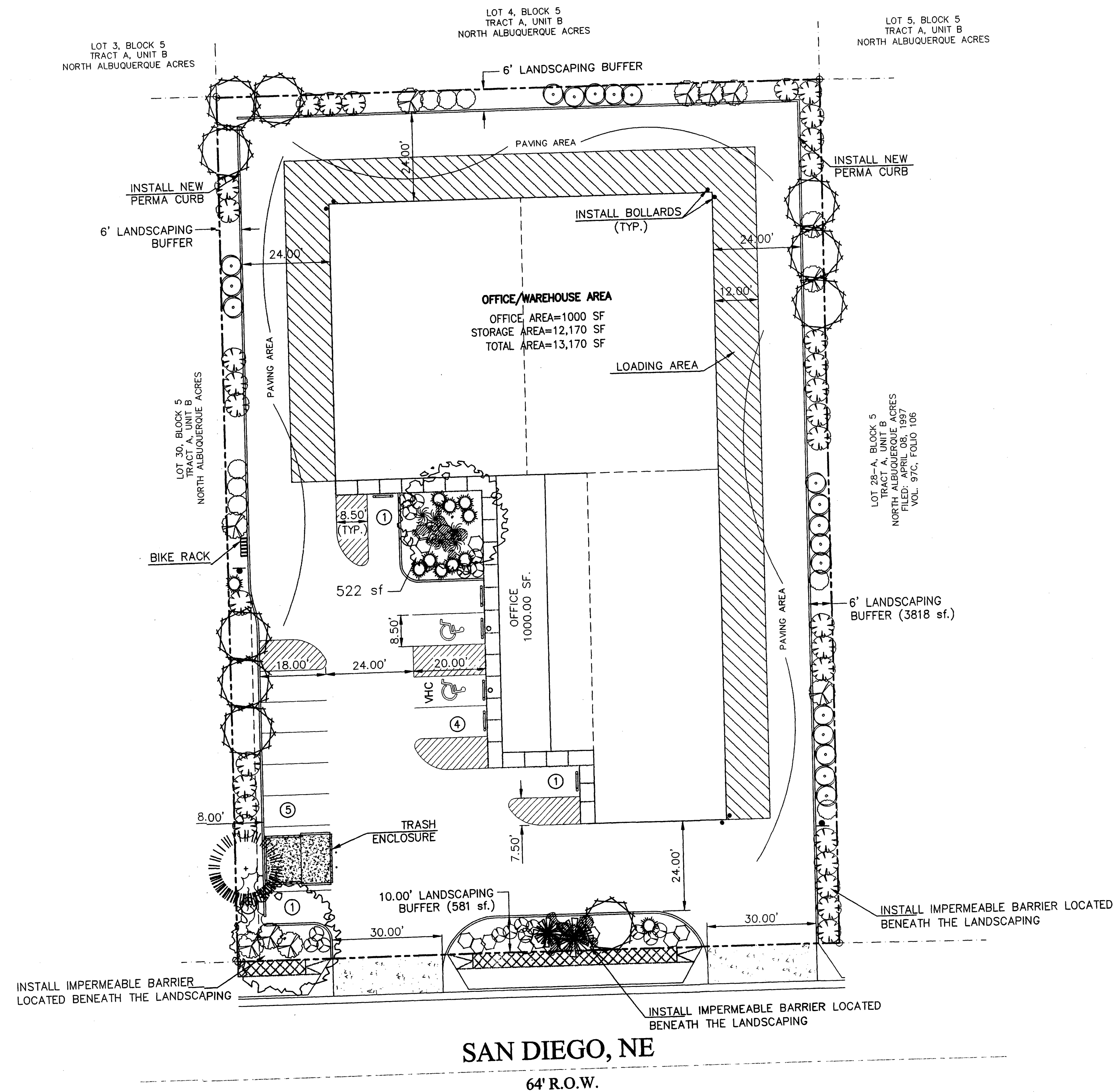


**AEDD SPECIAL REQUIREMENT:**  
 THERE ARE SPECIAL REQUIREMENTS FOR THE INSTALLATION OF UTILITY AND INFRASTRUCTURE LINES AS REQUIRED BY THE PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE IN HIS REPORT ENTITLED: "PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT LOT 29 OF BLOCK 5, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES 5401 SAN DIEGO AVENUE, NE ALBUQUERQUE, NEW MEXICO" UNDATED. SEE SHEET 2 OF 4 FOR DETAIL LANDFILL GAS BARRIER TO BE USED ON ALL THE UTILITY LINES.



NTS

LAST REVISION: 01-29-03



**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (H) 2  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
- AUSTRIAN PINE (H) 1  
Pinus nigra  
6'-8'
- DESERT WILLOW (L) 10  
Chilopsis linearis  
15 Gal.
- PALM YUCCA (L) 2
- APACHE PLUME (L) 8  
Fallugia paradoxa  
5 Gal. 25sf
- LANAX/ SCOTCH BROOM (M) 11  
Cytisus scoparius/  
Genista hispanica  
5 Gal.
- MAIDENGRASS (M) 5  
Miscanthus sinensis  
5 Gal. 16sf
- RUSSIAN SAGE (M) 18  
Perovskia atriplicifolia  
5 Gal.
- AUTUMN SAGE (M) 14  
Salvia greggii  
2 Gal. 9sf
- HONEYSUCKLE (M) 11  
Lonicera sempervirens  
1 Gal. 200sf  
Unstaked=Groundcover
- CHAMISA (L) 31  
Chrysothamnus nauseosus  
1 Gal. 25sf
- WILDFLOWER 17  
1 Gal. 4sf
- TAM JUNIPER (M) 3  
Juniperus sabino  
5 Gal. 225sf
- OVERSIZED GRAVEL  
& 6 BOULDERS
- SANTA FE BROWN GRAVEL  
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.

SFB 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.

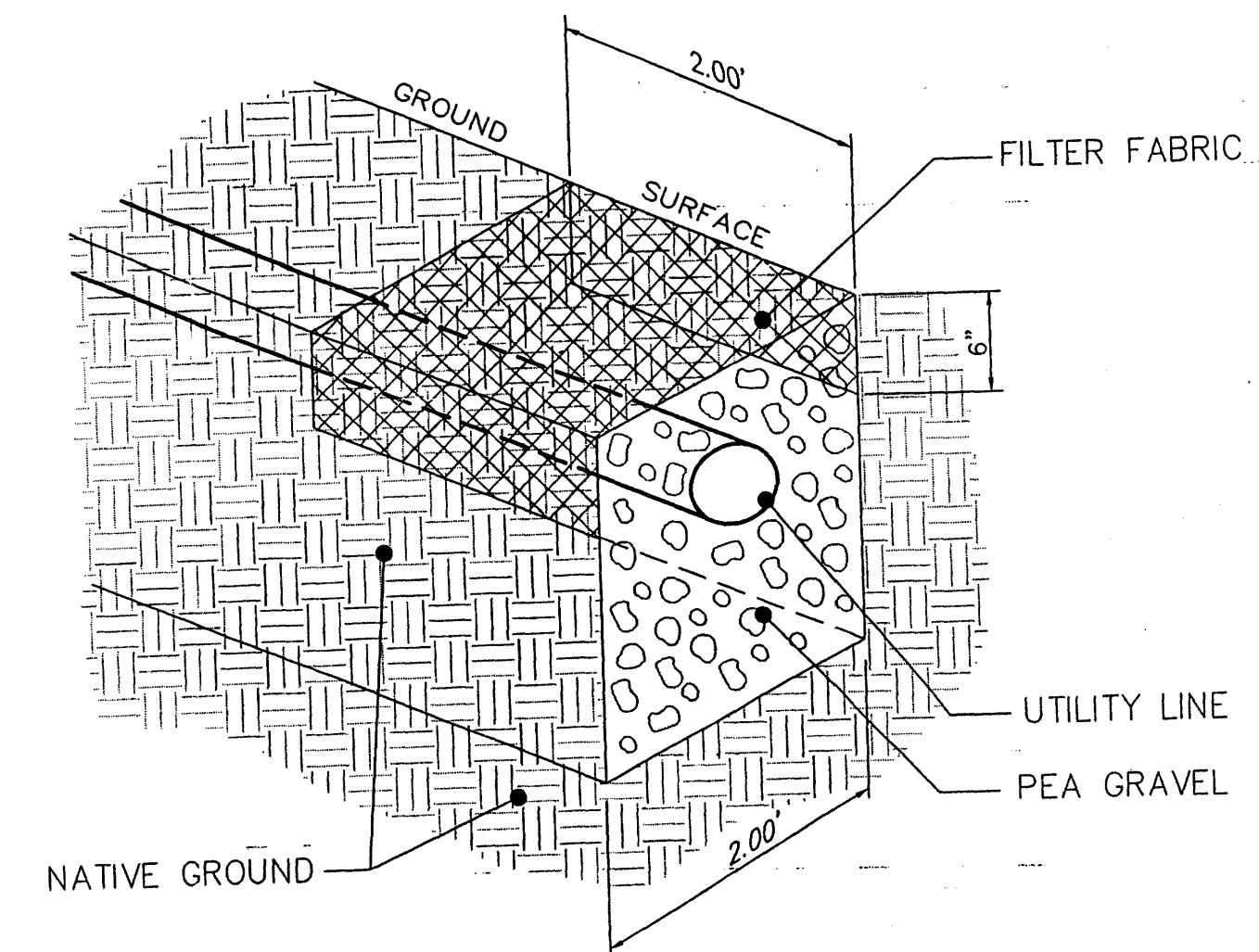
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.



**DETAIL LANDFILL GAS BARRIER**  
NTS.



**AEHD SPECIAL REQUIREMENT:**

THERE NEEDS TO BE AN IMPERMEABLE BARRIER LOCATED BENEATH THE LANDSCAPING IN THE SOUTHER PORTION OF THE SITE AS REQUIRED BY THE PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE IN HIS REPORT ENTITLED: "PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT LOT 29 OF BLOCK 5, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES 5401 SAN DIEGO AVENUE, NE ALBUQUERQUE, NEW MEXICO" UNDATED.

**LANDSCAPE CALCULATIONS**

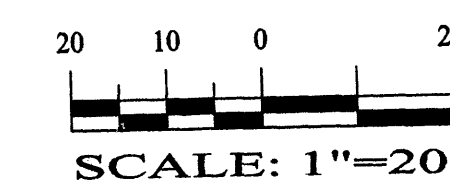
NET LANDSCAPE AREA		
TOTAL LOT AREA	38,650	square feet
TOTAL BUILDINGS AREA	13,170	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	25,480	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3,822	square feet
TOTAL LANDSCAPE PROVIDED	4,921	square feet
TOTAL BED PROVIDED	4,921	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	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

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**GRAPHIC SCALE**



**ADVANCED ENGINEERING and CONSULTING, LLC**

10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA  
LANDSCAPING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200121-LS.DWG	CMD	01-28-03	2 OF 4

LAST REVISION:

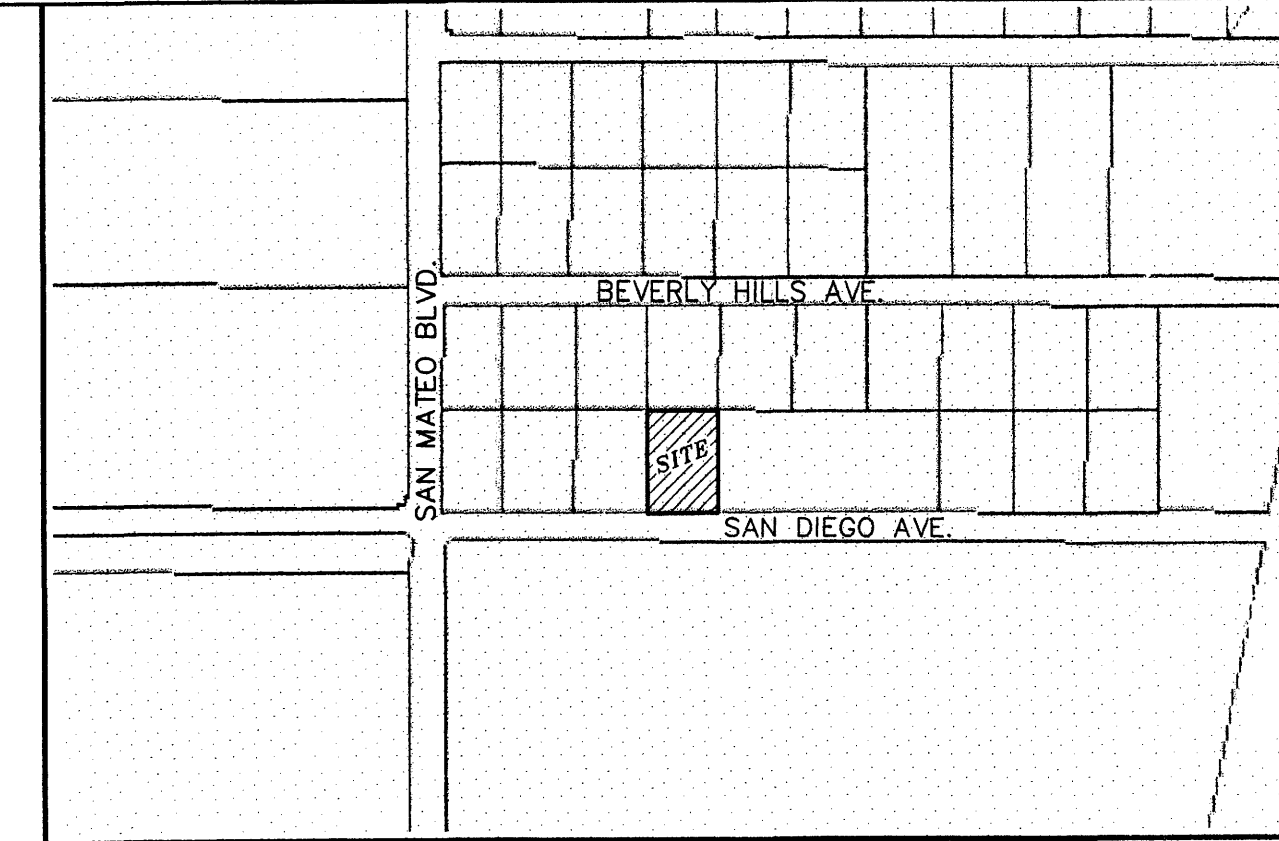
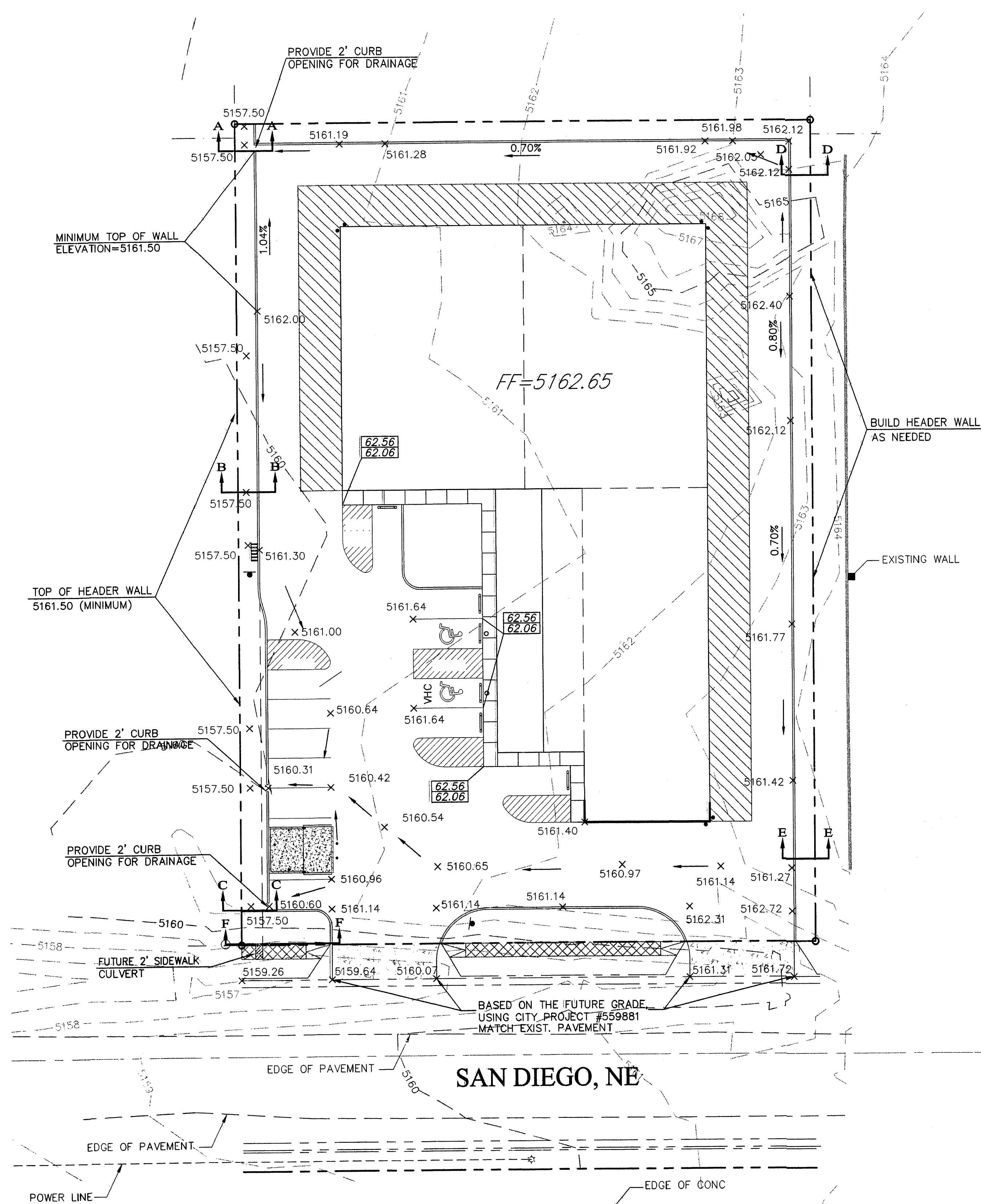
**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

**GENERAL NOTES:**

1. SLOPES ARE AT 4:1 MAXIMUM.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5134.29 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

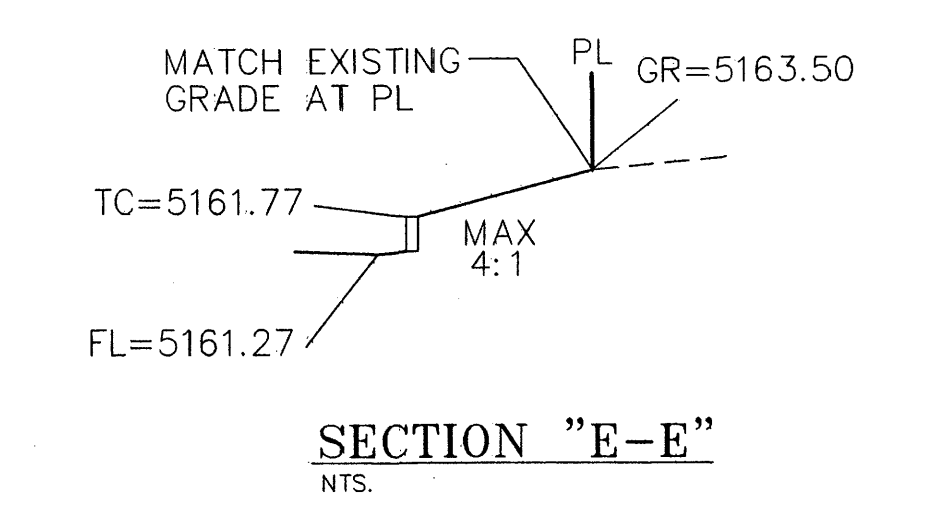
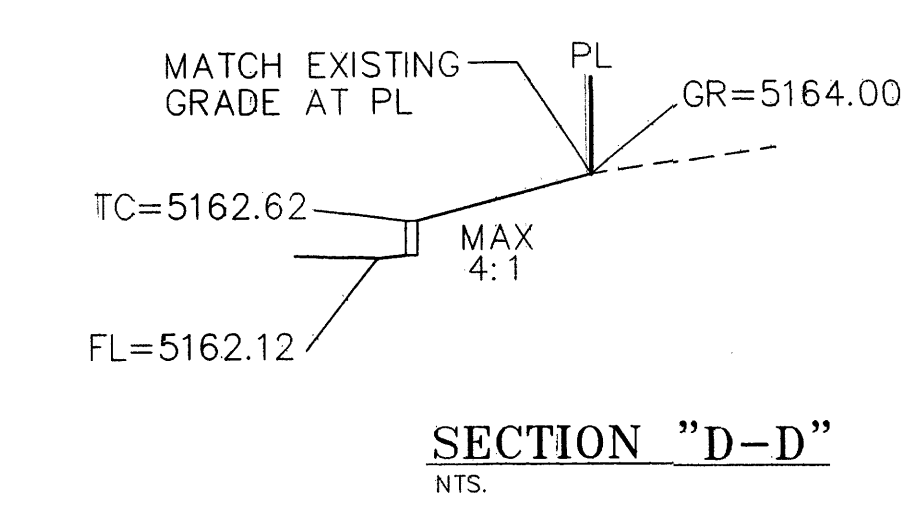
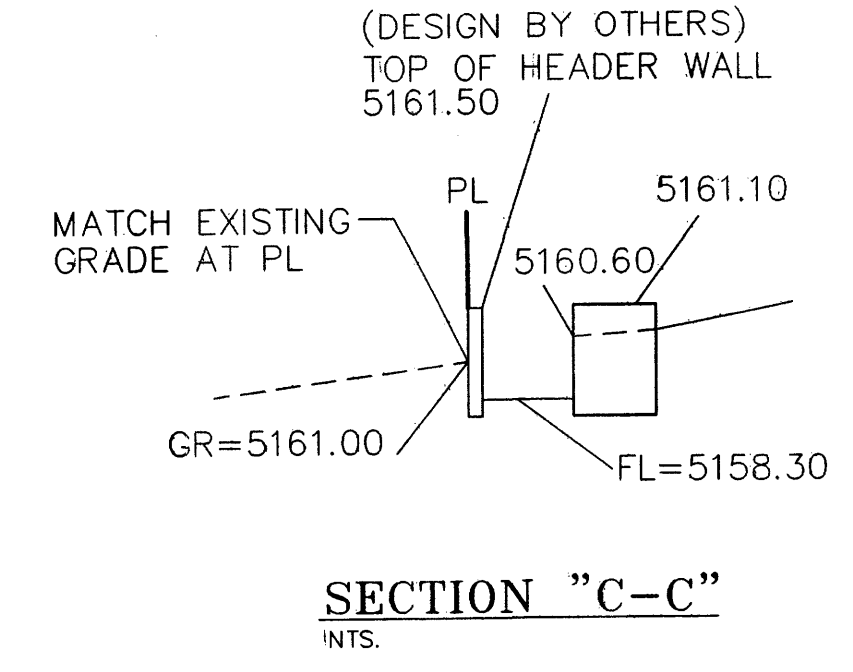
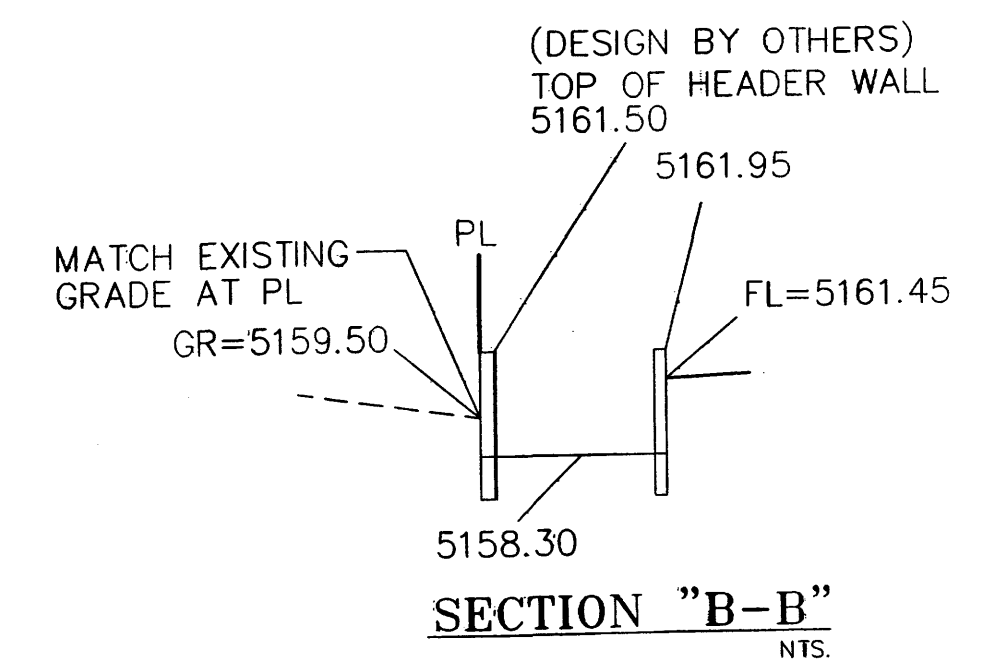
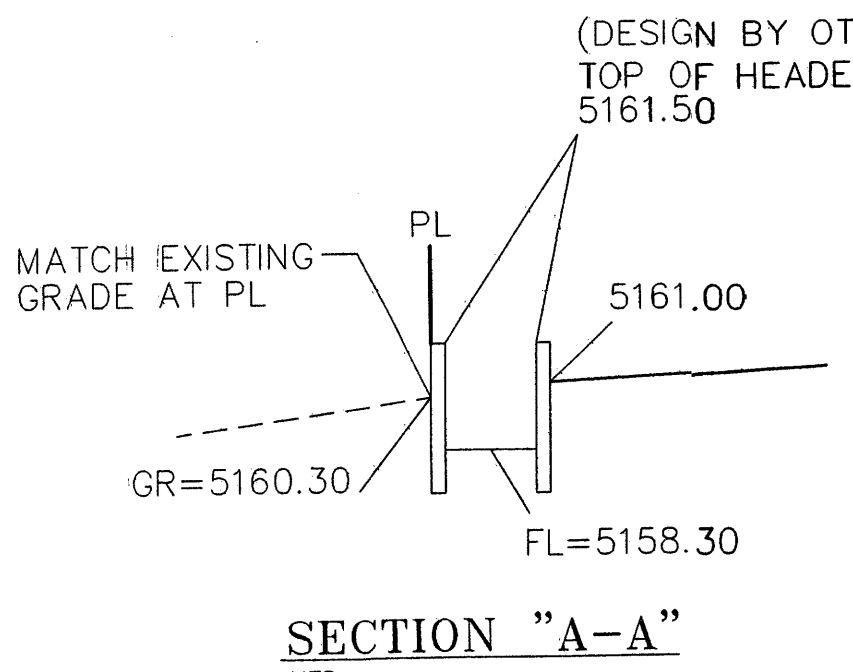
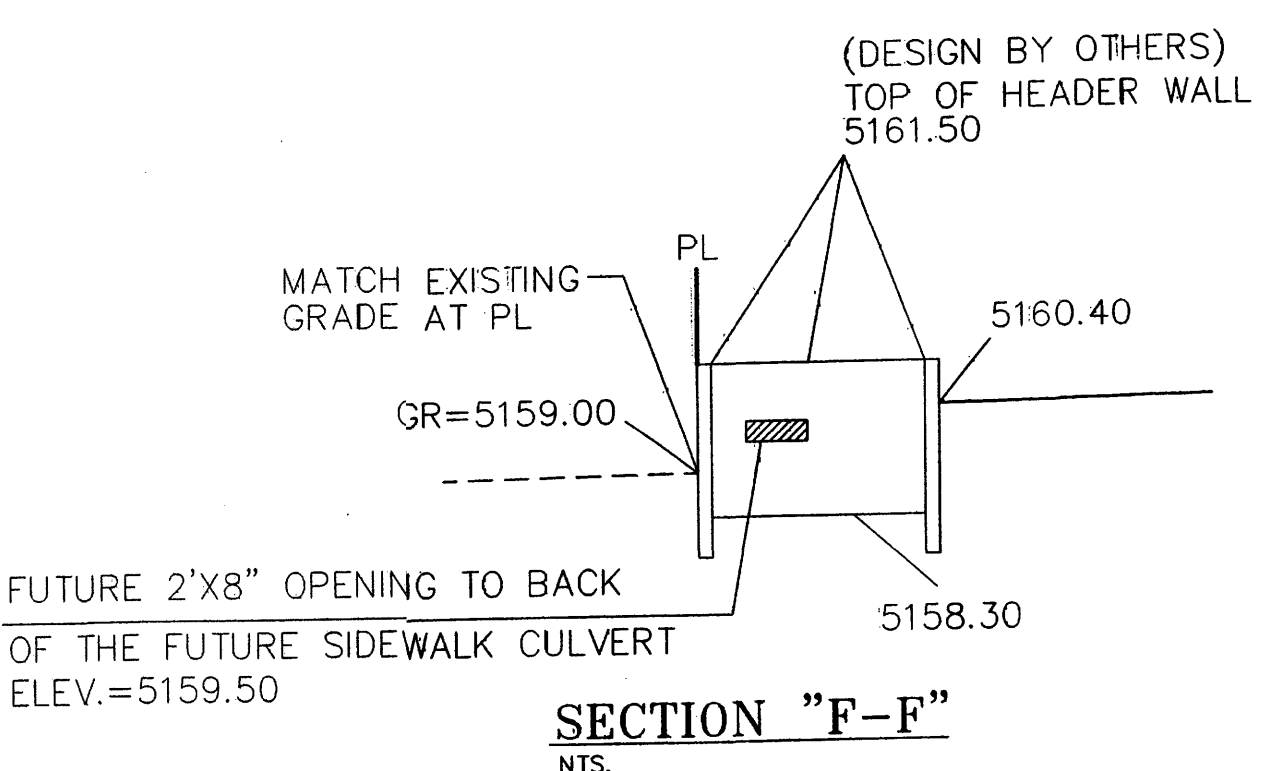
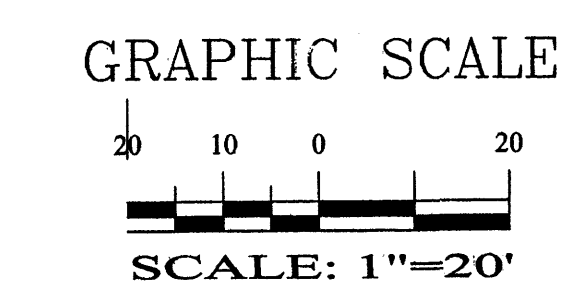


VICINITY MAP: B-18-Z

**LEGAL DESCRIPTION:**  
 LOT 29, BLOCK 5, TRACT A, UNIT B, NAA, CONTAINING 0.8873 ACRE.  
 ZONING: IP

**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EX. 8" SAS
	EX. 16" WL
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	TOP OF WALL ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES



**ADVANCED ENGINEERING and CONSULTING, LLC**

SHAHAB BIAZAR  
 P.E. #13479

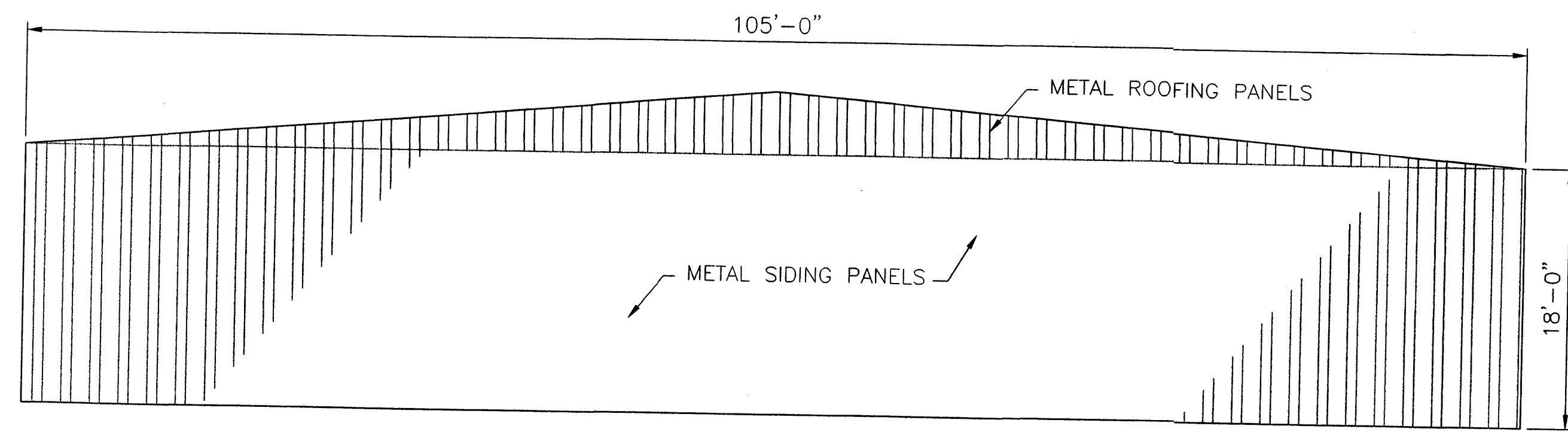
10205 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)899-5570

**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200121-GR.DWG	SBB	02-05-2003	3 OF 4

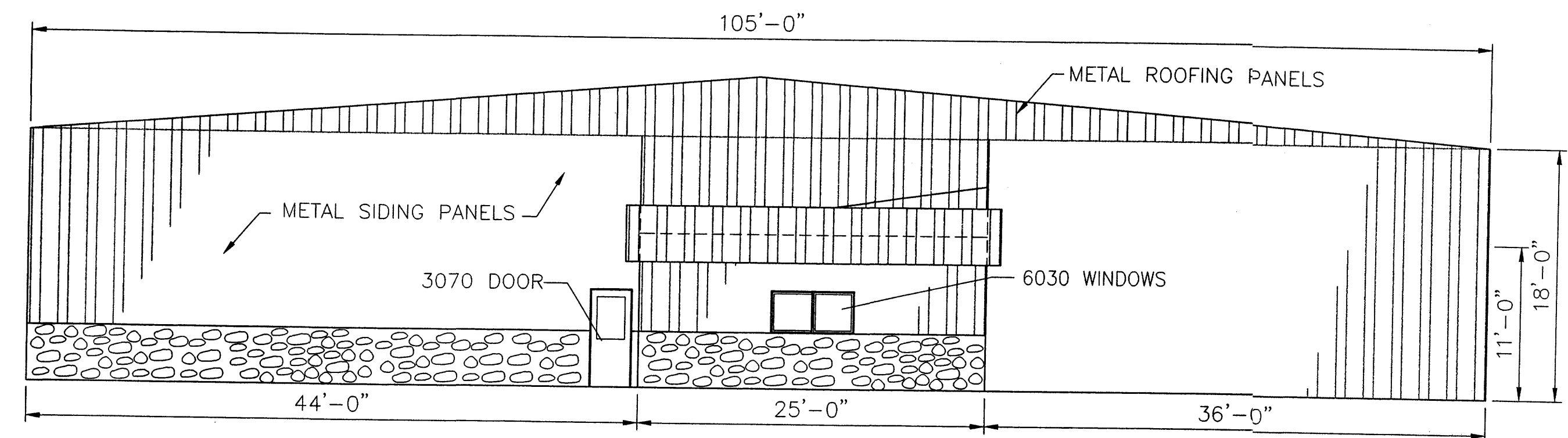
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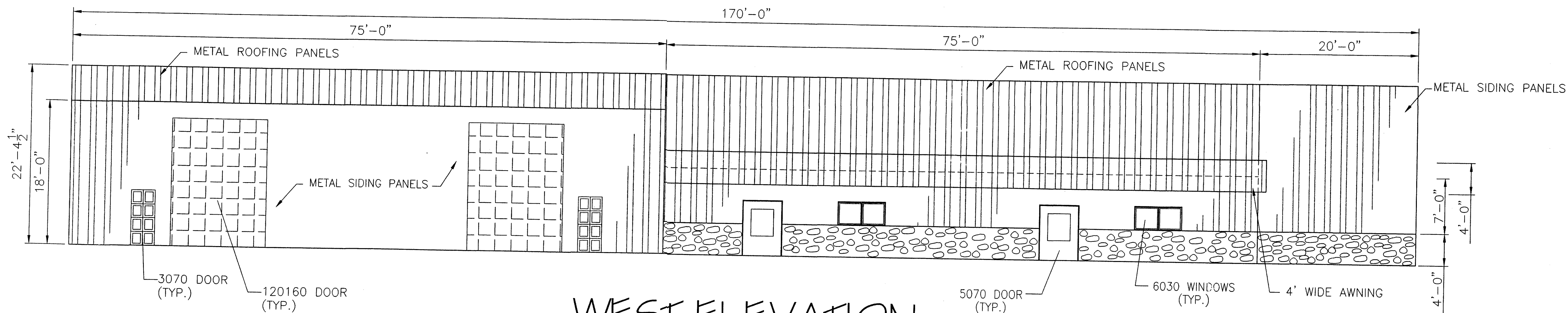
**NORTH ELEVATION**

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



**SOUTH ELEVATION**

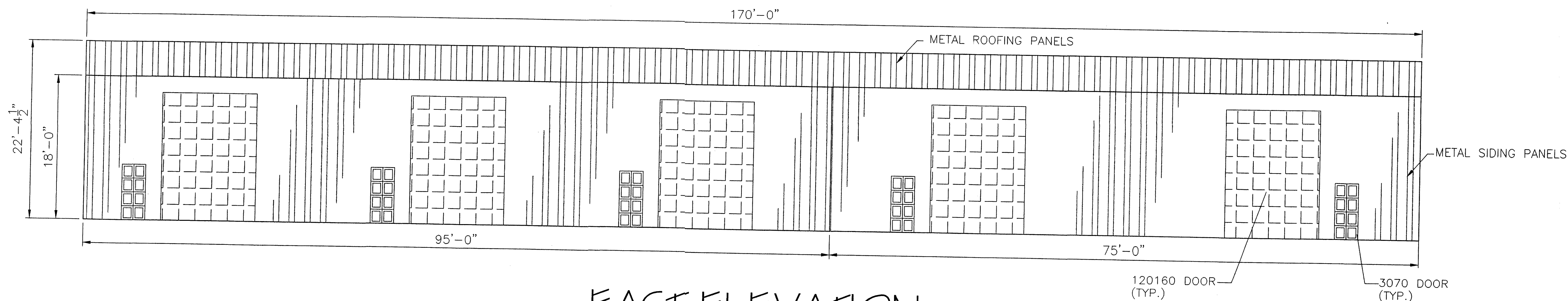
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

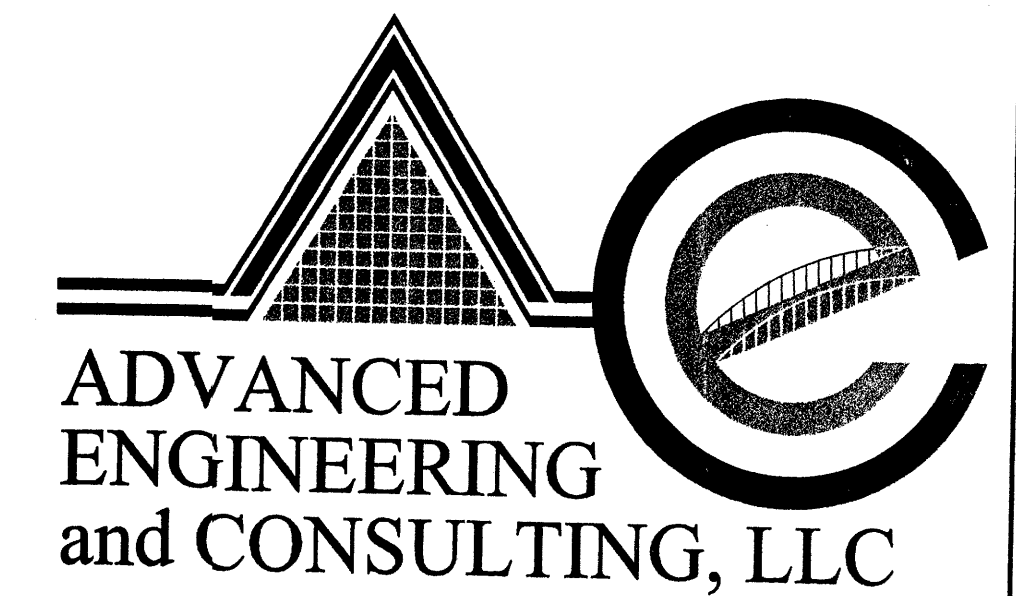
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE:	
DOOR & WINDOW FRAMES ALUMINUM	BRONZE
METAL SIDING PANELS	SURREY BEIGE
METAL ROOFING PANELS	IVORY
4' STONE FACE BLOCK	NATURAL COLOR
4' WIDE AWNING	EVERGREEN



**EAST ELEVATION**

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



10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA  
ELEVATION PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200121-ELEV.DWG	SHH	02-18-03	4 OF 4

LAST REVISION: 02-18-03

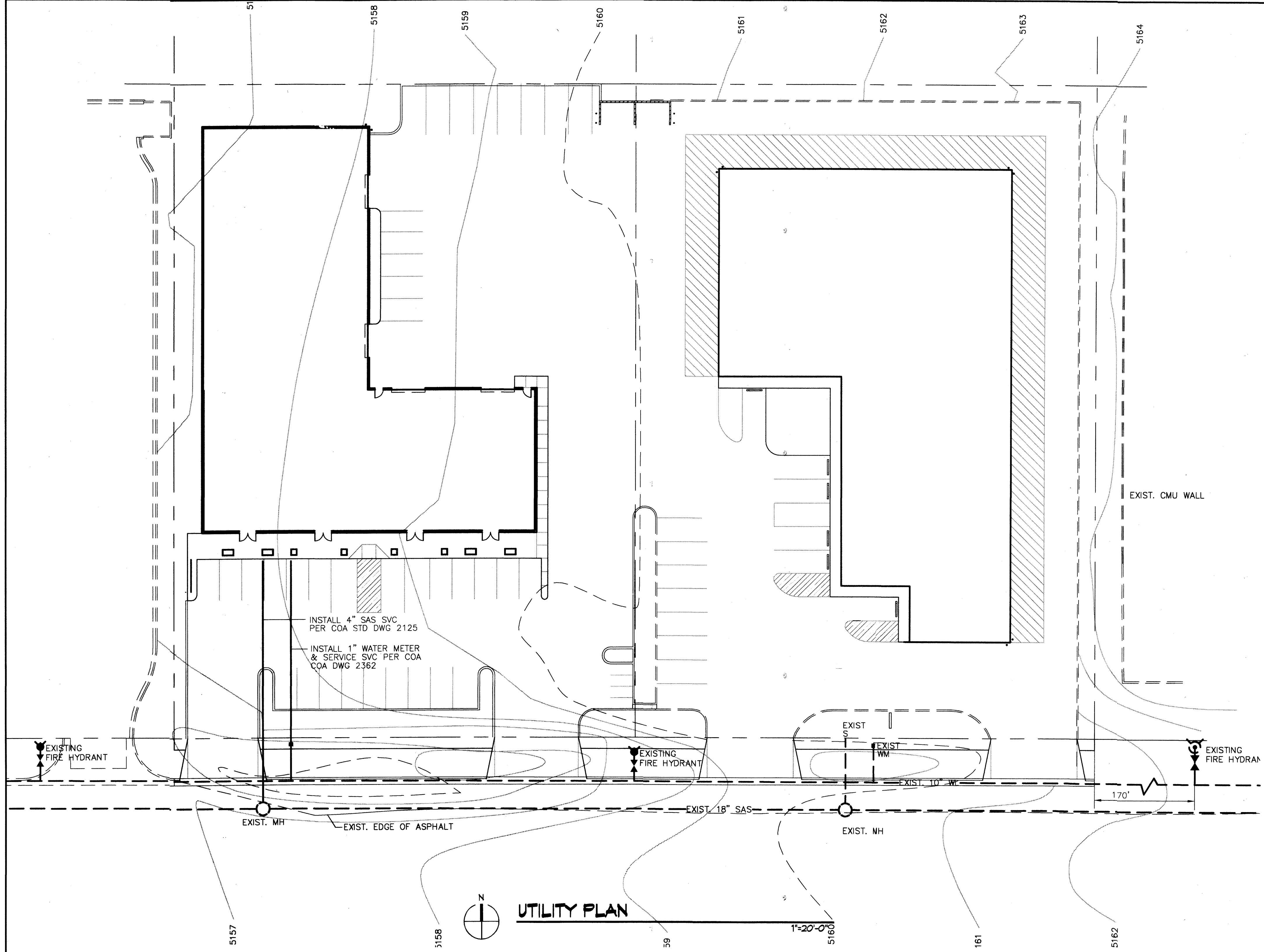
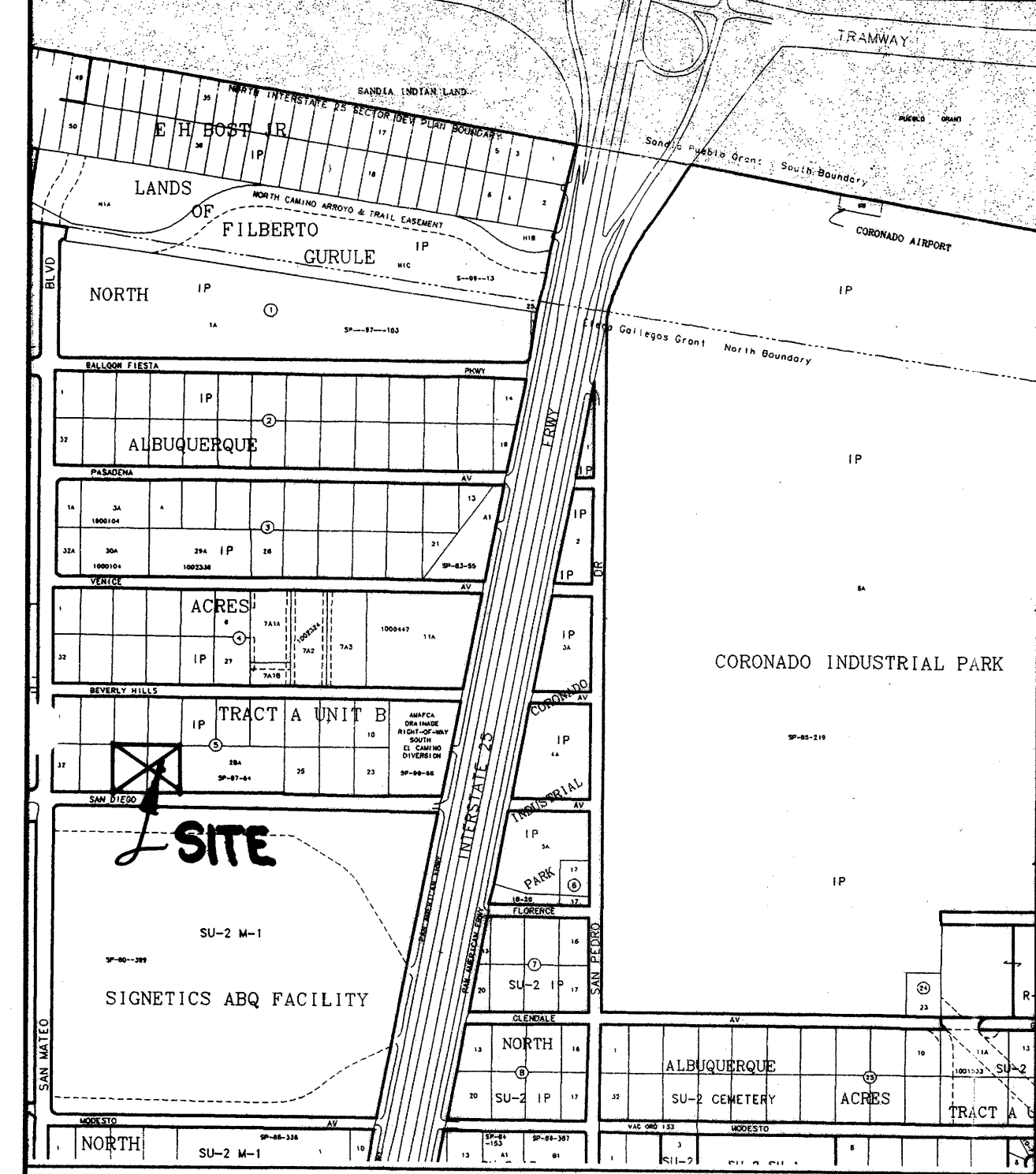
**LEGAL DESCRIPTION**

LOTS 29 & 30, BLOCK 5, TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES

**PERMANENT BENCHMARK**

ACS XXXX ELEVATION XXXX

**VICINITY MAP NO. B-18**



**LEGEND**

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- CB CATCH BASIN GRATE
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE
- PED ELEC. OR TEL. PEDESTAL
- RD ROOF DRAINAGE POINT


- FEMA FLOODPLAIN BOUNDARY
- DRAINAGE BASIN BOUNDARY
- EROSION SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- XX.XX EXISTING SPOT ELEVATION
- XX.XX PROPOSED SPOT ELEVATION
- XX.XX RECORD SPOT ELEVATION

**UTILITY NOTES**

**EXISTING CONDITION**  
BOTH WATER AND SANITARY SEWER EXIST IN SAN DIEGO. THE BUILDING ON LOT 29 EXISTS AND HAS BOTH WATER AND SANITARY SEWER SERVICE. FIRE HYDRANTS EXIST AS SHOWN.

**PROPOSED CONDITION**  
WATER AND SANITARY SEWER SERVICES WILL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR THE USE OF THE BUILDING ON LOT 30.


no.	date	remarks	by
REVISIONS			



project title  
**SAN DIEGO OFFICE WAREHOUSE**  
**5301 SAN DIEGO NE**  
**ALBUQUERQUE, NM**

sheet title  
**CONCEPTUAL UTILITY PLAN**

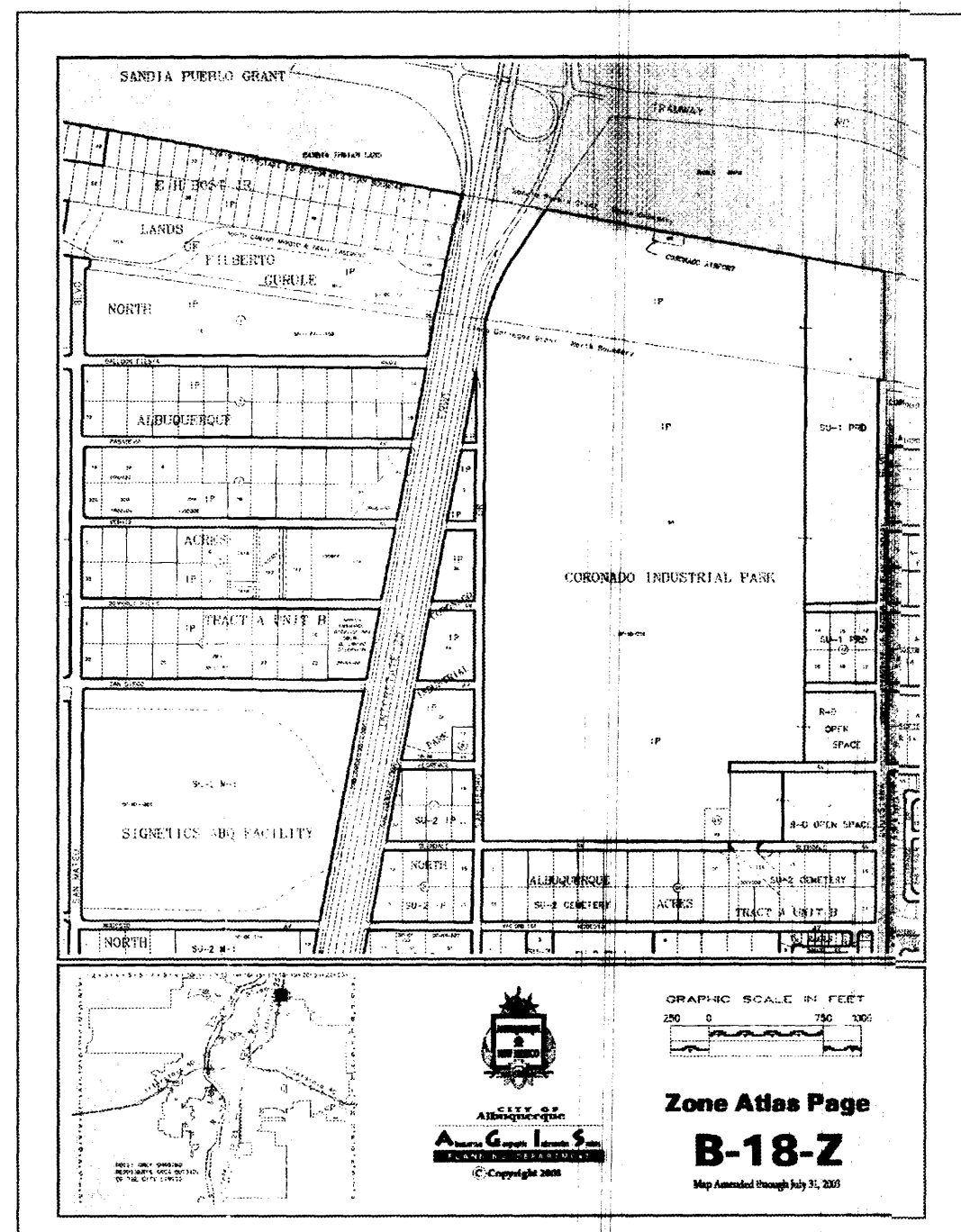
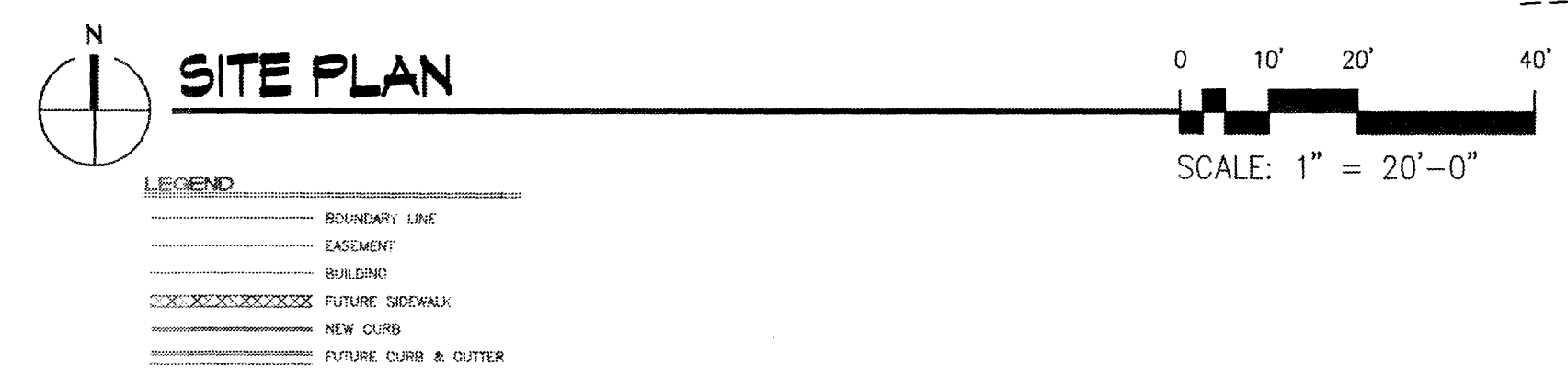
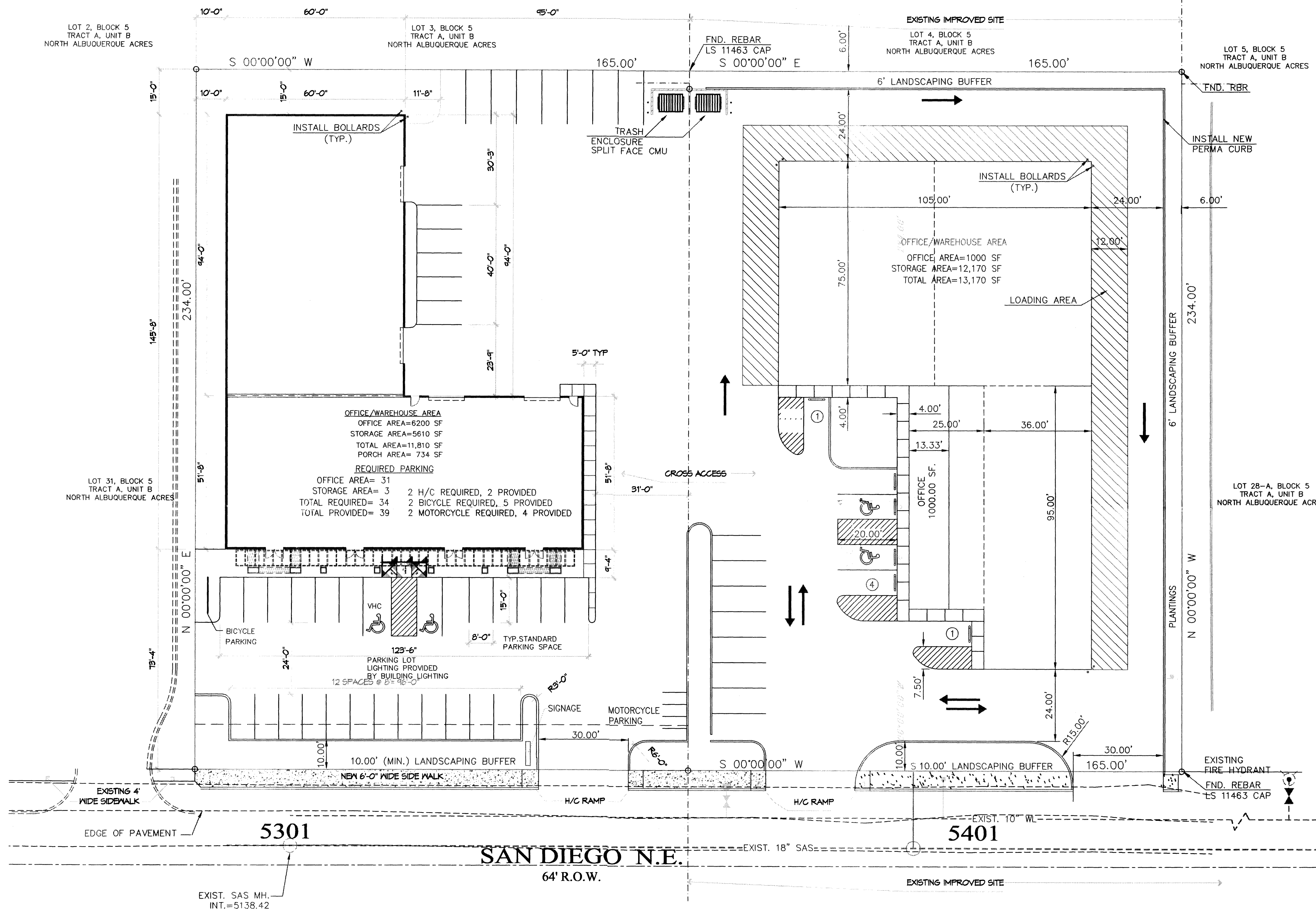
sheet date	design by	project no.
07/03/06	JJB	0620



**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

**UTILITY PLAN**

1"=20'-0"



PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRP SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date _____
Water Utility Department	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRP Chairperson, Planning Department	Date _____

\*Environmental Health, if necessary

6-13-05

Remodel For  
**DUSTYN LADEWIG**  
SAN DIEGO RD. NE. ALBUQ. NM

ARCHITECT:  
**DAVID W. GREEN**  
4505 DOWNNEY N.E.  
ALBUQUERQUE, NM 87109  
PHONE: (505) 830-9120

SHEET TITLE:  
**SAN DIEGO PLAZA**

Project Manager: D.W.G.  
Drawn By: A.B.R.  
Project No.: 01

STATE OF NEW MEXICO  
**DAVID W. GREEN**  
No. 1990  
ARCHITECT

DATE: 08/03/06

SHEET NO. 1

**GENERAL NOTES:**

1. SITE LIGHTING WILL BE BUILDING-MOUNTED, HIGH PRESSURE SODIUM, 400 WATTS. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
2. THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE.
3. THIS SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, AND THE IP, INDUSTRIAL PARK ZONE.
4. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
5. BUILDINGS: BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT. BUILDING TYPES: BUILDINGS WILL BE STEEL FRAME WITH FLAT OR PITCHED ROOF. BUILDINGS WILL BE STUCCO. BUILDING COLORS: SEE ELEVATION PLAN
6. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE
7. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
8. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. NO FUGITIVE LIGHT IS ALLOWED TO ESCAPE THE SITE.

**NOTES:**

1. CONSTRUCT NEW PRIVATE ENTRANCE W/CONCRETE VALLEY GUTTER PER COA STD. DWG. #2425.
2. NEW CONCRETE HEADER CURB PER COA STANDARD DRAWING #2415.
3. FUTURE STANDARD CURB AND GUTTER PER COA STANDARD DRAWING #2415.
4. HANDICAP SIGN FOR DETAIL SEE THIS SHEET.
5. PAINTED ARROW (TYP.)
6. WHEEL STOP W/#6 ANCHORS 18" IN LENGTH.
7. FUTURE 4.00' SIDEWALK.
8. FUTURE UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STANDARD DWG. #2440.
9. NEW 4' CONCRETE PAD FOR HANDICAP ACCESSIBILITY, FLUSH WITH ASPHALT.
10. INSTALL ONE WAY SIGN
11. INSTALL DO NOT ENTER SIGN
12. NEW ASPHALT PAVING AREA.
13. MONUMENT SIGN SEE DETAIL THIS SHEET.
14. INSTALL NEW FIRE HYDRANT.

**LEGEND**

- BOUNDARY LINE
- - - EASEMENT
- ▬ BUILDING
- XXXXXX FUTURE SIDEWALK
- ▬ NEW CURB
- - - - - FUTURE CURB & GUTTER

**SITE DATA**

PROPOSED USAGE: OFFICE/WAREHOUSE  
 LOT AREA: 38,650 S.F. (0.8873 ACRE)  
 OFFICE AREA: 1000 S.F.  
 STORAGE AREA: 12,170 S.F.  
 TOTAL BUILDING AREA: 13,170 S.F.  
 CONSTRUCTION TYPE: IIN (PRE-ENGINEERED STEEL BUILDING, W/ NON-COMBUSTIBLE INTERIOR FRAMING)

**LANDSCAPE CALCULATIONS:**

NET LOT AREA: 25,480 SF ±  
 LANDSCAPING REQUIRED: 3,822 SF ±  
 15% OF 25,480 SF  
 LANDSCAPE PROVIDED: 4,921 SF ±

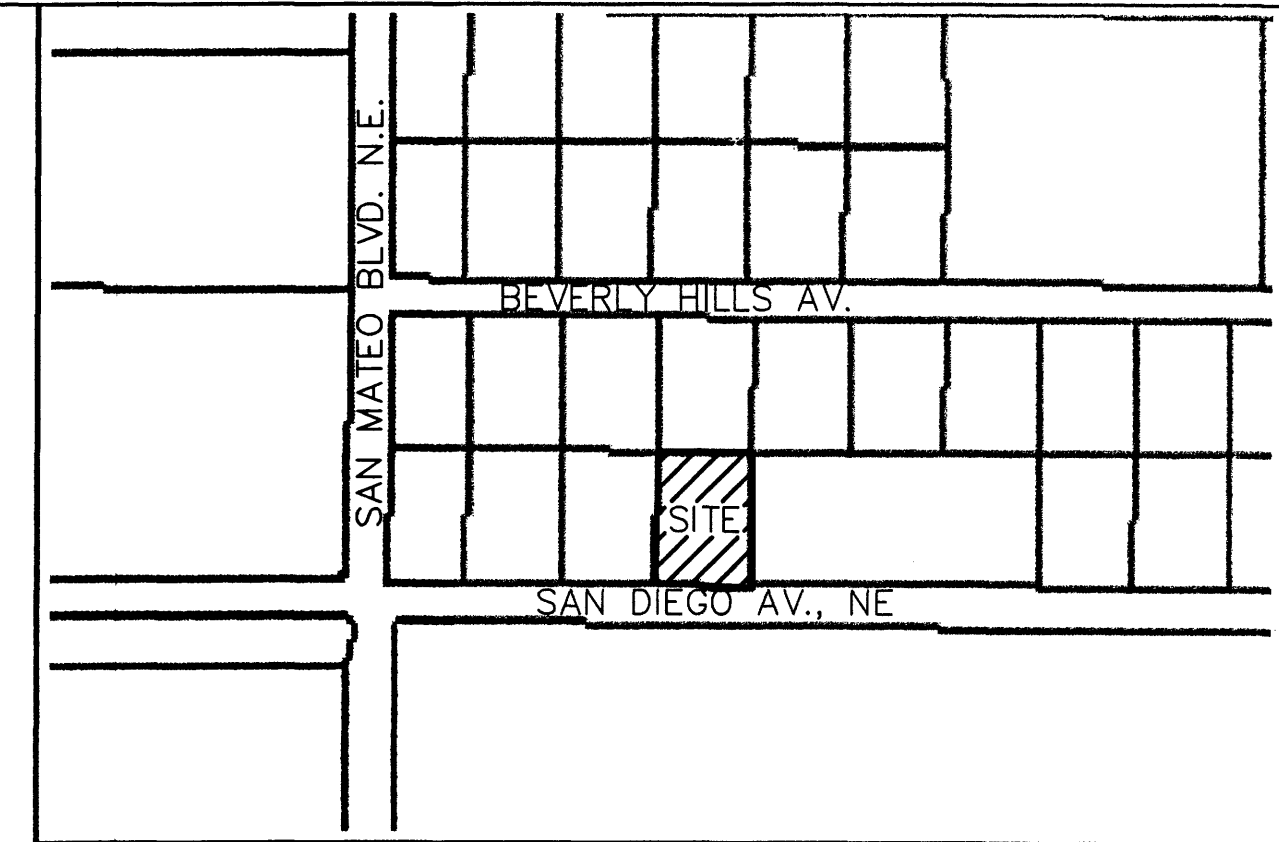
**PARKING CALCULATIONS:**

PARKING REQUIRED:  
 OFFICES 1000 GSF / 200 GSF 5 SPACES  
 STORAGE 12,170 GSF / 2,000 GSF 6 SPACES  
 TOTAL 11 SPACES

TOTAL PARKING PROVIDED: 12 SPACES

HC PARKING REQUIRED: 1 SPACE (1 VAN)  
 HC PARKING PROVIDED: 2 SPACE (1 VAN)

BICYCLE SPACES REQUIRED: 2 SPACE  
 BICYCLE SPACES PROVIDED: 2 SPACE



VICINITY MAP: B-18-Z

**LEGAL DESCRIPTION:**

LOT 29, BLOCK 5, TRACT A, UNIT B, NAA, CONTAINING 0.8873 ACRE.  
 ZONING: IP

**SHEET INDEX**

1. SITE PLAN
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

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

SITE DEVELOPMENT PLAN APPROVAL:  
*Michael Hilton* 4-7-03  
 SOLID WASTE MANAGEMENT will comply w/ CoA Specs DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

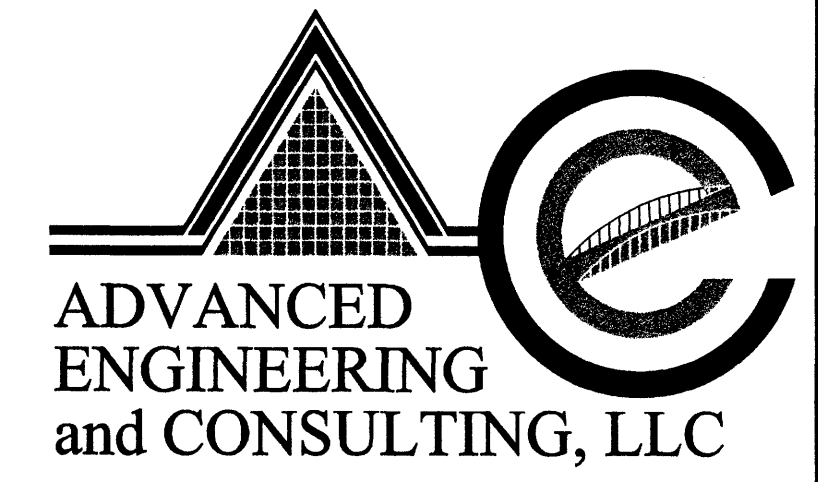
UTILITIES DEVELOPMENT \_\_\_\_\_ DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA \_\_\_\_\_ DATE

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

CITY PLANNER, ALBUQUERQUE / BERNALILLO \_\_\_\_\_ DATE  
 COUNTY PLANNING DIVISION



SHAHAB BIAZAR  
 P.E. #13479  
 10205 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)899-5570

**LOT 29, BLOCK 5, TRACT A, UNIT B, NAA  
 SITE PLAN**

DRAWING: 200121-SITE.DWG	DRAWN BY: SBB	DATE: 01-28-03	SHEET # 1 OF 4
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