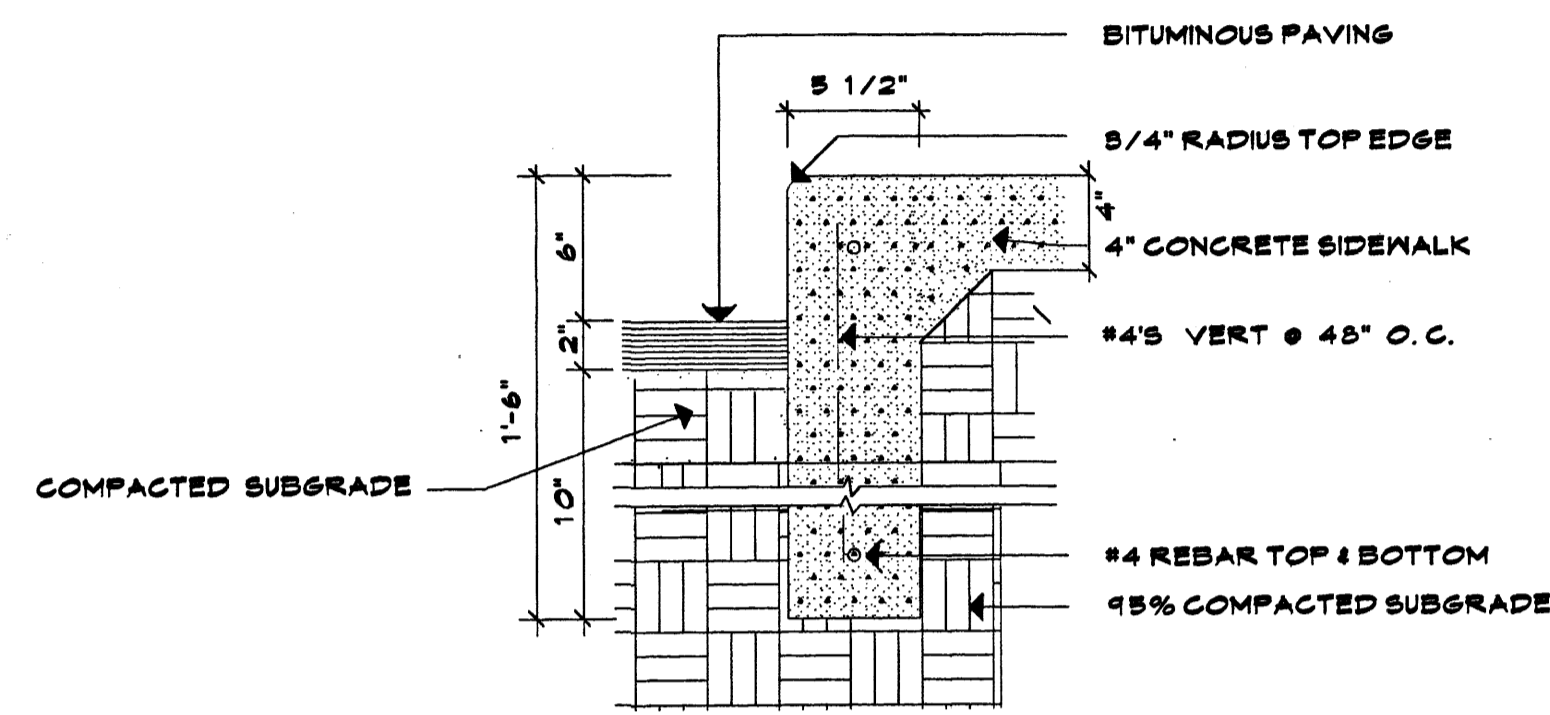
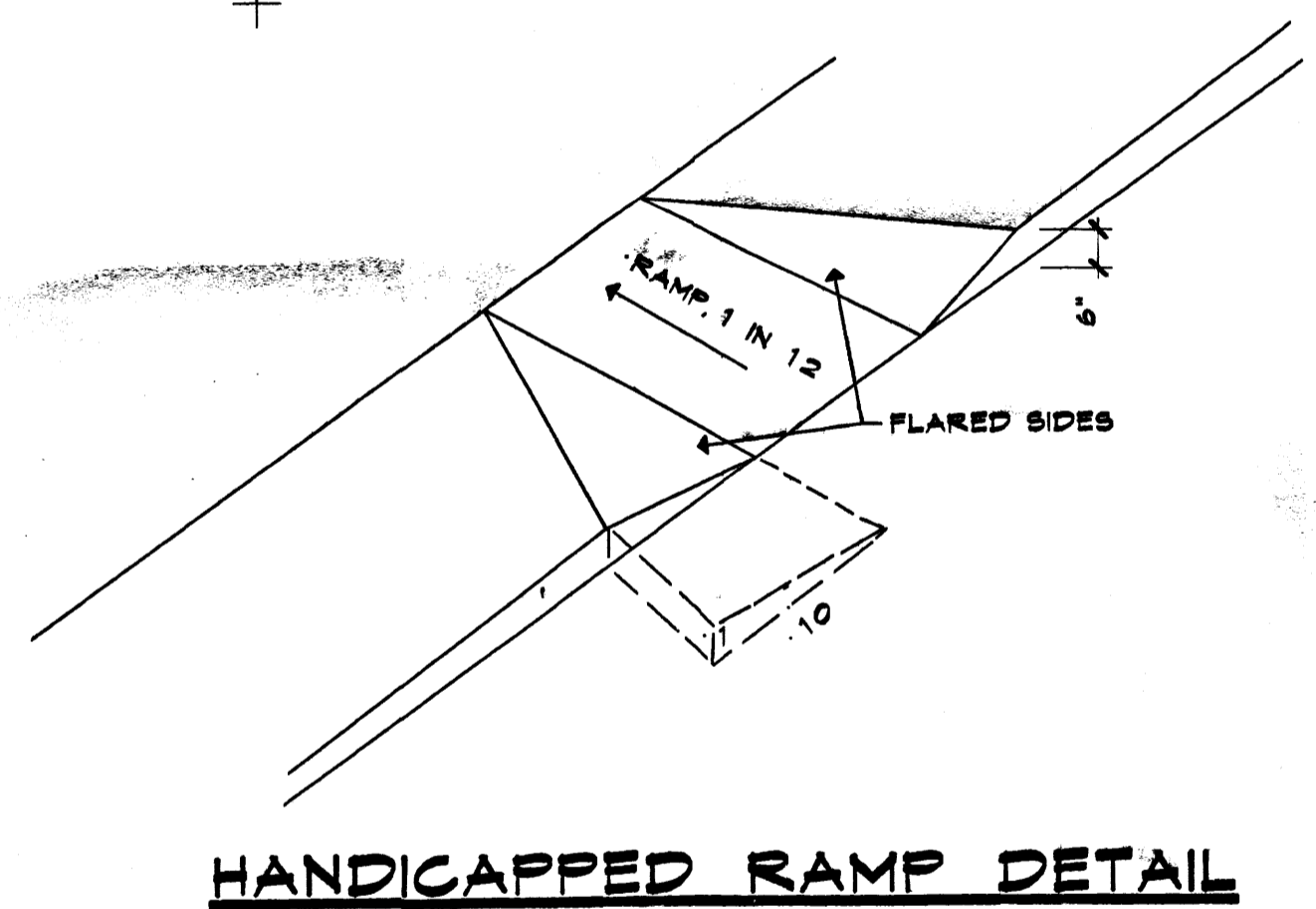


PROPOSED OFFICE / WAREHOUSE PECK-TRASK INVESTMENTS, LLC

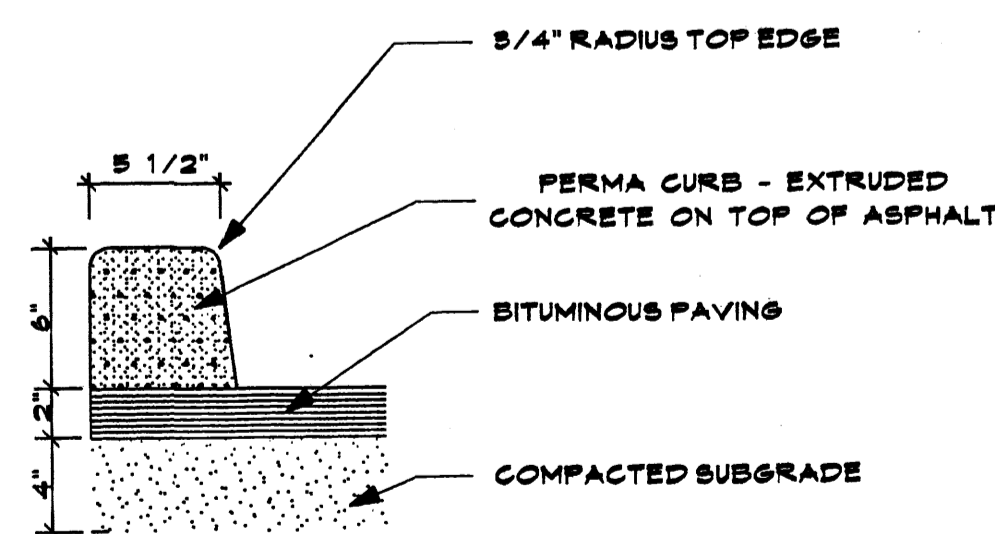
JOB NO. 0325
 DATE Jul '03
 REVISION Sept '03
 DRAWN BY JWM
 CHECKED BY
 STREET TITLE
 SITE PLAN, NOTES & DETAILS
 MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 9230 SECOND STREET N.E.
 ALBUQUERQUE, NEW MEXICO
 505) 945-1512
 PROJECT 100 28 32
 OFFICE / WAREHOUSE
 PTI ELECTRICAL CONTRACTORS
 ALBUQUERQUE, NEW MEXICO



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



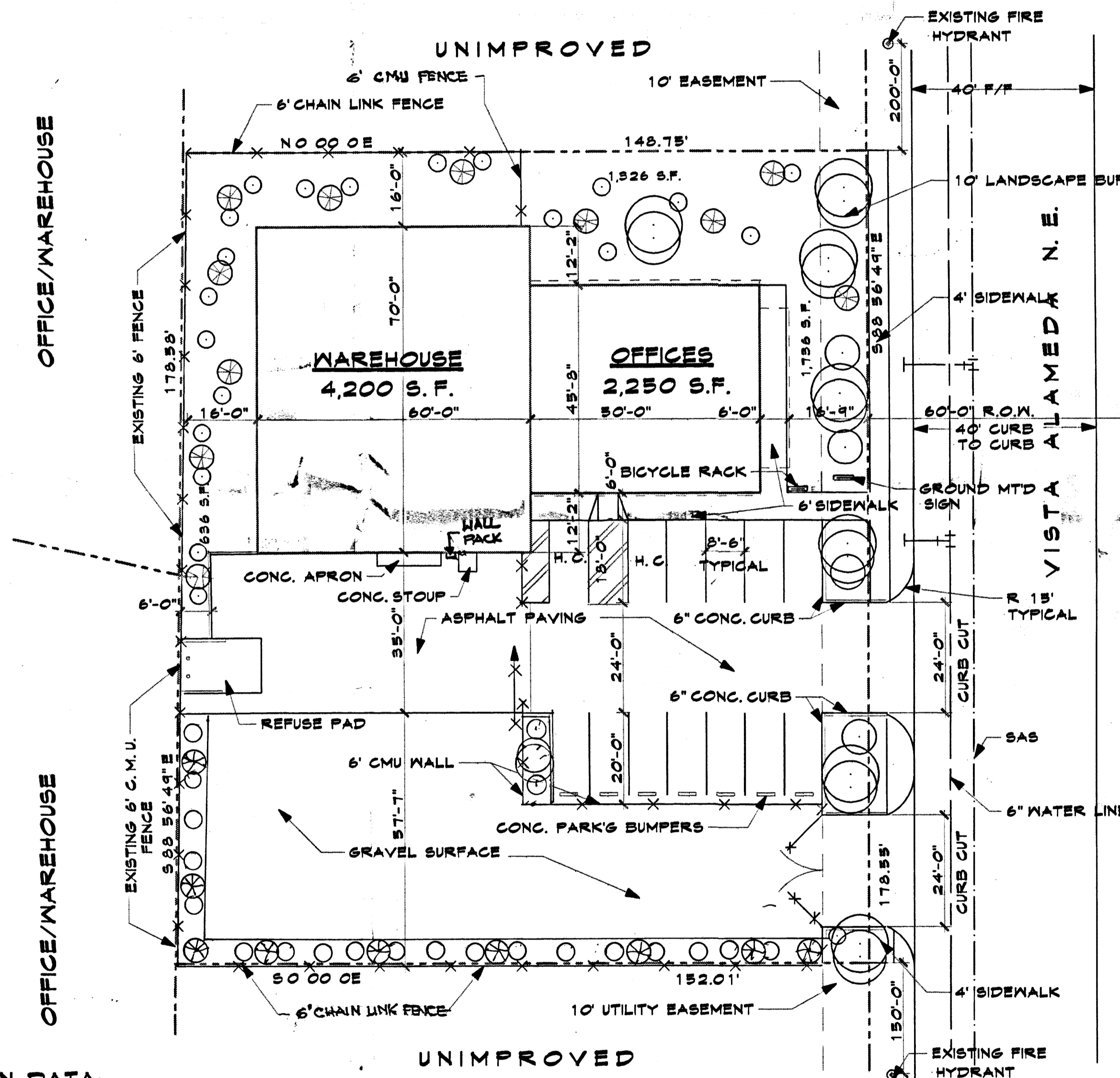
HANDICAPPED RAMP DETAIL



PERMA-CURB DETAIL
SCALE: 9"=1'-0"

NOTE:

MECHANICAL EQUIPMENT ON ROOF ESUTO BE SCREENED FROM PUBLIC VIEW AS MUCH AS PRACTICAL. ROOF EQUIPMENT SCREENS ARE TO BE AT LEAST AS HIGH AS THE HIGHEST PART OF THE EQUIPMENT. ROOF SCREENS ARE TO BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING.



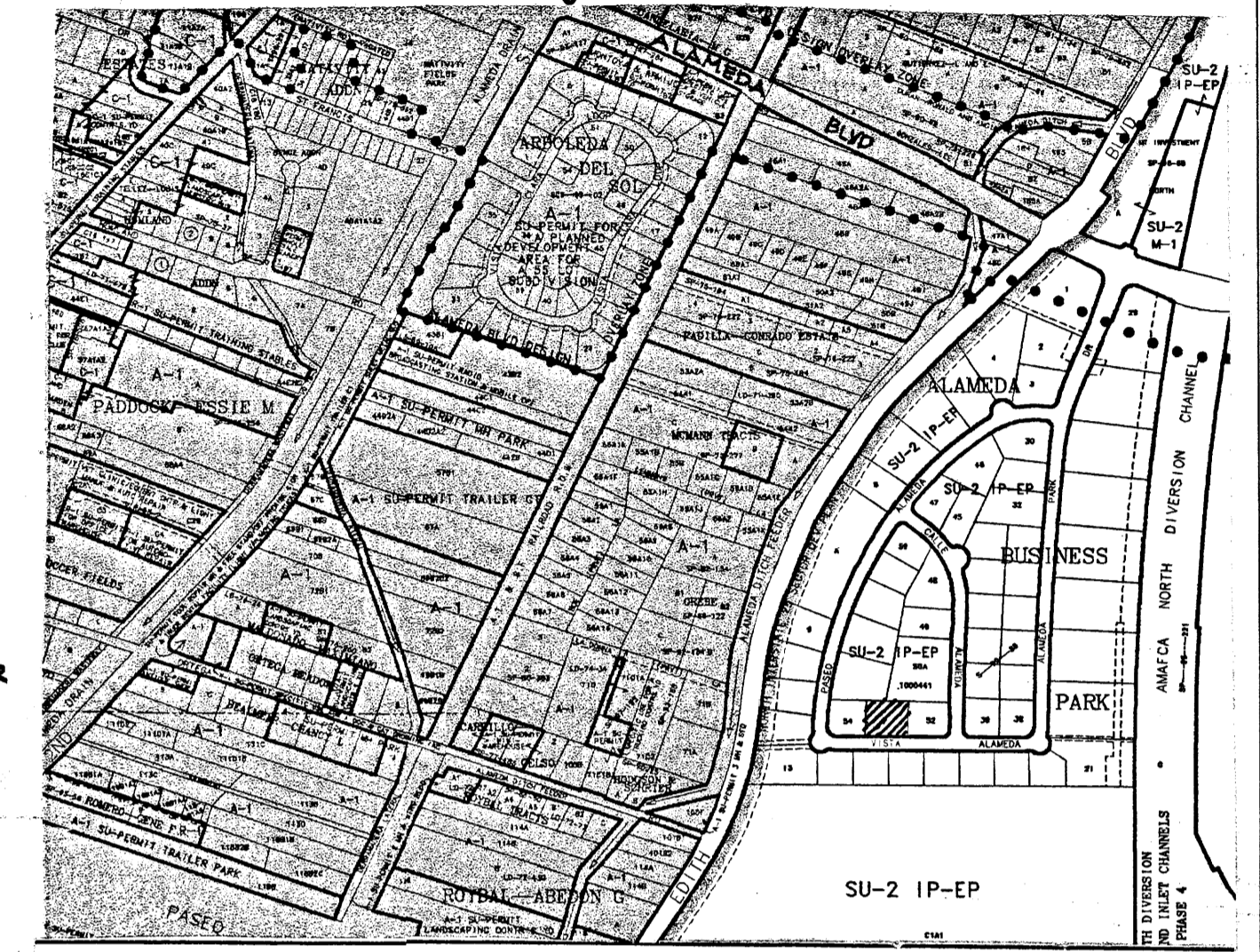
SITE PLAN 1" = 20'

DESIGN DATA:

OCCUPANCY GROUP	B'
CONSTRUCTION TYPE	VN
WIND PRESSURE	24 PSF
SEISMIC ZONE	2 B
ROOF LOAD	20 PSF
CONC. STRENGTH	
STRUCTURAL	3,000 PSI
FLATWORK	2,500 PSI
FLOOR AREA:	
OFFICE	2,250 S.F.
WAREHOUSE	4,200 S.F.

PARKING DATA:

OFFICE AREA	2,250 S.F. / 200 = 11 SPACES
WAREHOUSE	4,200 S.F. / 2,000 = 2 SPACES
TOTAL SPACES REQ'D	13 SPACES
TOTAL SPACES PROVIDED	13 SPACES



PROJECT NUMBER *1002832

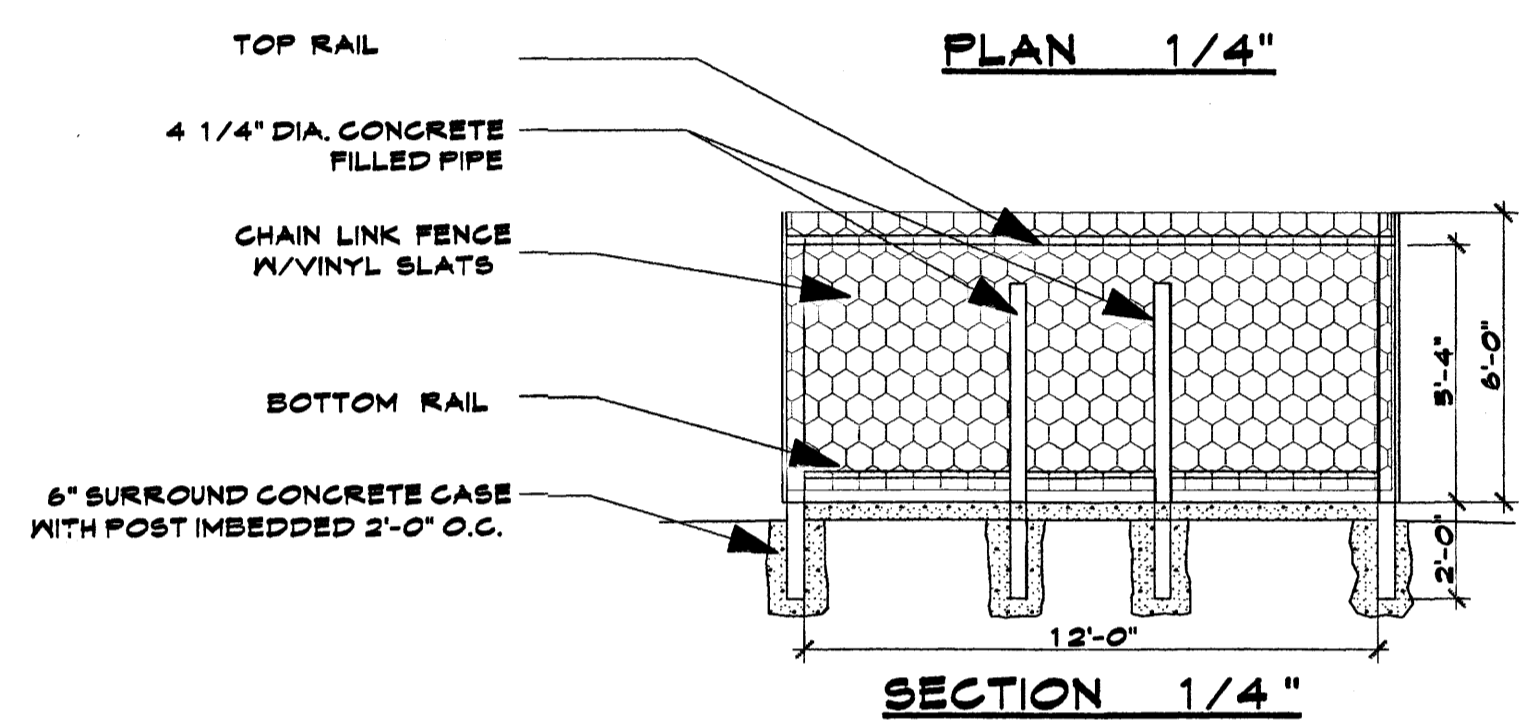
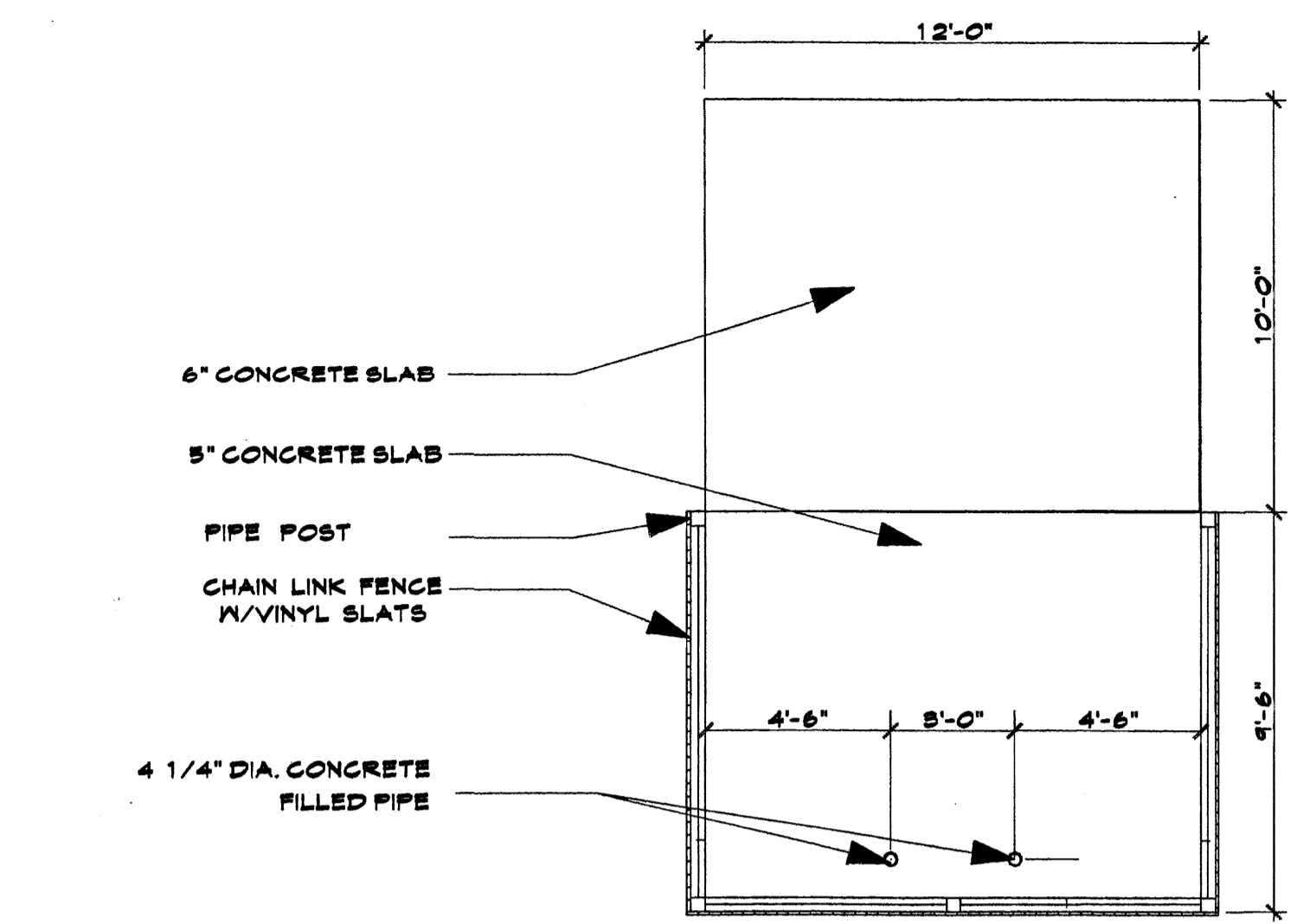
APPLICATION NO. *03DRB-01230

SITE DEVELOPMENT PLAN FOR BLDG PERMIT

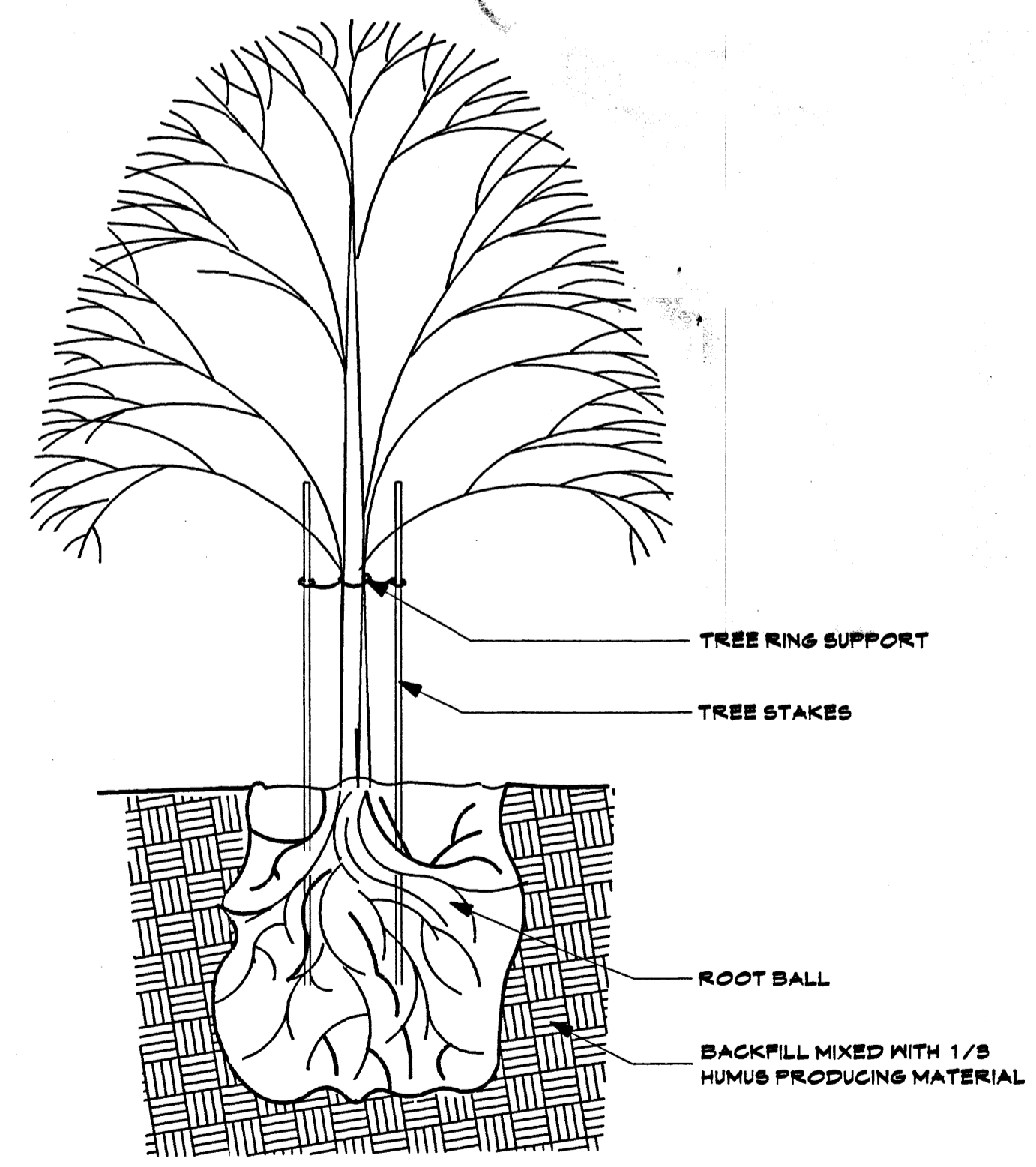
<i>Richard Dawb</i>	7-30-05
CITY ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger Khan</i>	7/30/03
UTILITIES DEVELOPMENT	DATE
<i>Christina Sandoval</i>	7/30/03
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley Byler</i>	7/30/03
CITY ENGINEER	DATE
<i>Ryan Ruess</i>	11/20/03
SOLID WASTE MANAGEMENT	DATE
<i>Sheran Mateos</i>	9/23/03
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGAL DESCRIPTION:

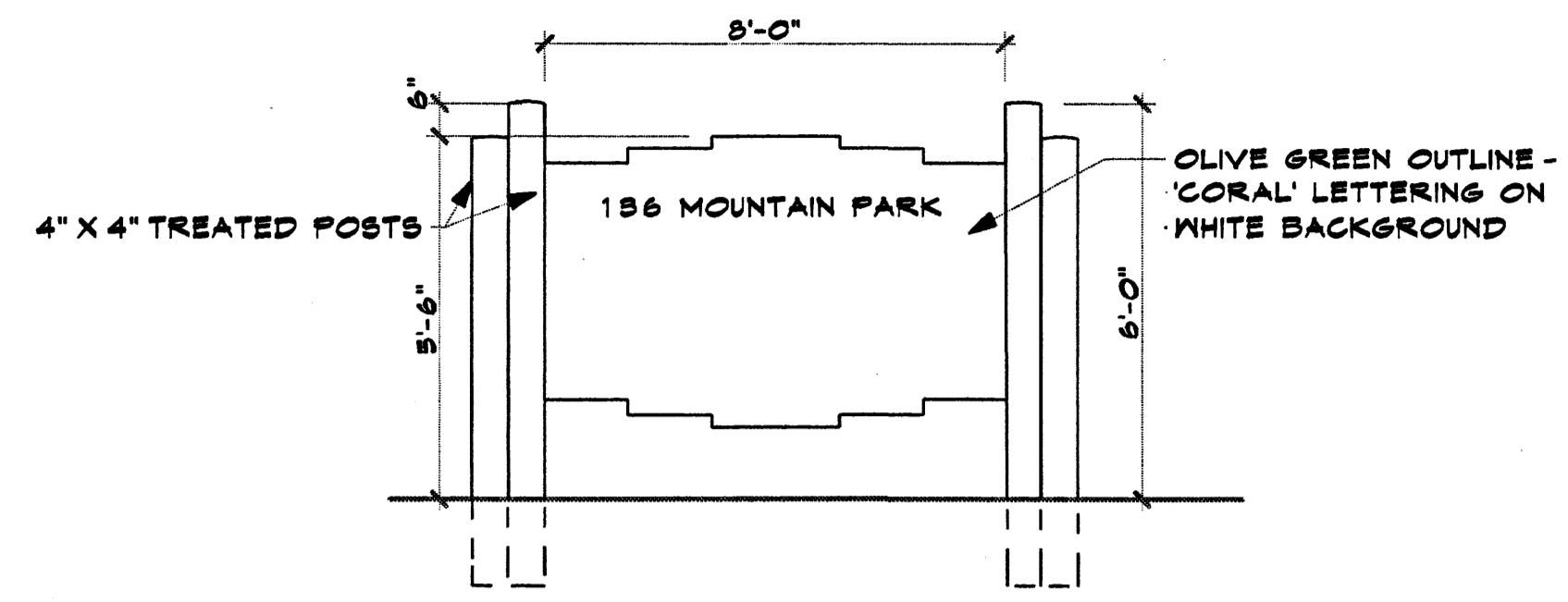
LOT #53, ALAMEDA BUSINESS PARK, BERNALILLO COUNTY, NEW MEXICO



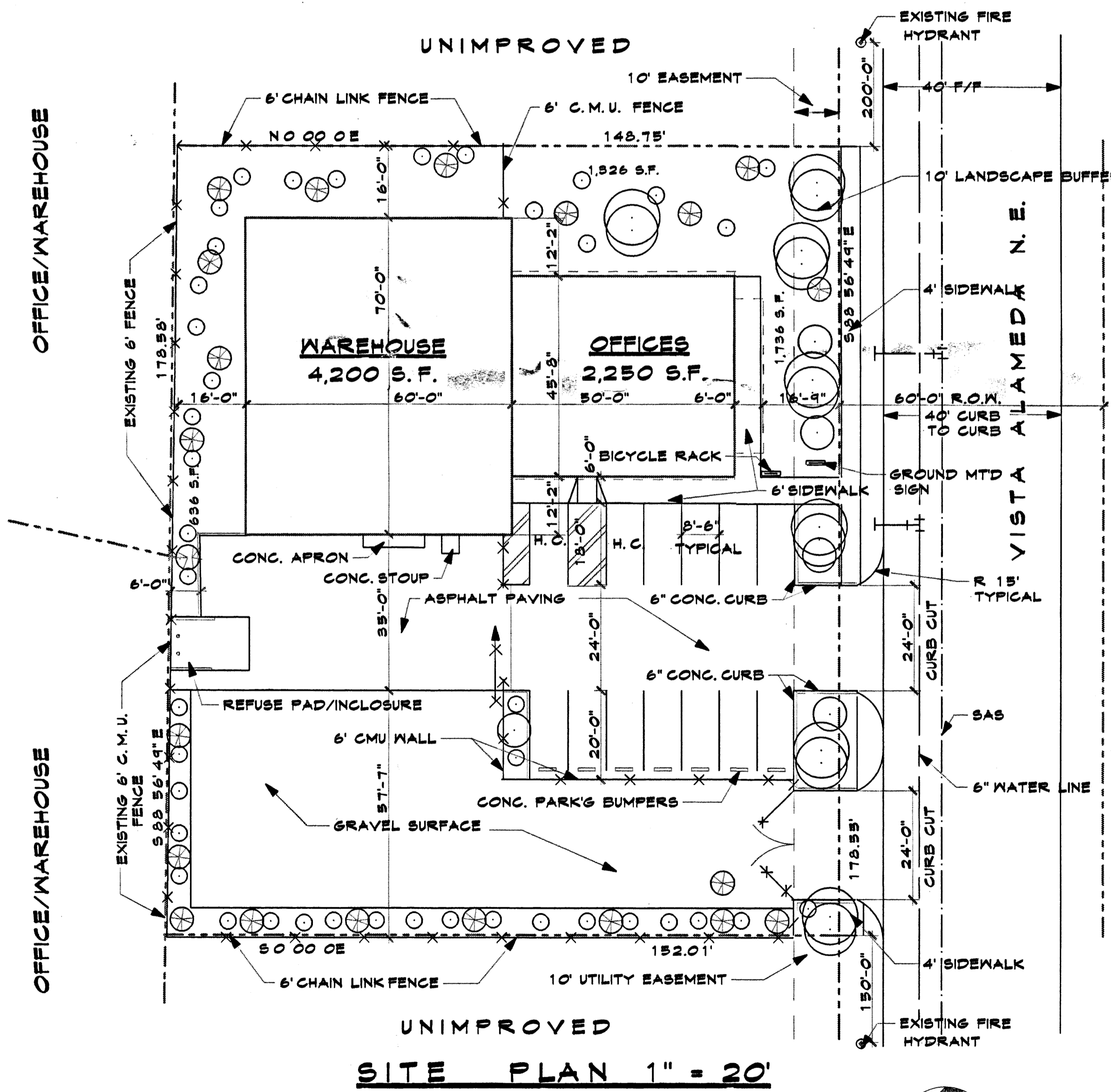
4 TRASH ENCLOSURE
1



1 TREE PLANTING DETAIL
SCALE: 3/8" = 1'-0"



PAD MTD SIGN DET. 3/8" = 1'-0"



UNIMPROVED SITE PLAN 1" = 20'

LANDSCAPING:

- ⊙ MODESTO ASH - 2" CALIPHER - 'M'
- ⊗ CHAMISA - 5 GAL - 'L'
- SPANISH BROOM - 5 GAL - 'L'

GROUND COVER - 3/4" GRAVEL SANTA FE TAN
IRRIGATION BY DRIP IRRIGATION SYSTEM
MAINTENANCE BY OWNER

NOTES:

1. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1 1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDER LINED WITH 'DE WITT' 5.28 MIL. FILTER FABRIC OR OR APPROVAL EQUAL. EXCLUDE FABRIC IN GROUND COVER AND PERENNIAL AREAS
2. RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER
3. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS SHALL BE SPRAY. IRRIGATED TREES SHALL BE IRRIGATED WITH A LOW FLOW TUBBLER SYSTEM, SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH A DRIP MITTER SYSTEM.

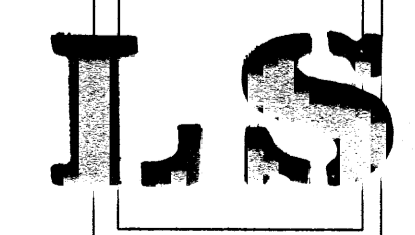
ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

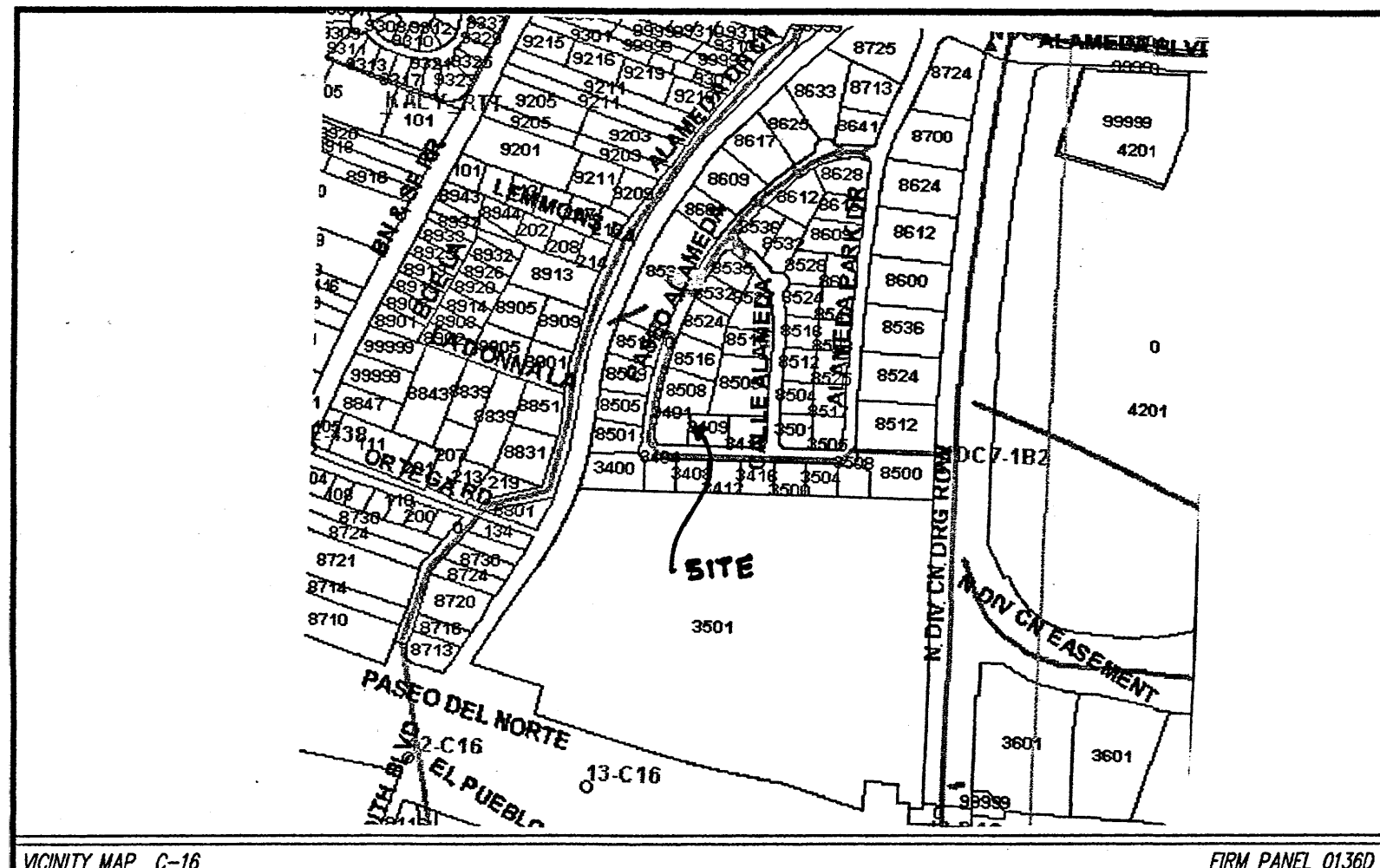
JOB NO. 0325
DATE Jul '03'
REVISION Sept '03
DRAWN BY JWM
CHECKED BY

SHEET TITLE
LANDSCAPE PLAN, NOTES & DETAILS

MILLER AND ASSOCIATES ARCHITECTS PLANNERS
9220 SECOND STREET, N.E.
ALBUQUERQUE, NEW MEXICO
5051 345-1312

JOB TITLE
OFFICE/WAREHOUSE
PFT ELECTRICAL CONTRACTOR
ALBUQUERQUE, NEW MEXICO





VICINITY MAP C-16 FIRM PANEL 0136D

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 53 ALAMEDA BUSINESS PARK (3409 VISTA ALAMEDA N.E.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.6164 ACRES AND IS LOCATED WEST OF THE INTERSECTION OF CALLE ALAMEDA N.E. AND VISTA ALAMEDA N.E., ON THE NORTHSIDE OF VISTA ALAMEDA N.E. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0136D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF A 2300 SQ. FT. OFFICE AND A 4290 SQ. FT. WAREHOUSE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED BY BOHANNAN & HUSTON IN FEBRUARY OF 1999 AND APPROVED BY THE CITY HYDROLOGY SECTION. ON-SITE RUN-OFF WILL BE ROUTED THROUGH AND OUT THE PROPOSED DRIVEPADS LOCATED ON VISTA ALAMEDA N.E. FROM THAT POINT THE RUN-OFF WILL TRAVEL WEST ON VISTA ALAMEDA AND NORTHEAST ON PASEO ALAMEDA AND INTO THE COMMON PONDING AREA (TRACT A) PROVIDED BY THE MASTER DRAINAGE PLAN. NO OFF-SITE FLOWS ARE BLOCKED NOR ENTER THE SITE FROM ANY DIRECTION. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITION FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS; AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

DOWNSRTEAM CAPACITY

PER THE APPROVED MASTER DRAINAGE PLAN FOR ALAMEDA BUSINESS PARK, FREE DISCHARGE IS ALLOWED BECAUSE OF THE CONSTRUCTION OF THE COMMON POND WITHIN THE SUBDIVISION.

PROJECT AREA = 0.6164 ac.
 LOT 53 ALAMEDA BUSINESS PARK
 ZONE 2
 PRECIPITATION: 360 = 2.35 in.
 1440 = 2.75 in.
 10day = 3.95 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 in.	1.56 cfs/ac.
TREATMENT B	0.78 in.	2.28 cfs/ac.
TREATMENT C	1.13 in.	3.14 cfs/ac.
TREATMENT D	2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT	EXISTING AREA	PROPOSED AREA
TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0 ac.
TREATMENT C	0.6164 ac.	0.23378 ac.
TREATMENT D	0 ac.	0.34236 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(0.62) + (2.12)(0.00) / 0.62 ac. = 1.13 in.
 V100-360 = (1.13)(0.62) / 12 = 0.058044 ac-ft = 2528 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.62) + (4.70)(0.00) = 1.94 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(0.23) + (2.12)(0.34) / 0.62 ac. = 1.61 in.
 V100-360 = (1.61)(0.62) / 12.0 = 0.082498 ac-ft = 3594 CF

V100-1440 = (0.08) + (0.34)(2.75 - 2.35) / 12 = 0.093910 ac-ft = 4091 CF

V100-10day = (0.08) + (0.34)(3.95 - 2.35) / 12 = 0.128146 ac-ft = 5582 CF

PROPOSED PEAK DISCHARGE:

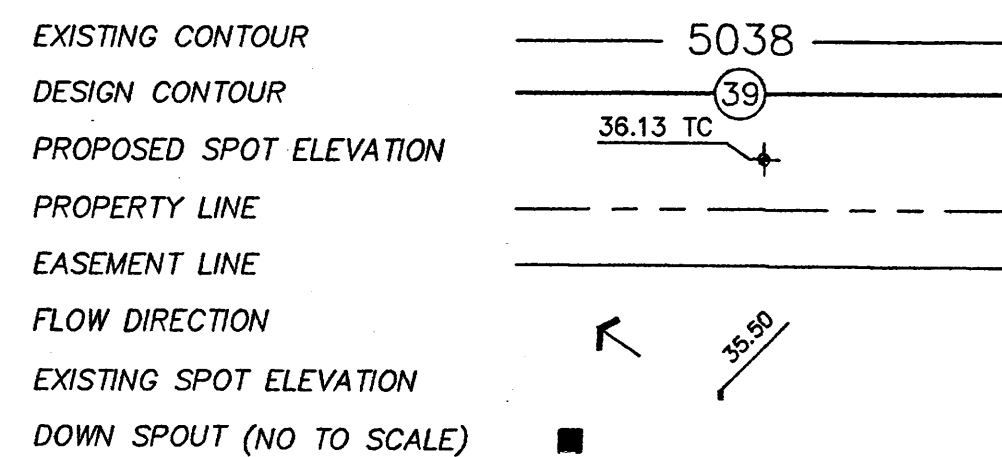
Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.23) + (4.70)(0.34) = 2.34 CFS

INCREASE 2.34 CFS - 1.94 CFS = 0.40 CFS

NOTICE TO CONTRACTOR

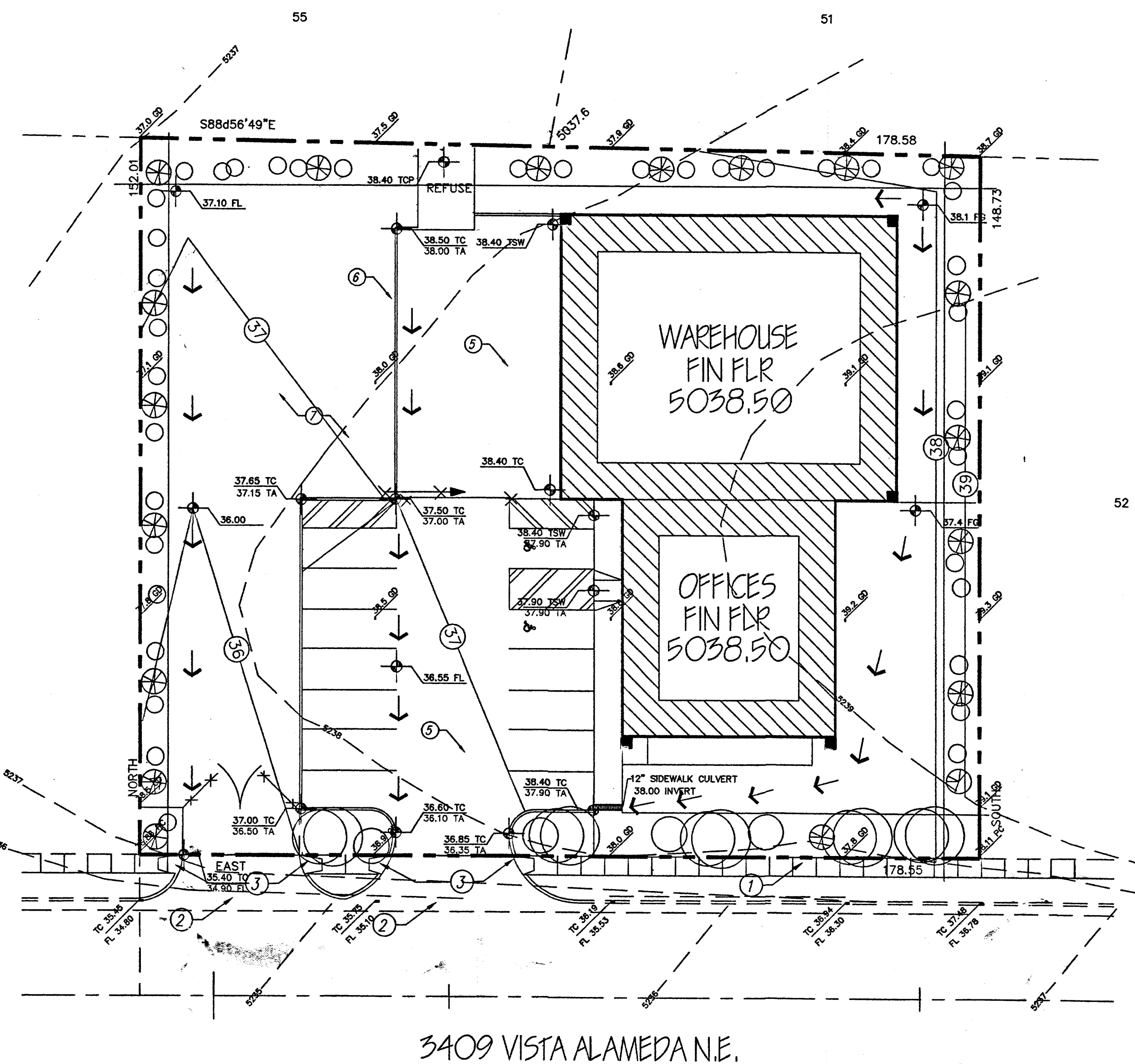
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to Commercial use.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
- Maintenance of these facilities shall be the responsibility of the owner of the property served.

SYMBOL LEGEND



ABBREVIATION LEGEND

TOP OF CONC PAD	-	TOP
TOP OF CURB	-	TC
TOP OF ASPHALT	-	TA
TOP OF CURB	-	TC
TOP OF ASPHALT	-	TA
FLOWLINE	-	FL



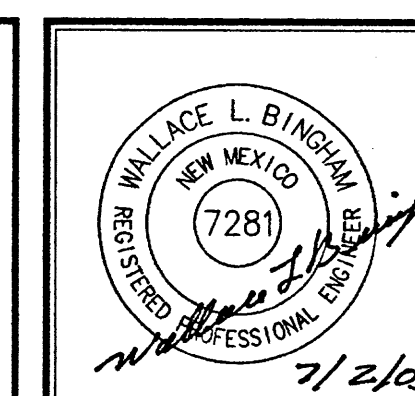
KEYED NOTES:

- NEW 4' SIDE WALK
- NEW DRIVE PAD (REFER TO SITE PLAN)
- HC RAMP
- PAINTED PARKING STRIPES
- NEW ASPHALT
- 6" HIGH CONCRETE HEADER CURB
- GRAVEL PARKING AREA
- EXISTING CURB & GUTTER

LEGAL DESCRIPTION

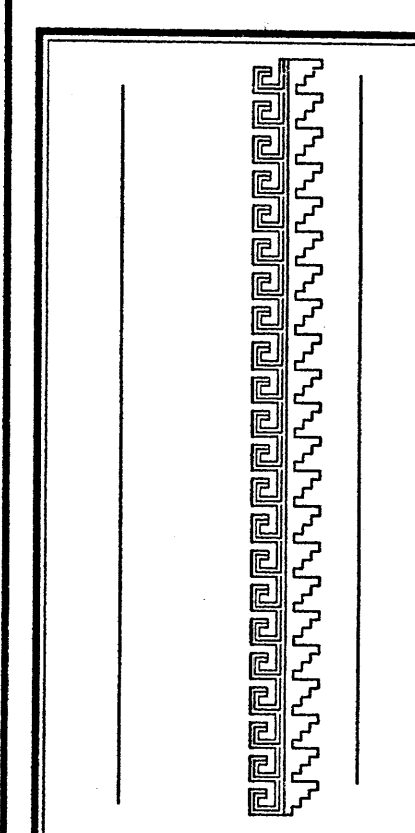
LOT 53
 ALAMEDA BUSINESS PARK
BENCHMARK:
 STATION IS AN AMAFCA BRASS TABLET STAMPED "NDC- 1-71A" SET ON CONCRETE POST PROJECTED 0.3 FEET ABOVE GROUND ELEVATION: 5053.10
 T.B.M. SOUTHEAST PROPERTY CORNER OF LOT 53
 TOP OF YELLOW SURVEY CAP ELEVATION: 5038.11

GRADING & DRAINAGE PLAN



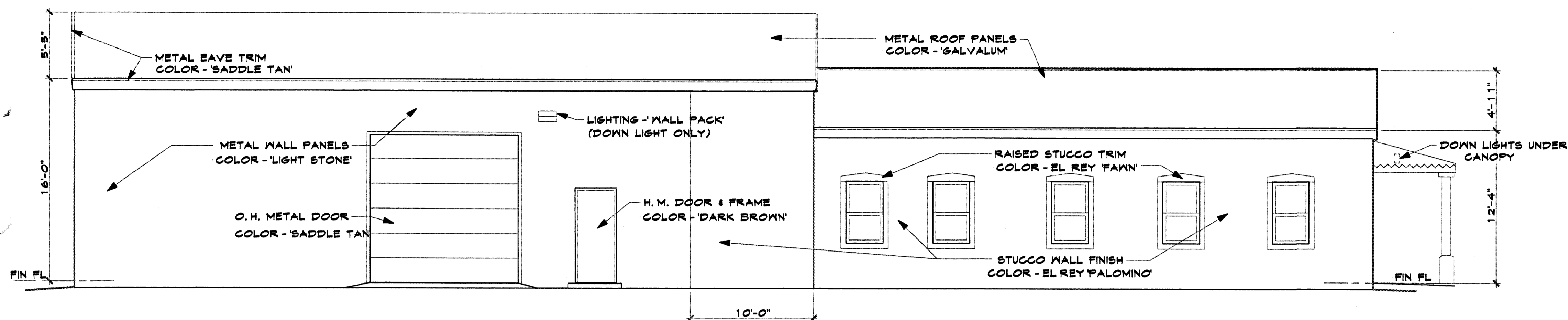
JOB NO:	XXXXXXXX
DATE:	JUNE 2003
REVISIONS:	

GRADING & DRAINAGE PLAN
 Sheet Title
 Drawn By: H. Head & B. Montez
 Checked By: B.J.M.

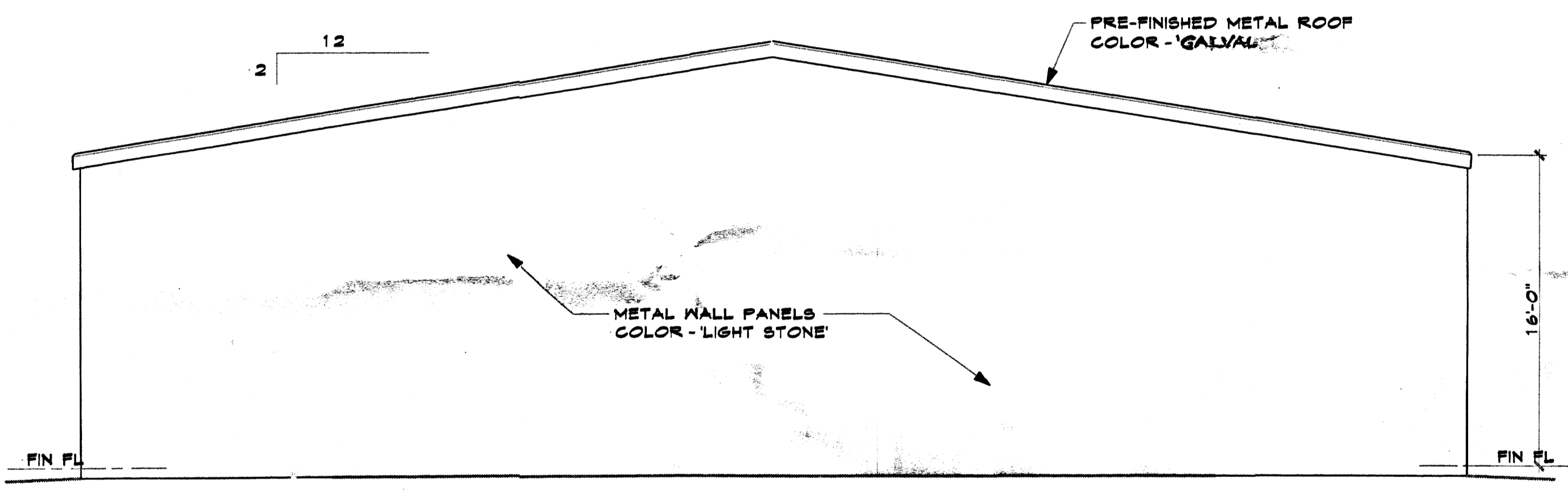


Project Name
 ALAMEDA OFFICE / WAREHOUSE
 3409 VISTA ALAMEDA NE
 ALBUQUERQUE, NEW MEXICO

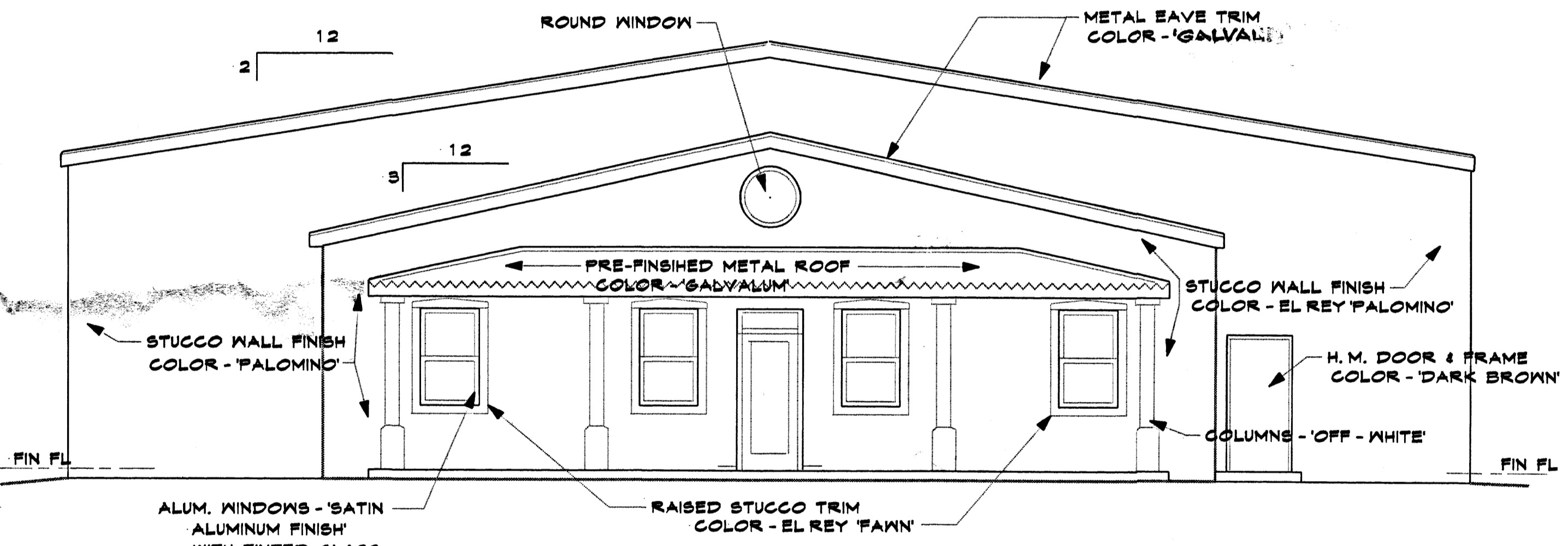
SHEET NO.
 GD



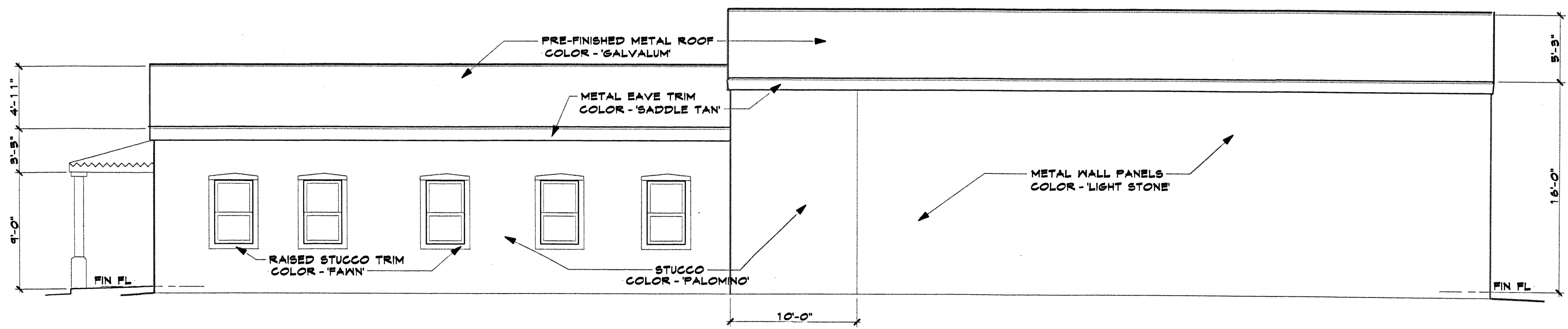
WEST ELEVATION 3/16" = 1'-0"



NORTH ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"



EAST ELEVATION 3/16" = 1'-0"

JOB NO. 0325
 DATE Jul '03
 REVISION
 DRAWN BY J.W.M.
 CHECKED BY
 SHEET TITLE BUILDING ELEVATIONS
 MILLER AND ASSOCIATES ARCHITECTS PLANNERS 9220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 809J 545-1512
 JOB TITLE OFFICE/WAREHOUSE CONTRACTOR PTI ELECTRICAL CONTRACTOR ALBUQUERQUE, NEW MEXICO

