

**LOCATION MAP**

**ZONE ATLAS L-16-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage.....4.3458 Ac.  
 Zone Atlas No.....L-16-Z  
 No. of existing Tracts.....2 Tracts  
 No. of Tracts created.....1 Tract  
 No. of Tracts eliminated.....2 Tract  
 Miles of full width streets created.....0.00  
 Street Area dedicated to the City of Albuquerque.....0.0000 Ac.  
 Date of Survey.....November, 2003  
 Utility Control Location System Log Number.....20034472370  
 Zoning.....SU-1/O-1,C-2 & IP

**LEGAL DESCRIPTION**

A tract of land situate within Section 27, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACTS 5A AND 7A, CAVAN SUNPORT CENTRE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1988 in Volume C35, Folio 173 and containing 4.3458 acres more or less.

**FREE CONSENT AND DEDICATION:**

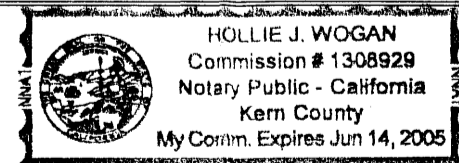
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: Albuquerque Facilities, LLC a New Mexico Limited Liability Company

BY: Steve Moreland December 1, 2003 DATE  
 Steve Moreland, Member

**OWNER'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA SS  
 COUNTY OF KERN



This instrument was acknowledged before me on December 1, 2003  
 By Steve Moreland, Member for Albuquerque Facilities, LLC a New Mexico Limited Liability Company on behalf of said Company.

Hollie J. Wogan NOTARY PUBLIC  
June 14, 2005 MY COMMISSION EXPIRES

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled: "REPLAT OF CAVAN SUNPORT CENTRE", (02-16-88, C35-173) all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

- Eliminate the common property line between Tracts 5A & 7A of CAVAN SUNPORT CENTRE and replat into Tract 7A-1.

CURVE DATA						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	252.45' (252.50')	41°19'36" (41°20'00")	350.00'	132.00'	S68°56'10"E	247.01'
C2	41.53' (41.52')	95°10'56" (95°08'57")	25.00'	27.37' (27.35')	S00°40'54"E	36.92'
C3	265.47' (265.83')	43°27'31"	350.00'	139.49'	S68°38'19"W	259.15'

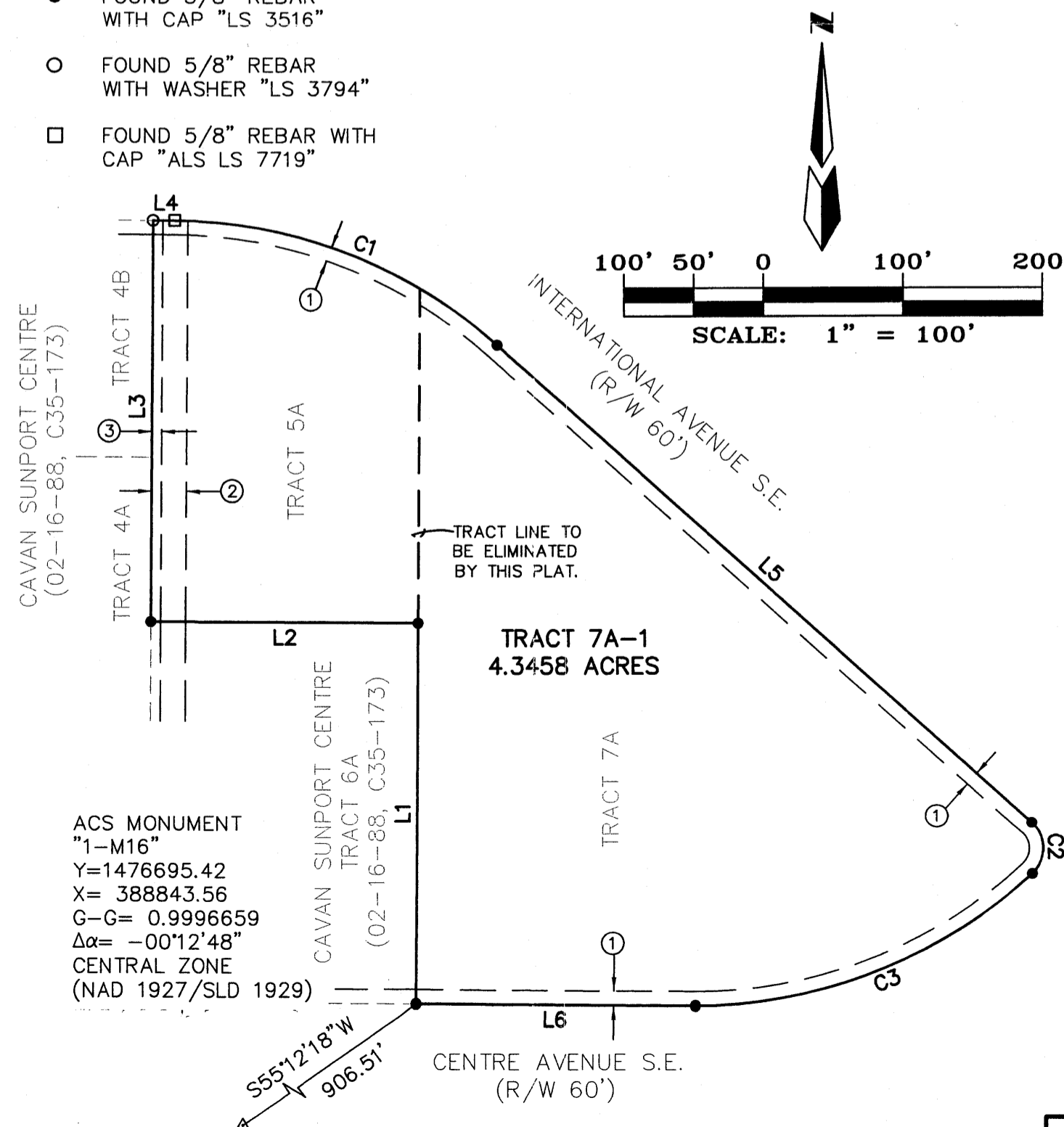
**EASEMENT DATA**

- EXISTING 10' PNM, MOUNTAIN BELL, PERIMETER LANDSCAPE & PROJECT FEATURE EASEMENT (02-16-88, C35-173)
- EXISTING 25' PUBLIC WATERLINE EASEMENT (02-16-88, C35-173)
- EXISTING 7' PNM AND M.S.T.&T UNDERGROUND EASEMENT (06-20-88, BK.MISC. 633A, PG. 849)

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 3516"
- FOUND 5/8" REBAR WITH WASHER "LS 3794"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N00°19'05"E (N00°00'00"W)	272.85' (272.82')
L2	N89°40'33"W (S90°00'00"W)	191.61' (191.60')
L3	N00°22'24"E (N00°00'00"W)	286.99' (286.87')
L4	S89°35'58"E (N90°00'00"E)	15.78' (15.82')
L5	S48°16'22"E (S48°40'00"E)	513.85' (513.91')
L6	N89°37'55"W (S90°00'00"W)	200.65' (200.97')



ACS MONUMENT  
 "1-M16"  
 Y=1476695.42  
 X= 388843.56  
 C-G= 0.9996659  
 Δα= -00°12'48"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)

PLAT FOR FINAL  
 TRACT 7A-1  
**PRELIMINARY PLAT**  
 WITH APPROVAL BY DRB  
 SECTION 27  
ON 11/28/03  
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002873

Application Number: 03DRB-02033

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services N/A Date \_\_\_\_\_  
 PNM Gas Services N/A Date \_\_\_\_\_  
 Qwest N/A Date \_\_\_\_\_  
 Comcast N/A Date \_\_\_\_\_

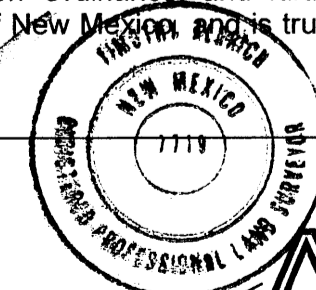
**City Approvals:**

City Surveyor [Signature] 12-2-03 Date  
 Real Property Division N/A Date \_\_\_\_\_  
 Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
 Utilities Development \_\_\_\_\_ Date \_\_\_\_\_  
 Parks and Recreation Department Christina Sandoval 12/10/03 Date  
 AMAFCA \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and further meets the Minimum Standards for Land Surveying in the State of New Mexico. This is true and correct to the best of my knowledge and belief."

[Signature] 12/1/03 Date  
 Timothy Aldrich P.S. No. 7719



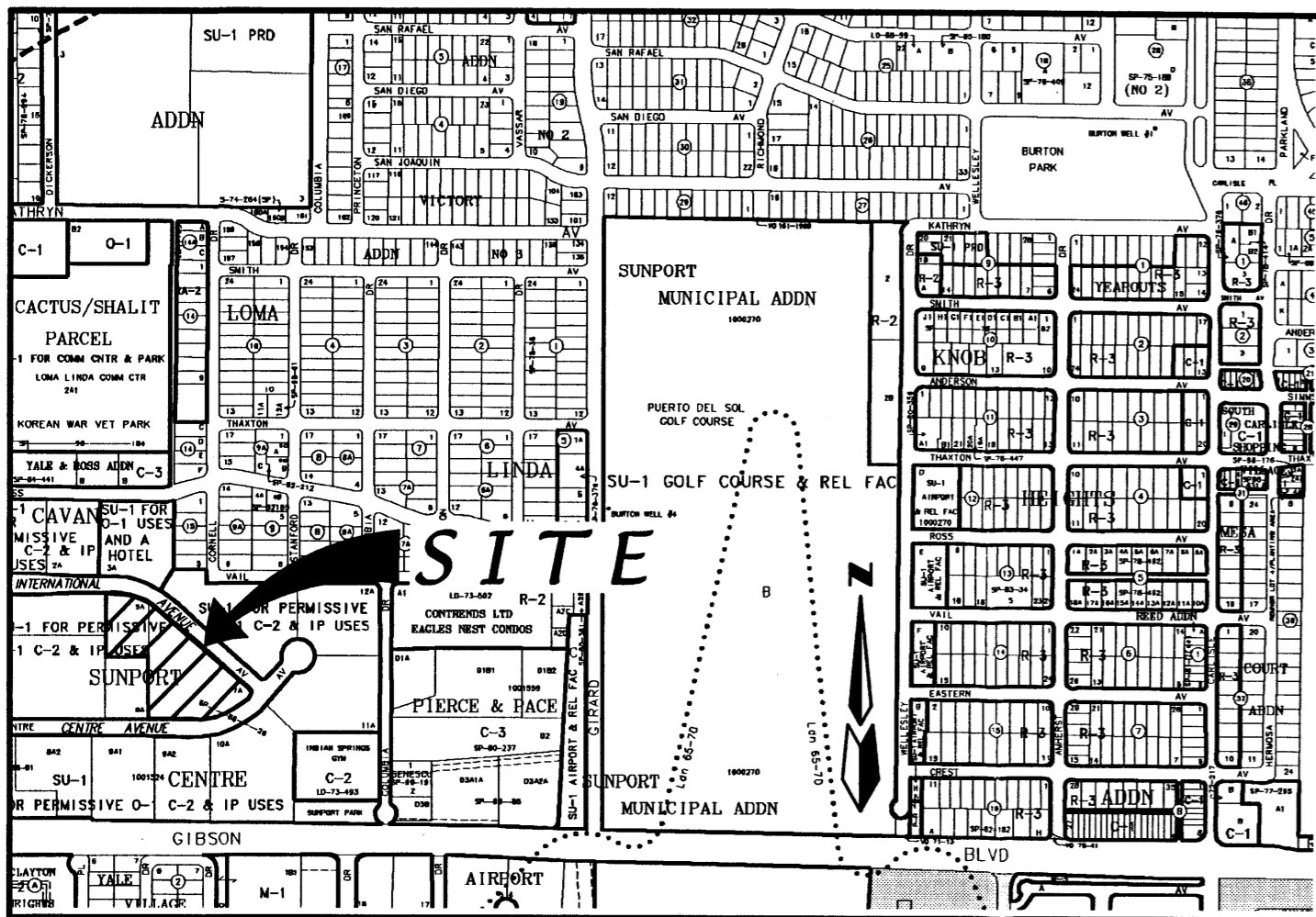
**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

Dwg: A3084FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: N/A	Date: 11/25/03	Job: A03084	

Prelim Plat

PLAT FOR APPROVED BY DRB  
TRACT 7A-1 12/10/03  
CAVAN SUNPORT CENTRE  
WITHIN SECTION 27  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003



LOCATION MAP

ZONE ATLAS L-16-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage 4.3458 Ac.  
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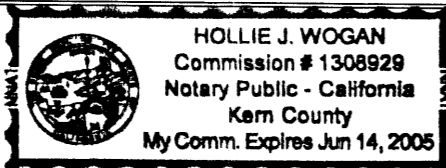
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BY: Steve Moreland December 1, 2003  
Steve Moreland, Member DATE

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STATE OF CALIFORNIA  
COUNTY OF KERN



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By Steve Moreland, Member for Albuquerque Facilities, LLC a New Mexico Limited Liability Company on behalf of said Company.

Hollie J. Wogan June 14, 2005  
NOTARY PUBLIC MY COMMISSION EXPIRES

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CURVE DATA table with columns: CURVE, LENGTH, DELTA, RADIUS, TANGENT, DIRECTION, CHORD. Rows C1, C2, C3.

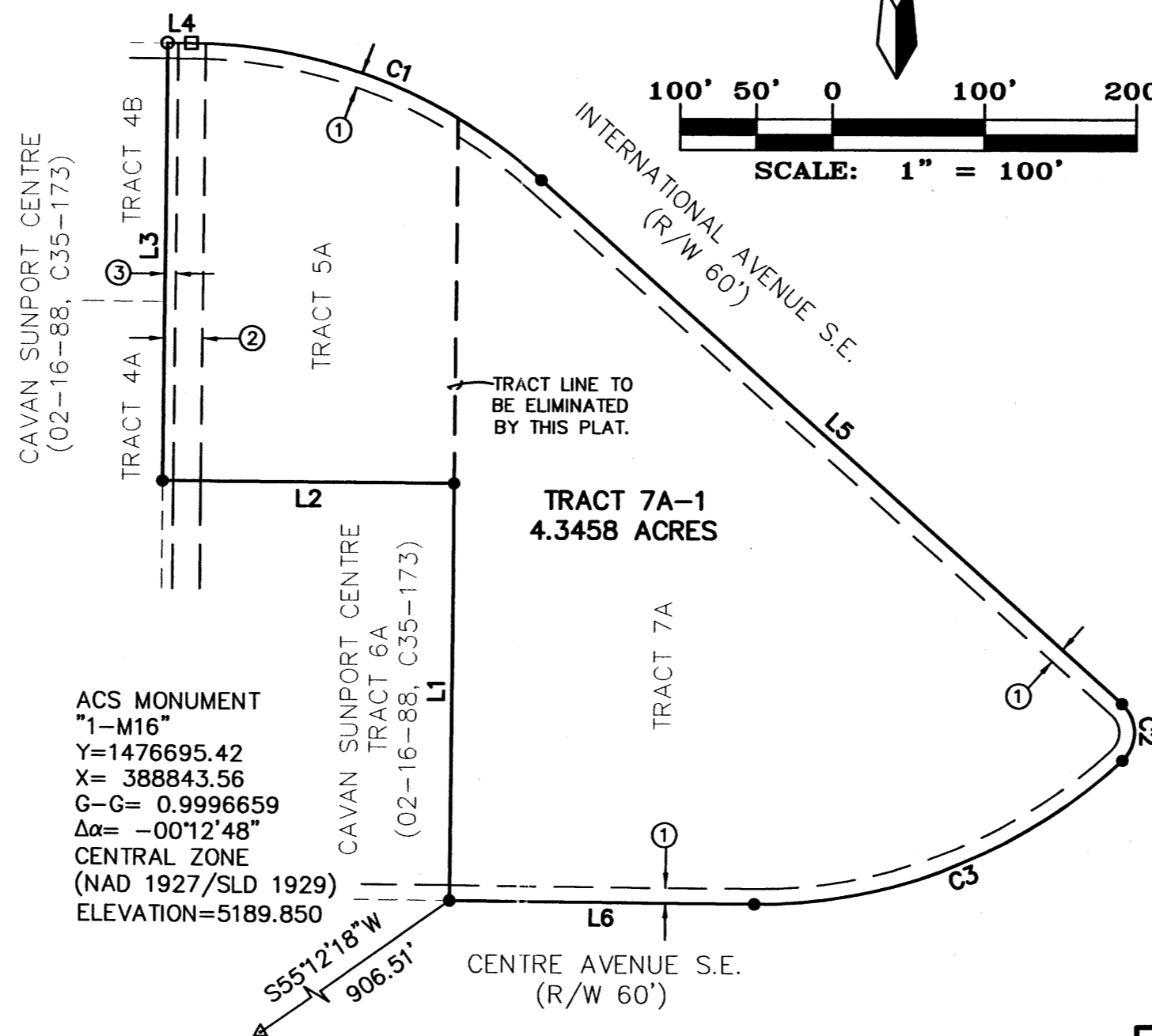
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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

LINE DATA table with columns: LINE, DIRECTION, DISTANCE. Rows L1 through L6.



APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002873

Application Number:

PLAT APPROVAL

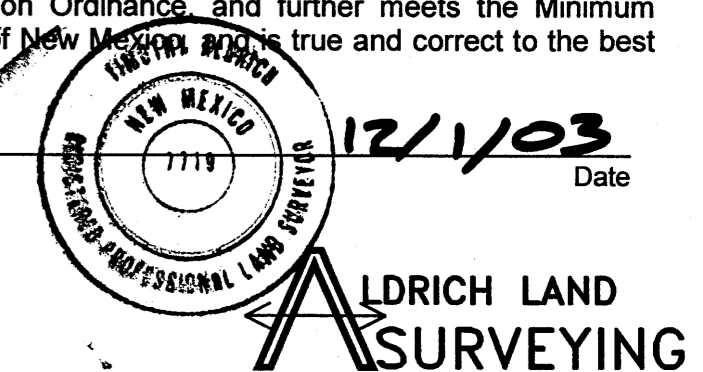
Utility Approvals:

Table of utility approvals including PNM Electric Services, PNM Gas Service, Comcast, City Approvals, Real Property Division, Traffic Engineering, Utilities Development, Parks and Recreation Department, AMAFCA, City Engineer, and DRB Chairperson.

SURVEYOR'S CERTIFICATION

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Signature of Timothy Aldrich, Date 12/1/03, Timothy Aldrich P.S. No. 7719



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# DEPT. OF VETERAN AFFAIRS COOPERATIVE STUDIES

ALBUQUERQUE, NEW MEXICO

## VA PHARMACY PROPOSED ADDITION

### ARCHITECT

DCSW ARCHITECTS, INC.  
320 CENTRAL AVENUE SW  
ALBUQUERQUE, NM 87102  
(505) 843-9639  
CONTACT: MARC E. SCHIFF, A.I.A.  
LOUIE L. MARTINEZ

### STRUCTURAL ENGINEER

WALLA ENGINEERING  
6100 INDIAN SCHOOL ROAD NE  
SUITE 210  
ALBUQUERQUE, NM 87110  
(505) 881-3008  
CONTACT: MIKE WALLA  
LARRY KENNEDY

### CIVIL ENGINEER

MARK GOODWIN AND ASSOCIATES  
8916 ADAMS NE  
ALBUQUERQUE, NM 87110  
(505) 828-2200  
CONTACT: MARK GOODWIN

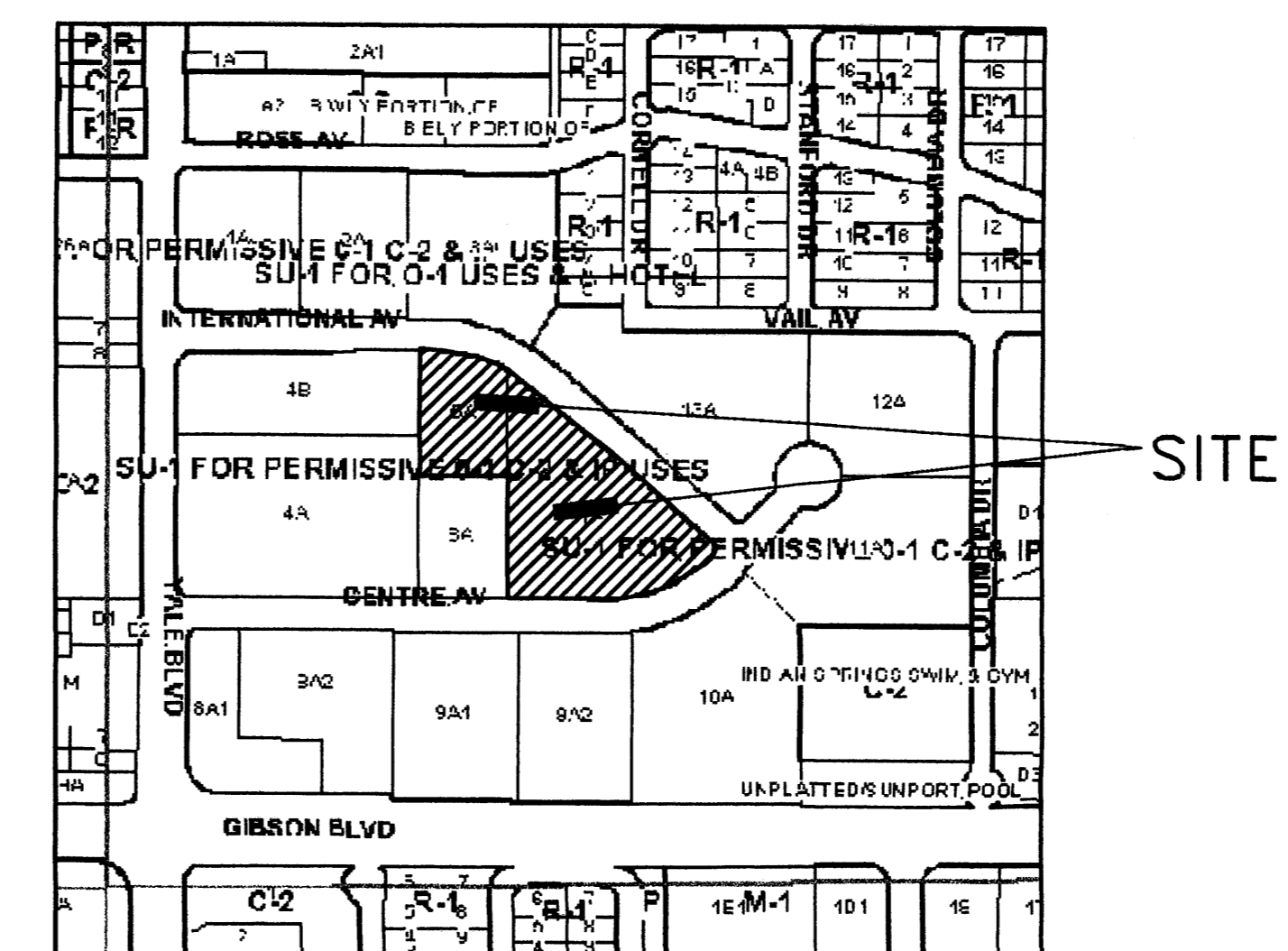
### MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER

CCI - ENGINEERING  
320 CENTRAL AVENUE SW  
SUITE 102  
ALBUQUERQUE, NM 87102  
(505) 242-8046  
CONTACT: JOHN G. KOSANOVICH

### LANDSCAPE ARCHITECT

HILLTOP LANDSCAPE ARCHITECTS  
AND CONTRACTORS  
7909 EDITH BLVD NE  
ALBUQUERQUE, NM 87113  
(505) 898-9690  
CONTACT: CARRIE DENTON

### VICINITY MAP



0 400' 800' (NOTE: SCALE APPROXIMATE)



ZONE ATLAS MAP: L-16  
LOT #7A & 5A

ZONING: SU-1 (SPECIAL USE) FOR  
IP USES

OCCUPANCY: OFFICE, MANUFACTURING,  
AND WAREHOUSE

CONSTRUCTION TYPE: II-N

#### DRAWING INDEX:

GENERAL INFORMATION:

G-000 TITLE SHEET

CIVIL:

C-301 GRADING & DRAINAGE PLAN  
C-302 UTILITY PLAN

LANDSCAPE:

L-1 LANDSCAPE PLAN

ARCHITECTURAL:

A-S01 OVERALL SITE PLAN  
A-S02 EXTERIOR ELEVATIONS  
A-S03 ARCHITECTURAL SITE DETAILS

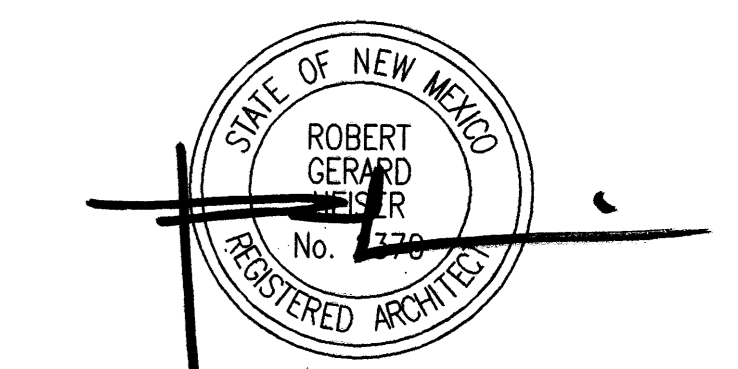
**DCSW**  
ARCHITECTS

DESIGN COLLABORATIVE SOUTHWEST, INC.  
320 Central Ave., SW, Albuquerque, NM 87102  
505.843.9639 Fax: 505.843.9683  
Web Site: www.dcswwarchitects.com  
E-Mail: dcsww@dcswwarchitects.com

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the Owner-Architect Agreement.

CONSULTANTS

Architect Engineer



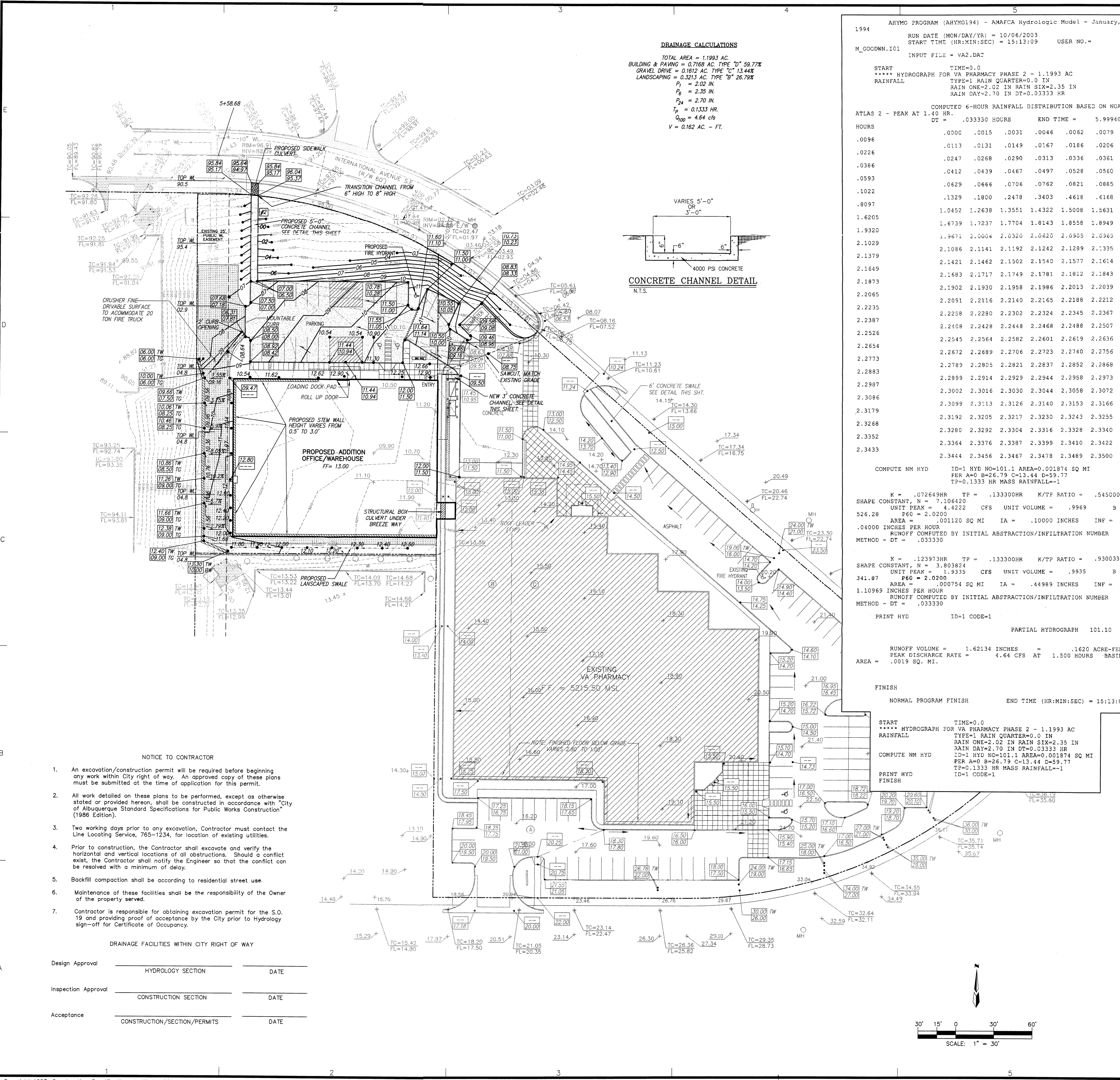
VA PHARMACY  
ADDITION

2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0317
CAD DWG FILE:		0317G-000.DWG
DRAWN BY:		LLM
CHECKED BY:		RGH
DATE:		11/18/03

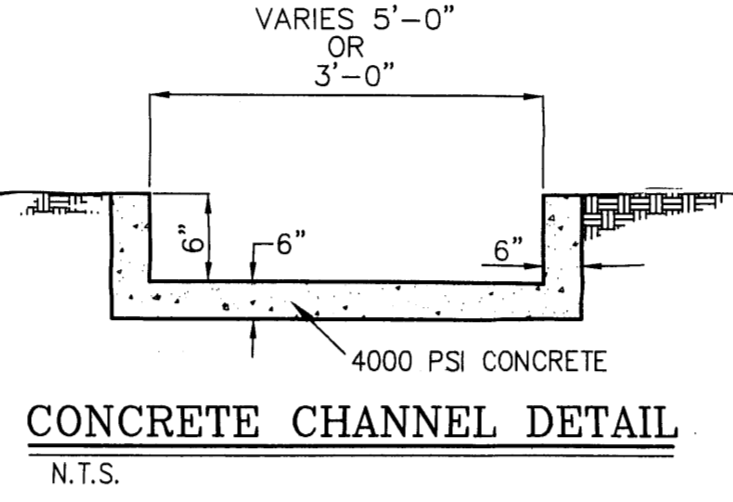
SHEET TITLE  
TITLE SHEET

**G-000**  
sheet of sheets



**DRAINAGE CALCULATIONS**

TOTAL AREA = 1.1993 AC.  
 BUILDING & PARKING = 0.7168 AC. TYPE "D" 59.77%  
 GRAVEL DRIVE = 0.1612 AC. TYPE "C" 13.44%  
 LANDSCAPING = 0.3213 AC. TYPE "B" 26.79%  
 $P_1 = 2.02$  IN.  
 $P_2 = 2.35$  IN.  
 $P_3 = 2.70$  IN.  
 $T_p = 0.1333$  HR.  
 $Q_{100} = 4.64$  CFS  
 $V = 0.162$  AC - FT.



1994 ARHYMO PROGRAM (ARHYMO194) - AMAFCA Hydrologic Model - January,  
 RUN DATE (MON/DAY/YR) = 10/06/2003  
 START TIME (HR:MIN:SEC) = 15:13:09 USER NO. =  
 M\_GOODWIN.101  
 INPUT FILE = VA2.DAT

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.

HOURS	0.0000	0.0015	0.0031	0.0046	0.0062	0.0079
0.0096	0.0113	0.0131	0.0149	0.0167	0.0186	0.0206
0.0226	0.0247	0.0268	0.0290	0.0313	0.0336	0.0361
0.0386	0.0412	0.0439	0.0467	0.0497	0.0528	0.0560
0.0593	0.0629	0.0666	0.0706	0.0762	0.0821	0.0885
0.1022	0.1329	0.1800	0.2478	0.3403	0.4618	0.6168
0.8097	1.0452	1.2638	1.3551	1.4322	1.5008	1.5631
1.6205	1.6739	1.7237	1.7704	1.8143	1.8558	1.8949
1.9320	1.9671	2.0004	2.0320	2.0620	2.0905	2.0969
2.1029	2.1086	2.1141	2.1192	2.1242	2.1289	2.1335
2.1379	2.1421	2.1462	2.1502	2.1540	2.1577	2.1614
2.1649	2.1683	2.1717	2.1749	2.1781	2.1812	2.1843
2.1873	2.1902	2.1930	2.1958	2.1986	2.2013	2.2039
2.2065	2.2091	2.2116	2.2140	2.2165	2.2188	2.2212
2.2235	2.2258	2.2280	2.2302	2.2324	2.2345	2.2367
2.2387	2.2408	2.2428	2.2448	2.2468	2.2488	2.2507
2.2526	2.2545	2.2564	2.2582	2.2601	2.2619	2.2636
2.2654	2.2672	2.2689	2.2706	2.2723	2.2740	2.2756
2.2773	2.2789	2.2805	2.2821	2.2837	2.2852	2.2868
2.2883	2.2899	2.2914	2.2929	2.2944	2.2958	2.2973
2.2987	2.3002	2.3016	2.3030	2.3044	2.3058	2.3072
2.3086	2.3099	2.3113	2.3126	2.3140	2.3153	2.3166
2.3179	2.3192	2.3205	2.3217	2.3230	2.3243	2.3255
2.3268	2.3280	2.3292	2.3304	2.3316	2.3328	2.3340
2.3352	2.3364	2.3376	2.3387	2.3399	2.3410	2.3422
2.3433	2.3444	2.3456	2.3467	2.3478	2.3489	2.3500

COMPUTE NM HYD  
 ID=1 HYD NO=101.1 AREA=0.001874 SQ MI  
 PER A=0 B=26.79 C=13.44 D=59.77  
 TP=0.1333 HR MASS RAINFALL=1

K = .072649HR TP = .133300HR K/TP RATIO = .545000  
 SHAPE CONSTANT, N = 7.106420  
 UNIT PEAK = 4.4222 CFS UNIT VOLUME = .9969 B =  
 526.28 P60 = 2.0200  
 AREA = .001120 SQ MI IA = .10000 INCHES INF =  
 .04000 INCHES PER HOUR  
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER  
 METHOD - DT = .033330

K = .123973HR TP = .133300HR K/TP RATIO = .930033  
 SHAPE CONSTANT, N = 3.80382  
 UNIT PEAK = 1.9335 CFS UNIT VOLUME = .9935 B =  
 341.87 P60 = 2.0200  
 AREA = .000754 SQ MI IA = .44989 INCHES INF =  
 1.10969 INCHES PER HOUR  
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER  
 METHOD - DT = .033330

PRINT HYD ID=1 CODE=1  
 PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 1.62134 INCHES = .1620 ACRE-FEET  
 PEAK DISCHARGE RATE = 4.64 CFS AT 1.500 HOURS BASIN  
 AREA = .0019 SQ. MI.

**LEGAL DESCRIPTION**  
 TRACT 5A, CAVAN SUPPORT CENTER, WITHIN SECTION 27, TOWNSHIP 10 NORTH,  
 RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**ACS BENCHMARK**  
 ACS BRASS CAP STAMPED "1" - "M16" AT THE INTERSECTION OF GIBSON &  
 YALE BOULEVARD. GEOGRAPHIC POSITION (NAD 1927), IN FEET, N.M. STATE  
 PLANE COORDINATES (CENTRAL ZONE).  
 X = 388,843.56, Y = 1,476,695.42  
 ELEVATION = 5189.85 (NGVD29) IN FEET.

**LEGEND**

- 84.80 TW: NEW TOP OF WALL ELEVATION
- 84.30 TA: NEW TOP OF ASPHALT ELEVATION
- 81.72 TS: NEW TOP OF SIDEWALK ELEVATION
- 87.00 TW: NEW TOP OF RETAINING WALL ELEVATION
- 81.30 TG: NEW TOP OF GRADE ELEVATION
- 87.00 TW: NEW TOP OF CURB ELEVATION
- 81.30 TW: NEW FLOWLINE ELEVATION
- 87.00: NEW SPOT ELEVATION
- : NEW CURB
- : MAX. SLOPE 2:1
- : NEW RETAINING WALL
- : NEW SWALE
- : NEW FLOW ARROW
- : EXISTING CONTOURS
- : EXISTING BUILDING
- : EXISTING CURB & GUTTER
- : EXISTING SPOT ELEVATIONS
- : ROOF DRAIN
- : EXISTING FLOODPLAIN LINE
- : DRAINAGE BASIN LINE
- : HIGH POINT
- : CONTOUR (MAJOR)
- : CONTOUR (MINOR)
- : TOP CURB FLOWLINE
- : SPOT ELEV
- : CURB AND GUTTER
- : CONCRETE/SIDEWALK
- : WALL OR HEAD WALL
- : ROD IRON FENCE
- : BOLLARD
- : SANITARY SEWER MANHOLE
- : FIRE HYDRANT
- : WATER VALVE
- : TREE
- : LOT LIGHT/STREET LIGHT
- : TELEPHONE PEDESTAL
- : DROP INLET
- : STORM SEWER MANHOLE
- : RAILROAD TIE WALL
- : WHEELCHAIR RAMP

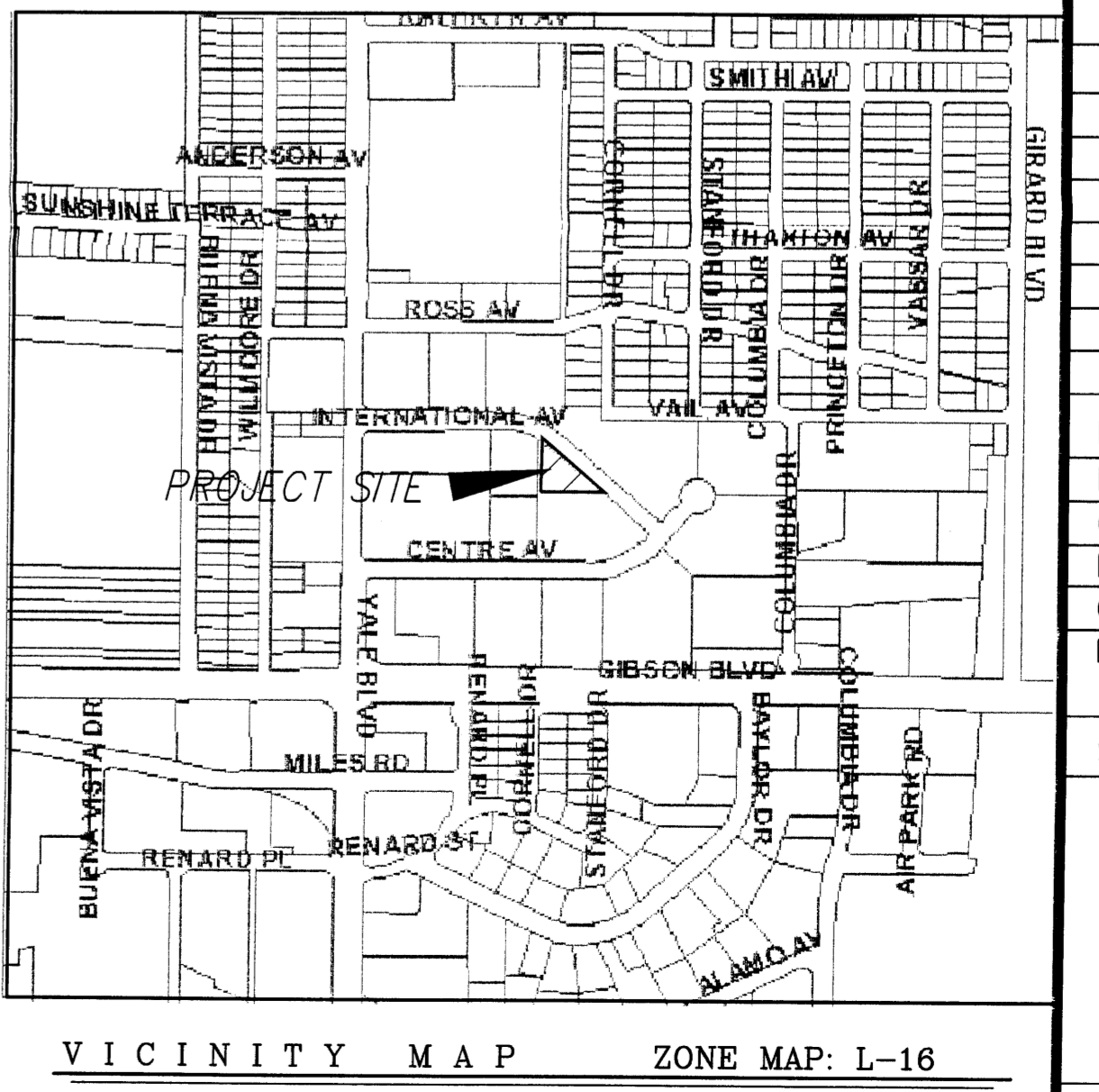
**NOTES**

- SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE
- FREE DISCHARGE PER MASTER PLAN.
- 10' PUBLIC UTILITY EASEMENT ADJACENT TO INTERNATIONAL AVENUE IS THE ONLY ENCUMBRANCE.
- NO OFF-SITE FLOWS ENTER THIS PROPERTY.
- SITE WILL BE GRADED SUCH THAT ALL STORM WATER RUN-OFF WILL BE DISCHARGED TO THE STREET VIA DRIVEWAYS OR CONCRETE CHANNEL.

- NOTICE TO CONTRACTOR**
- An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
  - All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
  - Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
  - Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
  - Backfill compaction shall be according to residential street use.
  - Maintenance of these facilities shall be the responsibility of the Owner of the property served.
  - Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

**DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY**

Design Approval	HYDROLOGY SECTION	DATE
Inspection Approval	CONSTRUCTION SECTION	DATE
Acceptance	CONSTRUCTION/SECTION/PERMITS	DATE

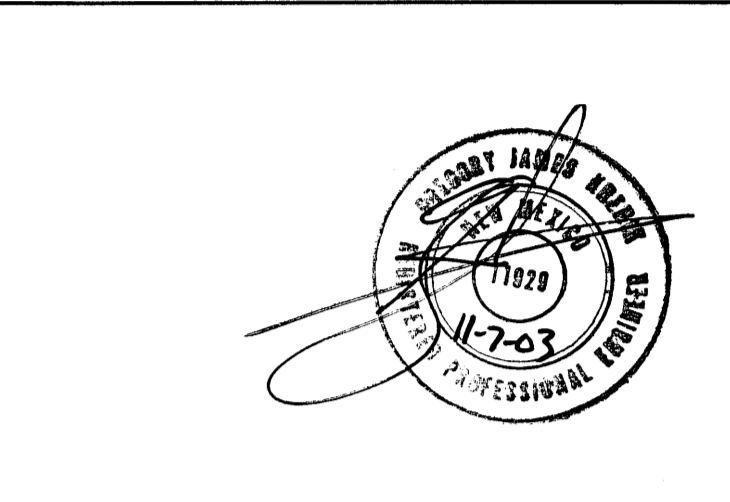


**DCSW ARCHITECTS**

DESIGN COLLABORATIVE SOUTHWEST, INC.  
 320 Central Ave., SW, Albuquerque, NM 87102  
 505.843.9639 Fax: 505.843.9653  
 Web Site: www.dcswarearchitects.com  
 E-Mail: dcsware@dcswarchitects.com

**CONSULTANTS**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87198  
 (505)828-2200, FAX (505)797-9539



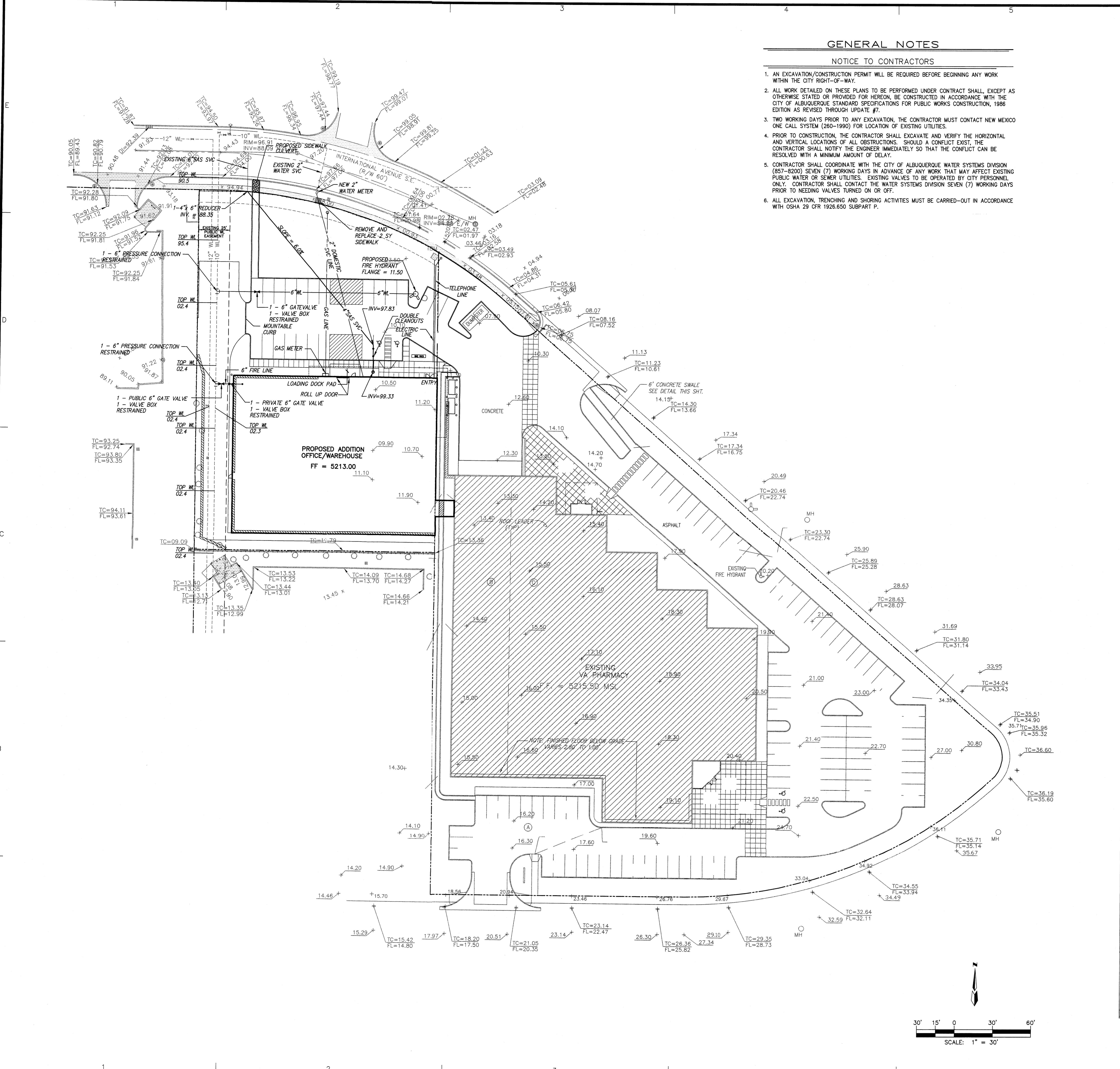
Architect: \_\_\_\_\_  
 Engineer: \_\_\_\_\_

**VA PHARMACY**  
 2400/2412 INTERNATIONAL AVENUE  
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	A03084VA	
CAD DWG FILE:	A3084gd2.dwg	
CHECKED BY:	DMG	
DATE:	11/07/03	

SHEET TITLE  
**GRADING & DRAINAGE PLAN**

C-301  
 sheet of sheets



**GENERAL NOTES**

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**LEGAL DESCRIPTION**

TRACT 5A, CAVAN SUNPORT CENTER, WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**ACS BENCHMARK**

ACS BRASS CAP STAMPED "1 - M16" AT THE INTERSECTION OF GIBSON & YALE BOULEVARD. GEOGRAPHIC POSITION (NAD 1927), IN FEET, N.M. STATE PLANE COORDINATES (CENTRAL ZONE).  
 X = 389,843.56, Y = 1,476,605.42  
 ELEVATION = 5189.85 (NGVD29) IN FEET.

**LEGEND**

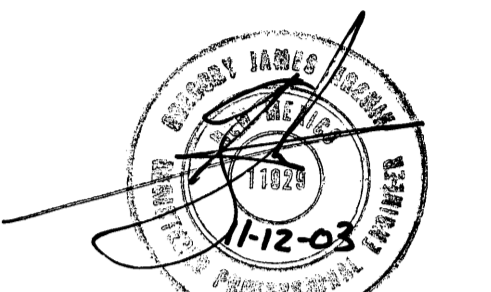
- NEW CURB
- MAX. SLOPE 2:1
- NEW RETAINING WALL
- NEW SWALE
- NEW FLOW ARROW
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATIONS
- ROOF DRAIN
- EXISTING FLOODPLAIN LINE
- DRAINAGE BASIN LINE
- HIGH POINT
- TOP CURB FLOWLINE
- SPOT ELEV
- CURB AND GUTTER
- CONCRETE/SIDEWALK
- WALL OR HEAD WALL
- ROD IRON FENCE
- BOLLARD
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TREE
- LOT LIGHT/STREET LIGHT
- TELEPHONE PEDESTAL
- DROP INLET
- STORM SEWER MANHOLE
- RAILROAD TIE WALL
- WHEELCHAIR RAMP



DESIGN COLLABORATIVE SOUTHWEST, INC.  
 320 Central Ave., SW, Albuquerque, NM 87102  
 505.843.9639 Fax: 505.843.9683  
 Web Site: www.dcswwarchitects.com  
 E-Mail: dcsww@dcswwarchitects.com

**CONSULTANTS**

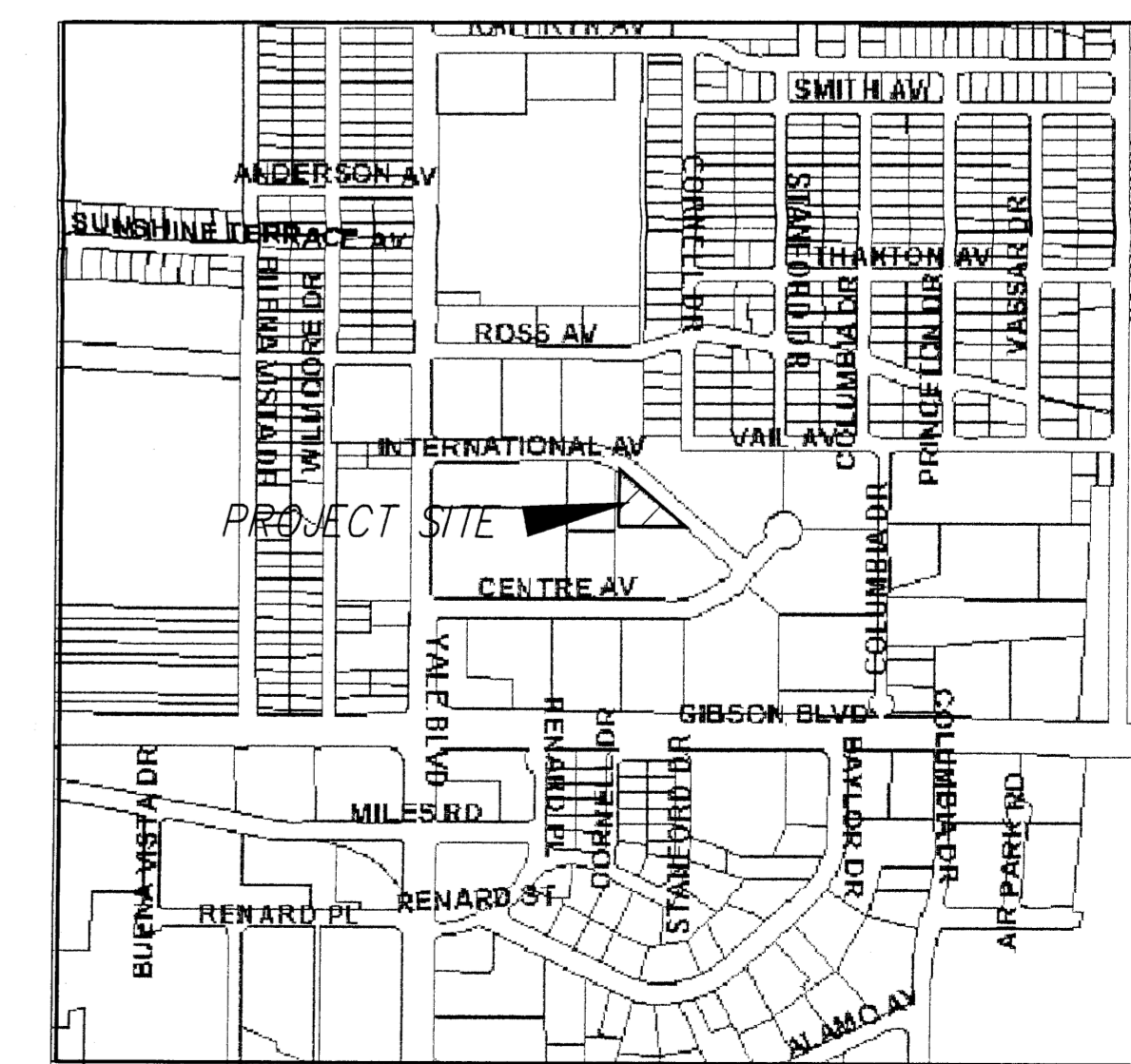
dmg MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539



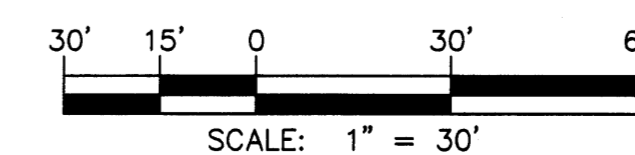
Architect Engineer

**VA PHARMACY**

2400/2412 INTERNATIONAL AVENUE  
 ALBUQUERQUE, NM



VICINITY MAP ZONE MAP: L-16



SCALE: 1" = 30'

MARK	DATE	DESCRIPTION

ISSUE:  
 PROJECT NO: A03084VA  
 CAD DWG FILE: A3084UT.dwg  
 DRAWN BY:  
 CHECKED BY: DMG  
 DATE: 11/12/03

SHEET TITLE  
 UTILITY PLAN

C-302  
 sheet of sheets




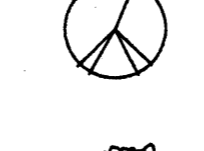



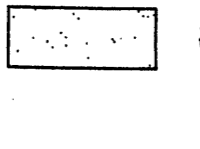
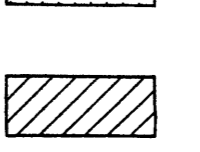
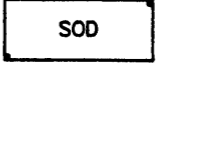


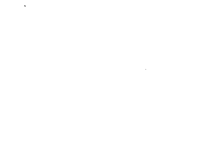
CONSULTANTS

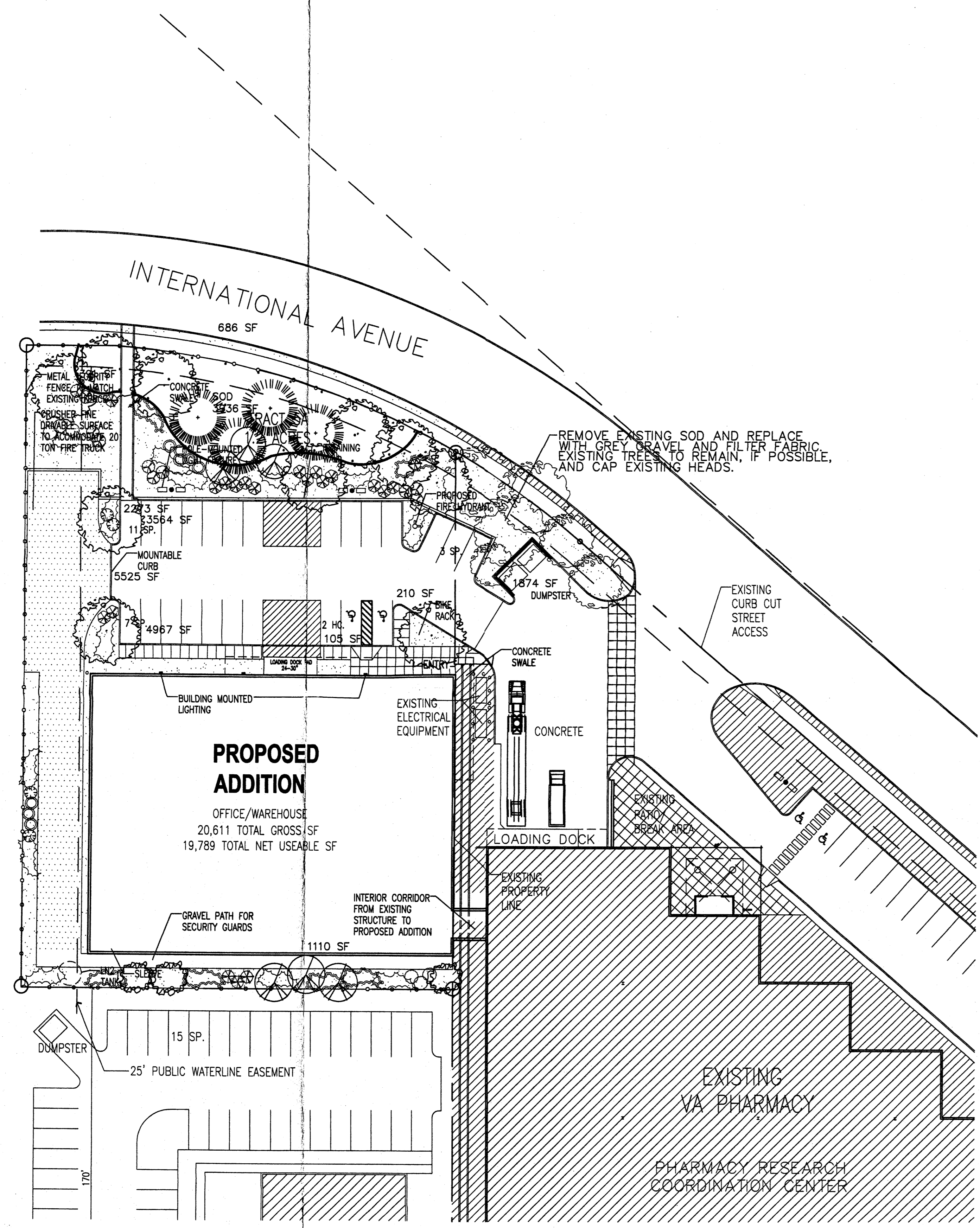
Architect	Engineer
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VA PHARMACY  
2400/2412 INTERNATIONAL AVENUE  
ALBUQUERQUE, NM

PLANT LEGEND

-  EXISTING TREE
-  2" CAL. SHADE TREE  
Ash, Locust, W. Maple, London Plane  
10 Total
-  6'-8' EVERGREEN  
Austrian Pine  
4 Total
-  15 GALLON FLOWERING ORNAMENTAL TREES  
Purpleleaf Plum, Bradford Pear  
6 Total
-  MULTI-TRUNK ACCENT TREES  
Forestiera  
3 Total
-  1 GALLON SHRUB  
Photinia, Raphiolepis, Euonymus,  
Gambusia, Apache Plume  
35 Total
-  1 GALLON GROUNDCOVERS  
Honeysuckle (10), Tam Juniper (18),  
Buffalo Juniper (39)
-  3/4" GRAY GRAVEL  
WITH FILTER FABRIC
-  GRAY CRUSHER FINES  
WITH FILTER FABRIC
-  EXISTING LANDSCAPE
-  SOD
-  COMMERCIAL GRADE  
STEEL EDGING
-  POP-UP SPRINKLER HEADS



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.

3/4" Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Every effort shall be made to retain all existing trees on the site. If any tree is lost or removed, it shall be replaced with a tree similar in species to the trees removed with a minimum 2 1/2-inch caliper.

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.

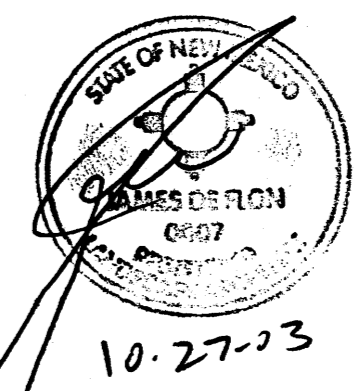
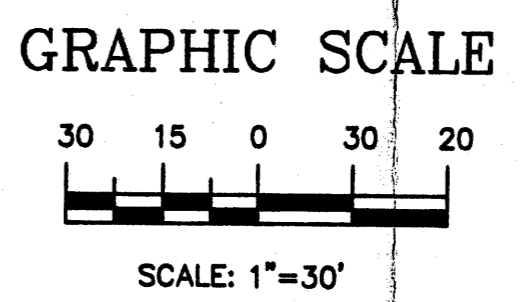
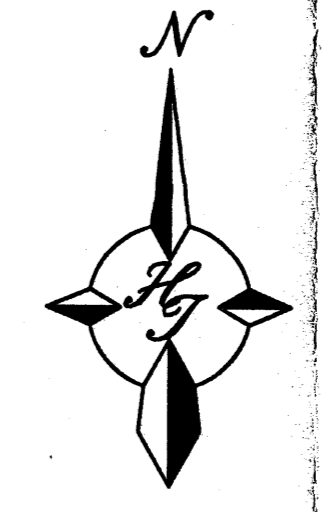
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	52473	square feet
TOTAL BUILDINGS AREA	-20582	square feet
OFFSITE AREA	-2560	square feet
NET LOT AREA	29331	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4400	square feet
TOTAL LANDSCAPE PROVIDED	23531	square feet
MINUS TRUCK DRIVE/C.F.PATH	6635	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	12672	square feet
TOTAL GROUND COVER PROVIDED	14225	square feet
TOTAL BED PROVIDED	19204	square feet
TOTAL SOD PROVIDED	4327	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet



**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #28458  
7309 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com  
All graphic design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

MARK	DATE	DESCRIPTION
ISSUE:		PRELIMINARY DESIGN
PROJECT NO:	9428	
CAD DWG FILE:		
DRAWN BY:	JS	
CHECKED BY:	JD	
DATE:	08/15/03	

SHEET TITLE: LANDSCAPE PLAN

CONSULTANTS

Architect: **ROBERT GERARD HENNER**  
Engineer: **ROBERT GERARD HENNER**  
REGISTERED ARCHITECT  
No. 2370

**VA PHARMACY ADDITION**  
2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

**LAND USE DATA FOR PROPOSED ADDITION- TRACT 5A**

LEGAL DESCRIPTION: TRACT 5A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE AND STORAGE WAREHOUSE

BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 20,611 SF  
TOTAL NET USEABLE SF: 19,789 SF

TOTAL LAND AREA: 52,387.5 SF (1.20 ACRES)  
MAXIMUM F.A.R.: 35% (18,335.6 SF)

PROPOSED BUILDING FOOTPRINT TOTAL: 20,611 SF  
TOTAL LOT AREA LESS BUILDING AREA: 31,776.5 SF  
TOTAL PARKING LOT AREA: 9,670.8 SF  
TOTAL LANDSCAPE AREA: 15,847 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 30.0%

**PARKING CALCULATIONS FOR TRACT 5A**

OFFICE USES : 2,700 SF @ 1:200 SF = 14 SPACES  
MANUFACTURING USES : 0 SF @ 1:1000 SF = 0 SPACES  
WAREHOUSE USES : 17,100 SF @ 1:2000 SF = 9 SPACES

TOTAL PARKING REQUIRED : 23  
TOTAL HC PARKING REQ'D : 2  
TOTAL PARKING PROVIDED : 21  
STANDARD STALL (9'x18') : 21  
HANDICAP PARKING (13'x18') : 2

LIGHTING (1/10) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 16' HEIGHT MAX.

BIKE SPACES REQUIRED (1/20 CAR SPACES) :  
BIKE SPACES REQUIRED : 2  
BIKE SPACES PROVIDED : 2

**PARKING CALCULATIONS (EXISTING)- TRACT 7A**

OFFICE USES : 14,800 SF @ 1:200 SF = 74 SPACES  
MANUFACTURING USES : 15,000 SF @ 1:1000 SF = 15 SPACES  
WAREHOUSE USES : 16,200 SF @ 1:2000 SF = 9 SPACES

TOTAL PARKING REQUIRED : 98  
TOTAL HC PARKING REQ'D : 4  
TOTAL PARKING PROVIDED : 94  
STANDARD STALL (9'x20') : 94  
HANDICAP PARKING (13'x20') : 4

ZONING EXISTING : SU-1 FOR I-P  
PROPOSED ZONING : SU-1 FOR I-P

LIGHTING (1/10) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 25' HEIGHT MAX.

**LAND USE DATA**

LEGAL DESCRIPTION: TRACT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE

ZONING EXISTING : SU-1 FOR I-P  
PROPOSED ZONING : SU-1 FOR I-P

BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 68,582 SF  
TOTAL NET USEABLE SF: 65,789 SF

TOTAL LAND AREA FOR LOT 5A & 7A: 189,589.4 SF (4.3524 ACRES)  
EXISTING MAXIMUM F.A.R.: 35% (66,356.3 SF)

PROPOSED BUILDING FOOTPRINT TOTAL: 68,582 SF  
TOTAL LOT AREA LESS BUILDING AREA: 121,007 SF  
TOTAL PARKING LOT AREA: 57,160.1 SF  
TOTAL LANDSCAPE AREA: 54,069.6 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 28.5%

**LAND USE DATA (EXISTING)- TRACT 7A**

LEGAL DESCRIPTION: LOT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE

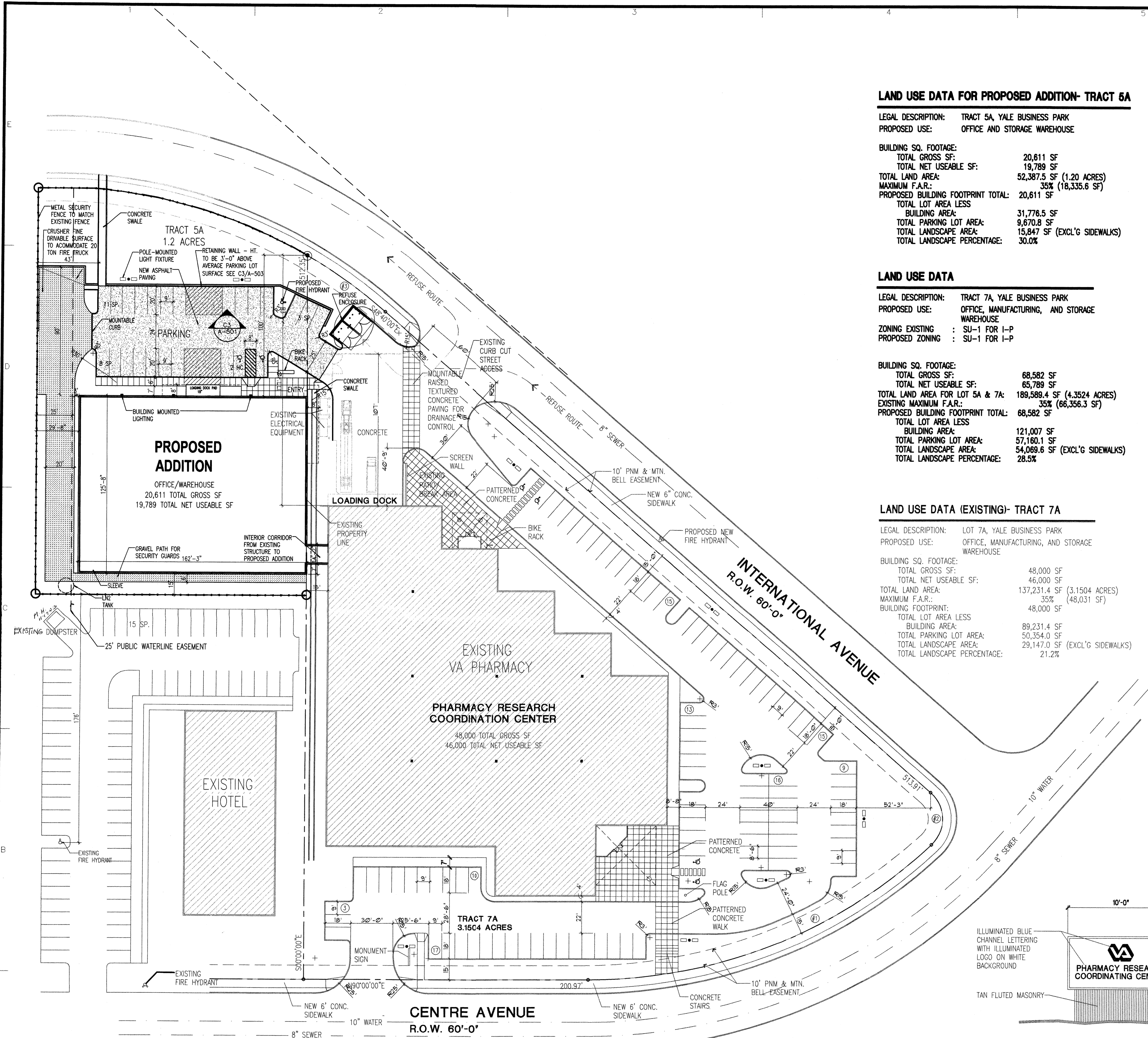
BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 48,000 SF  
TOTAL NET USEABLE SF: 46,000 SF

TOTAL LAND AREA: 137,231.4 SF (3.1504 ACRES)  
MAXIMUM F.A.R.: 35% (48,031 SF)

BUILDING FOOTPRINT:  
TOTAL LOT AREA LESS BUILDING AREA: 89,231.4 SF  
TOTAL PARKING LOT AREA: 50,354.0 SF  
TOTAL LANDSCAPE AREA: 29,147.0 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 21.2%

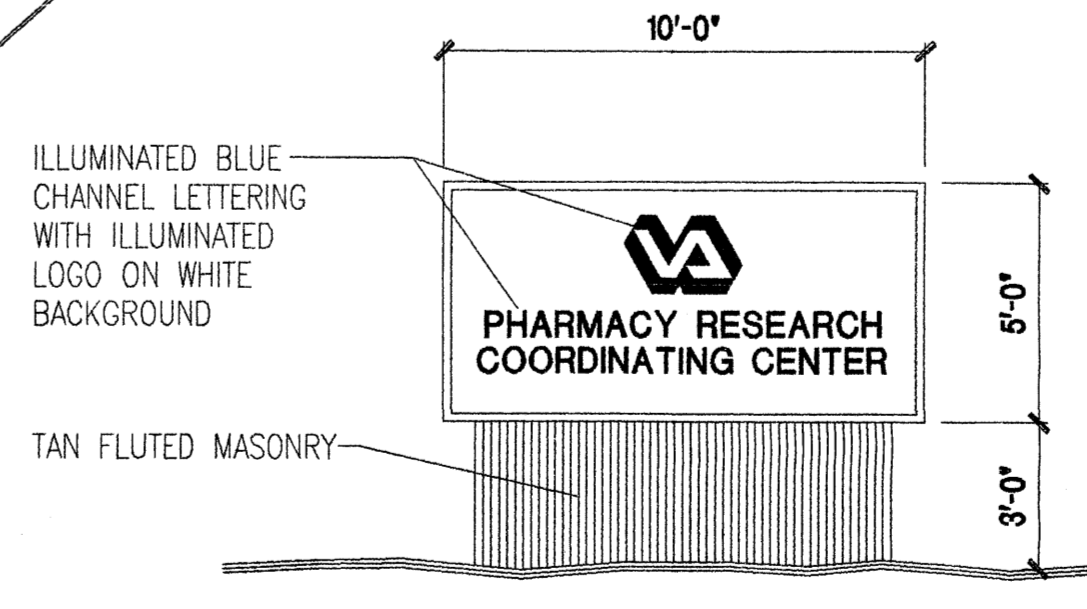
**CURVE DATA (EXISTING)- TRACT 7A**

CURVE NO.	Δ	R	L	T
#1	48°40'00"	380.00	322.77	171.84
#2	95°08'57"	25.00	41.52	27.35
#3	41°20'00"	380.00	274.13	143.34



**LEGEND**

- [Hatched Box] LOADING AREA
- [Crushed Stone Box] CRUSHER FINE DRIVABLE SURFACE AS REQUIRED BY THE FIRE MARSHAL
- [Dotted Box] NEW ASPHALT PAVING
- [Square with Circle] POLE MOUNTED SITE LIGHTING
- [Square with Circle] BUILDING MOUNTED SITE LIGHTING



Existing Monument Sign

PROJECT NUMBER: 1002879.03SEP-01B24

Michael Nelson  
SOLID WASTE DEPARTMENT DATE: 11-17-03

ENVIRONMENTAL HEALTH DEPT DATE: \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE: \_\_\_\_\_

PARIS AND GENERAL SERVICES DEPT DATE: \_\_\_\_\_

PUBLIC WORKS, WATER UTILITIES DIVISION DATE: \_\_\_\_\_

CITY ENGINEER, ENGINEERING DIVISION/AMRCA DATE: \_\_\_\_\_

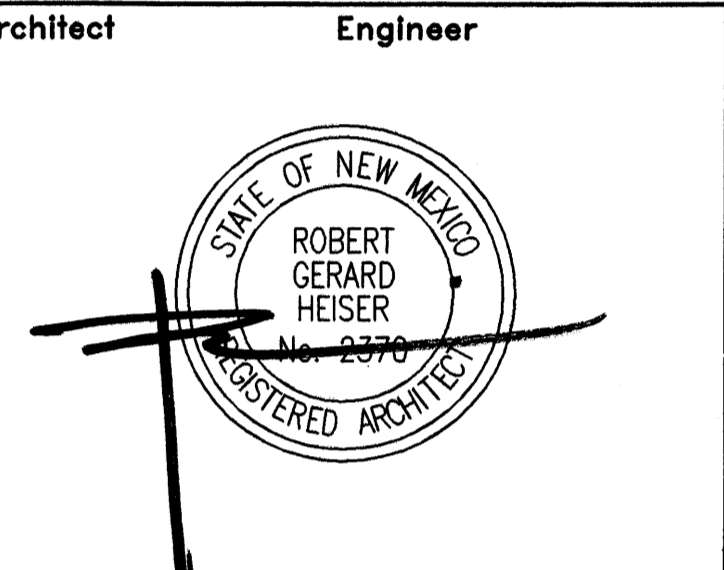
FIRE MARSHAL DATE: \_\_\_\_\_

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

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

**A1 OVERALL SITE PLAN**  
1"=30'-0"

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0317
CAD DWG FILE:		0317A-SP01.dwg
DRAWN BY:		MO
CHECKED BY:		MES
DATE:		11/04/03
SHEET TITLE		
OVERALL SITE PLAN		
<b>A-SP01</b>		
sheet of sheets		



**VA PHARMACY  
ADDITION**

2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

**EXISTING FINISHES**

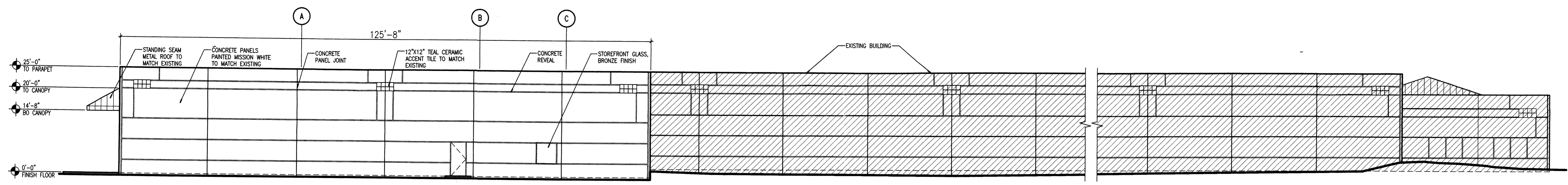
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GARAGE DOOR PAINT: DARK TEAL TO MATCH TILE  
FIELD PAINT: MISSION WHITE  
ROOFING: COPPER COLORED STANDING SEAM METAL  
CONCRETE COLUMNS: LIGHT GREY  
ACCESSORIES: DARK TEAL  
GRAVEL: GREY  
WINDOWS: GREEN TINT  
FENCE: BLACK WROUGHT IRON

**PROPOSED FINISHES**

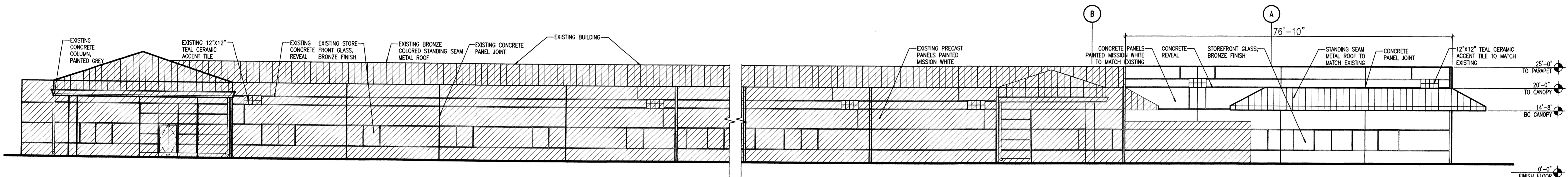
- TILE DETAILS: DARK TEAL  
GARAGE DOOR PAINT: DARK TEAL TO MATCH TILE  
FIELD PAINT: MISSION WHITE  
ROOFING: COPPER COLORED STANDING SEAM METAL  
CONCRETE COLUMNS: LIGHT GREY  
ACCESSORIES: DARK TEAL  
GRAVEL: GREY  
WINDOWS: GREEN TINT  
FENCE: BLACK WROUGHT IRON

**SIGNAGE**

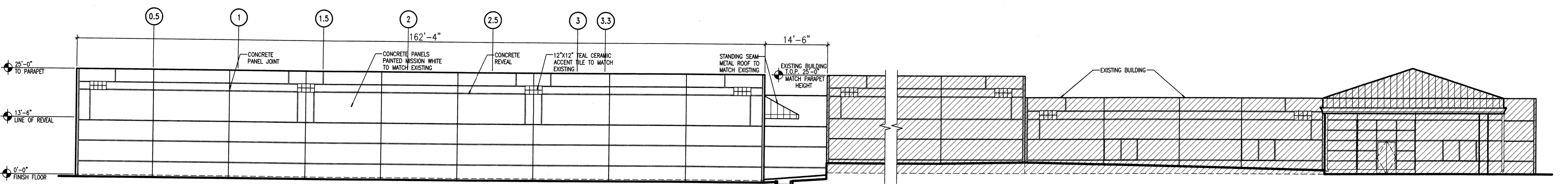
- NO NEW GENERAL MOUNTED SIGNAGE PROPOSED
- WAY FINDING INFORMATION SIGNAGE SHALL BE PROVIDED AT DOORS AND DOCK AREAS



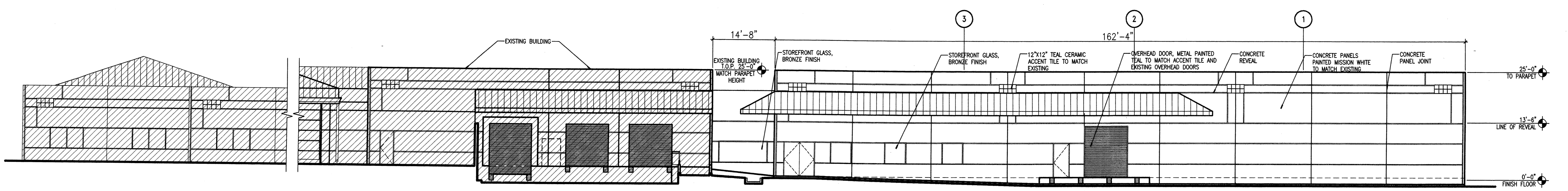
**D1 WEST ELEVATION**  
SCALE: 3/32"=1'-0"



**C1 EAST ELEVATION**  
SCALE: 3/32"=1'-0"



**B1 SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"

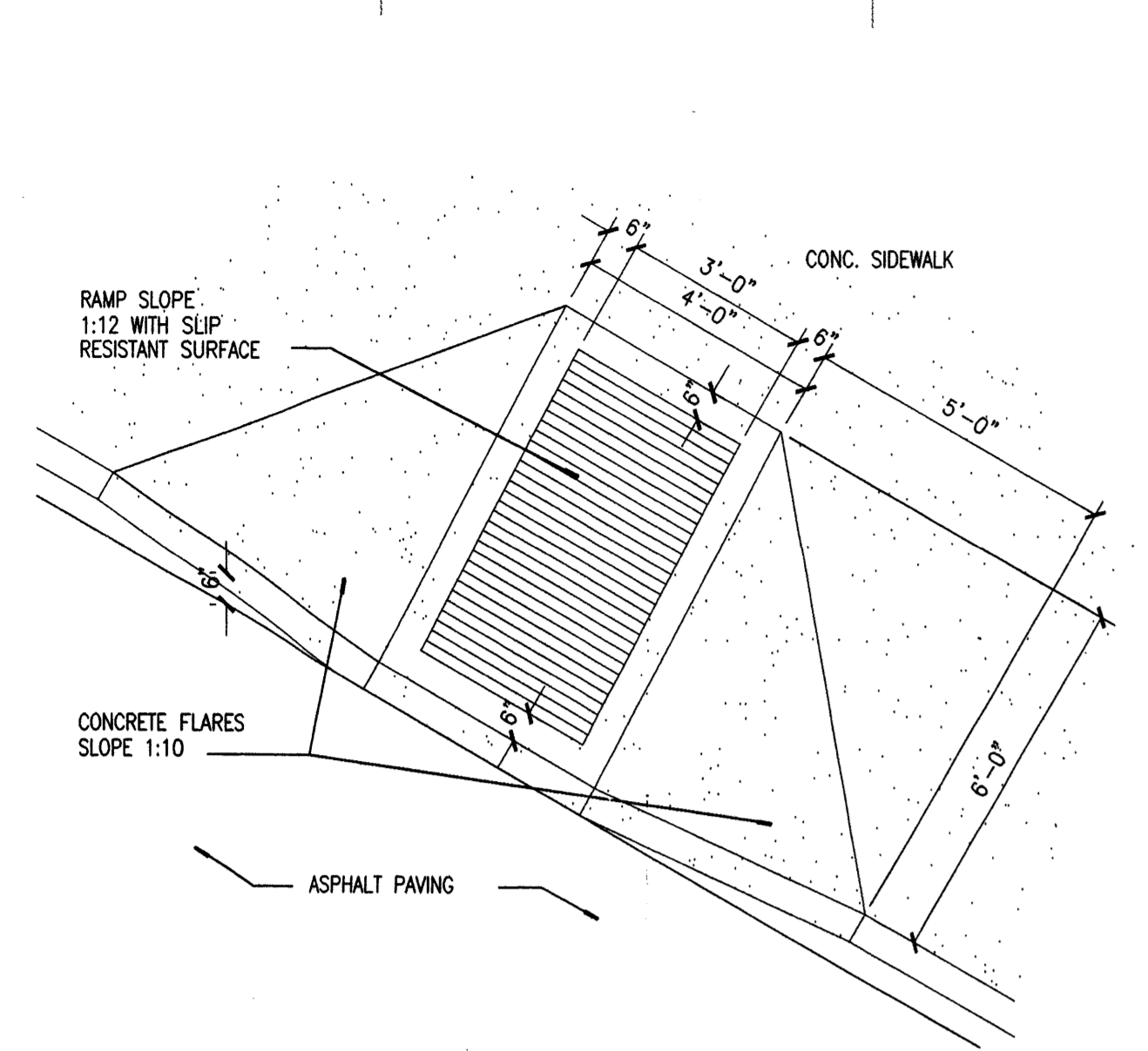


**A1 NORTH ELEVATION**  
SCALE: 3/32"=1'-0"

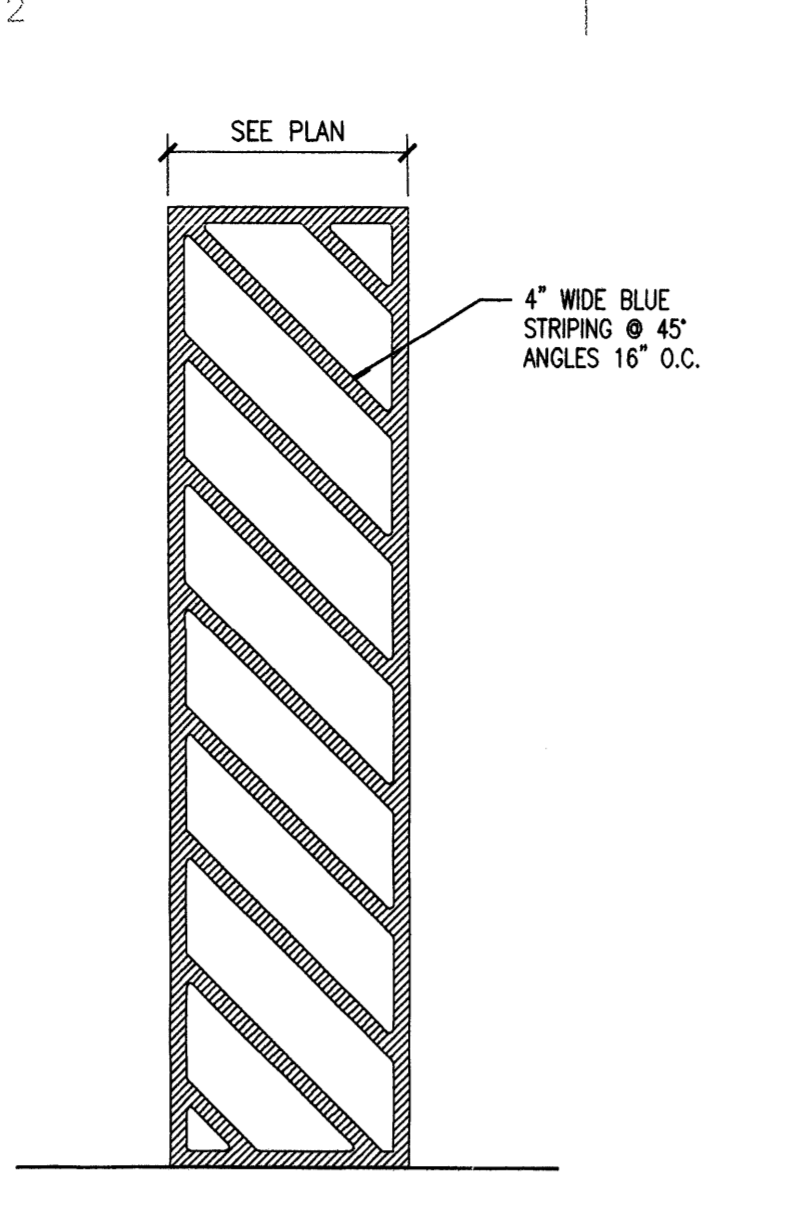
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ISSUE:		DRB SUBMITTAL
PROJECT NO:		0317
CAD DWG FILE:		0317A-201.DWG
DRAWN BY:		LLM
CHECKED BY:		MES
DATE:		11/18/03

SHEET TITLE  
**EXTERIOR ELEVATIONS**

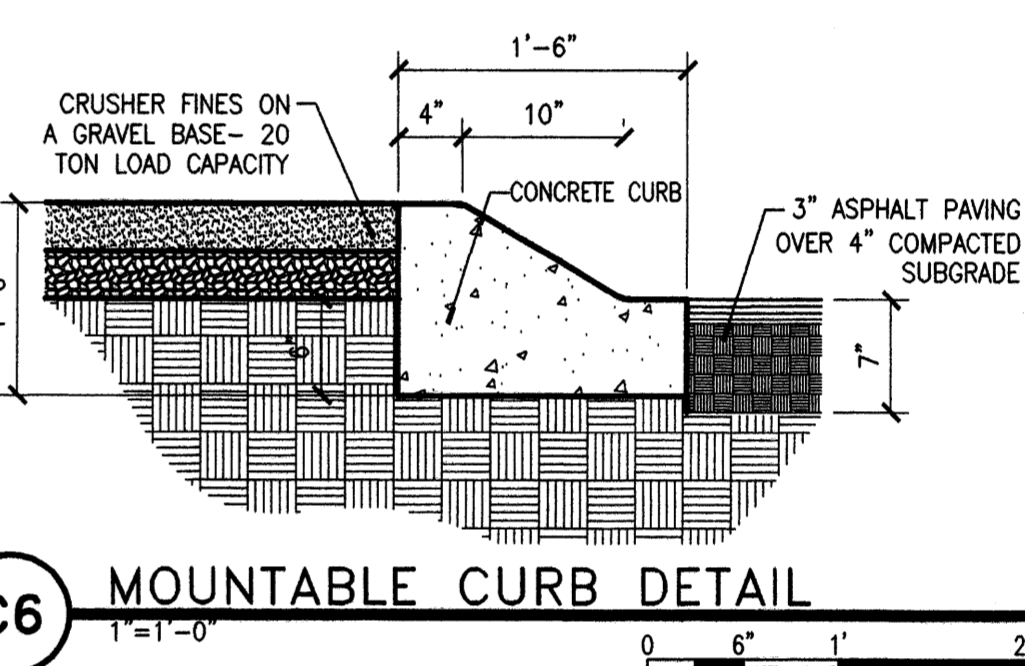
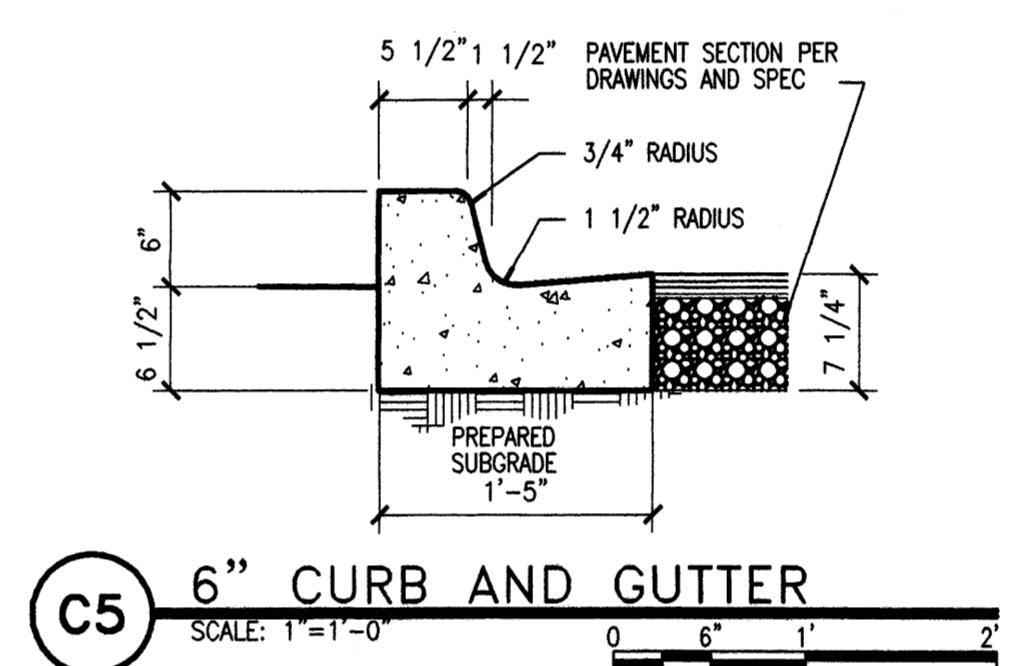
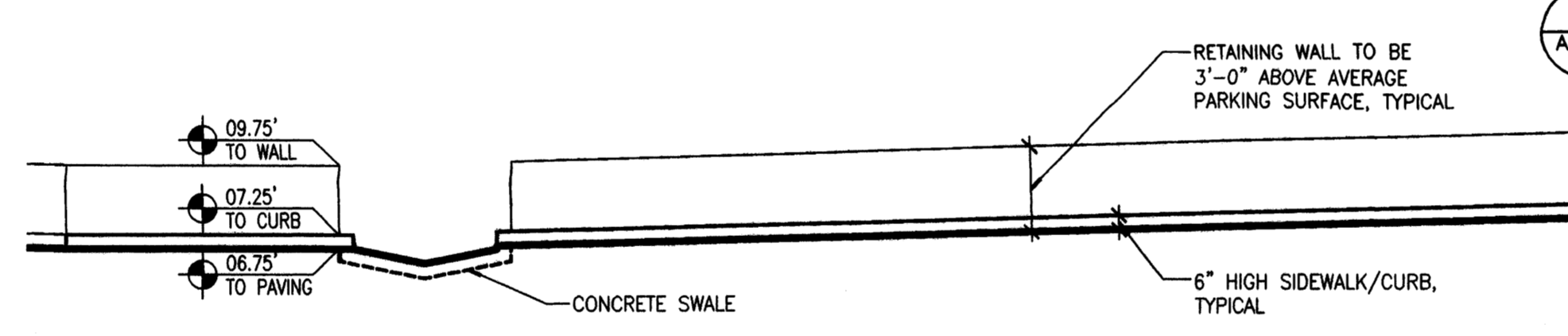
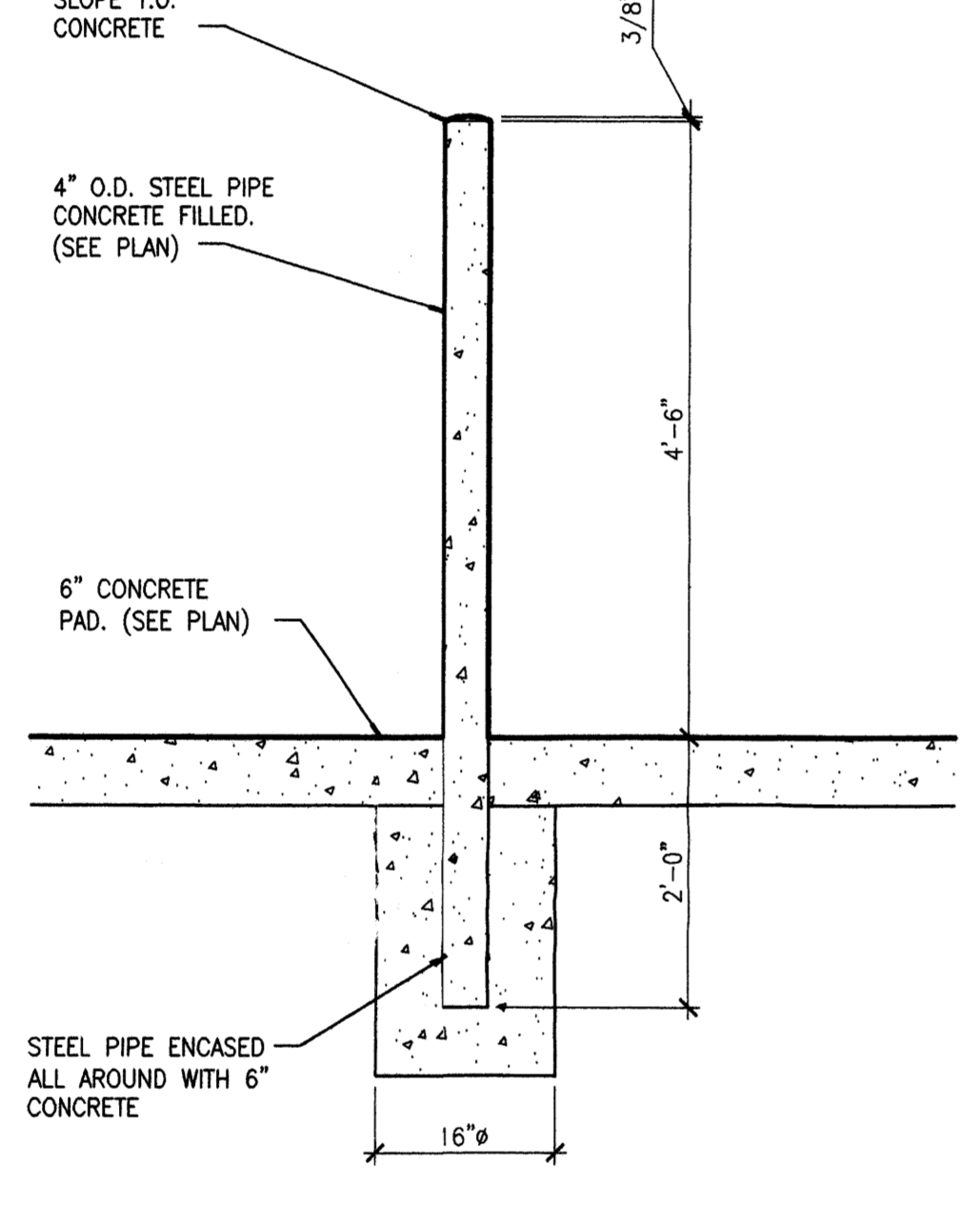
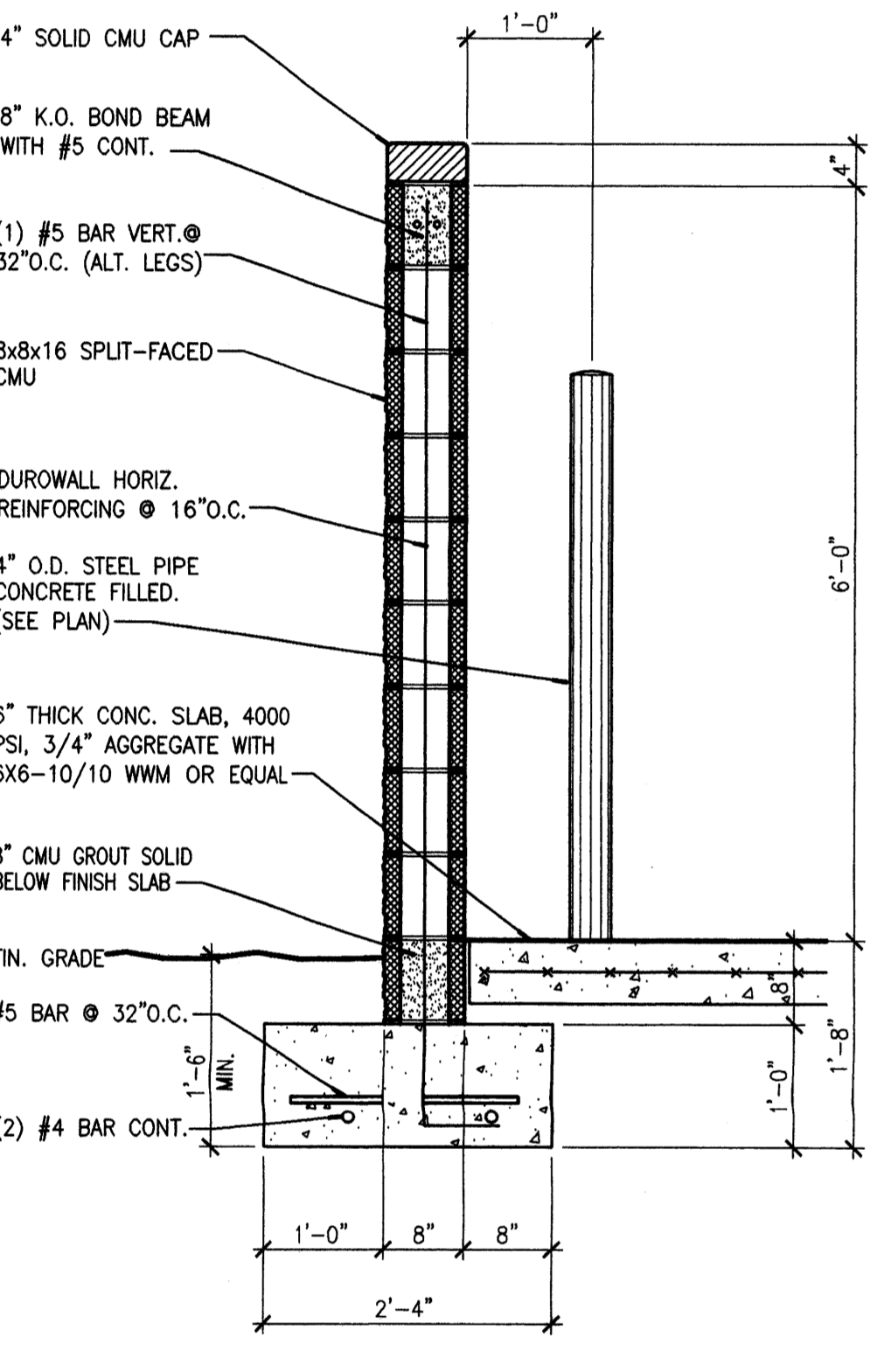
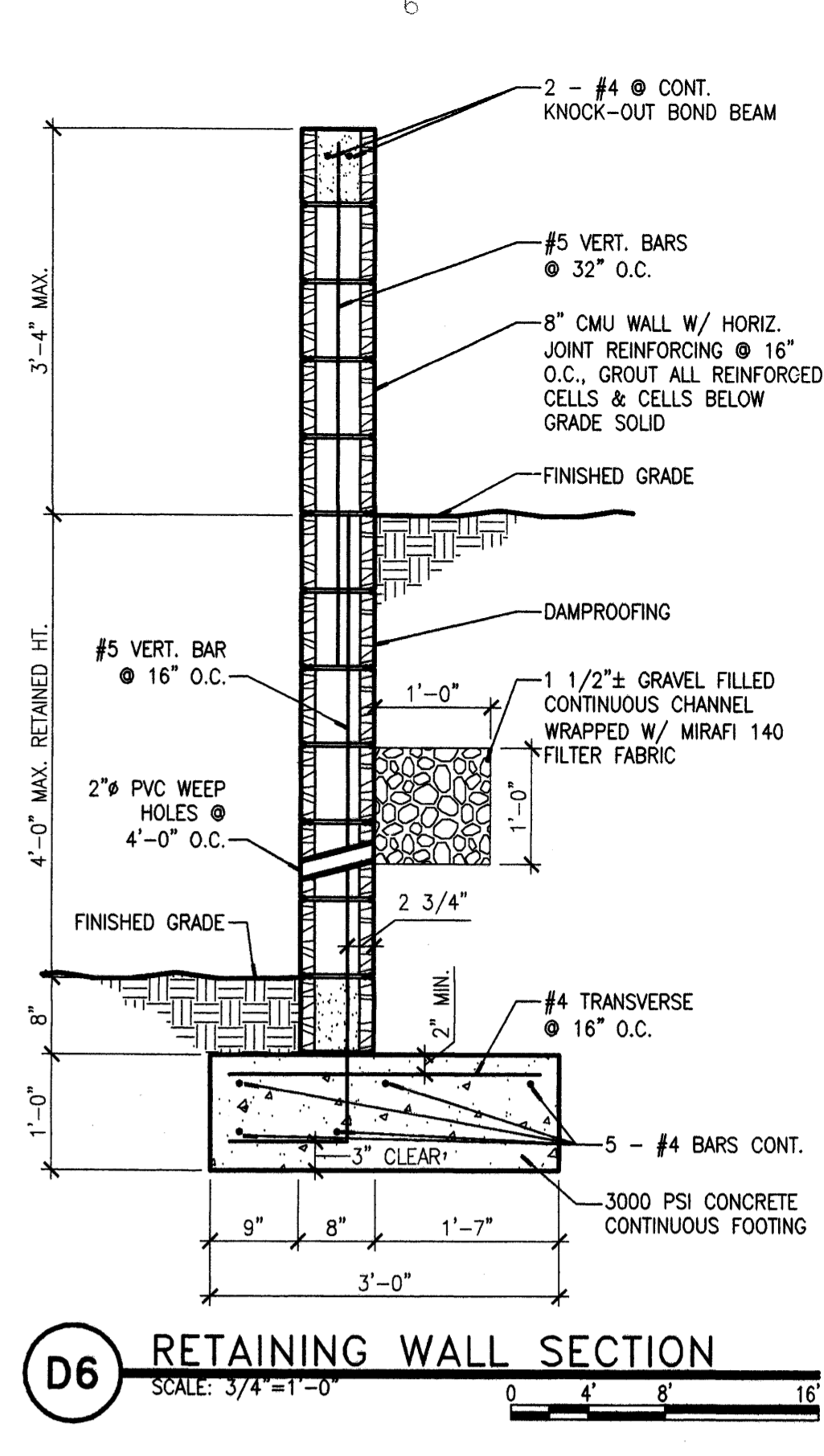
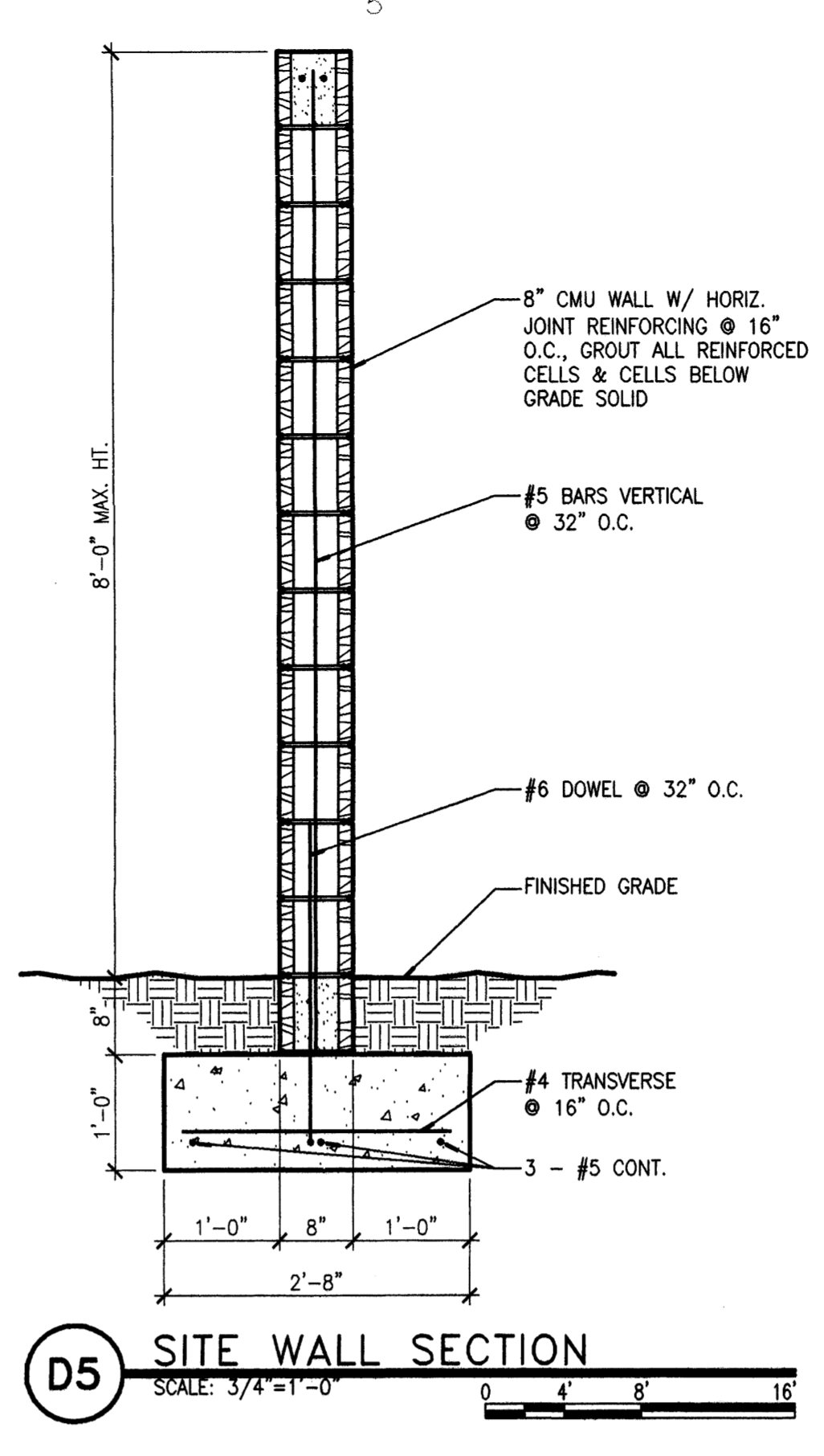
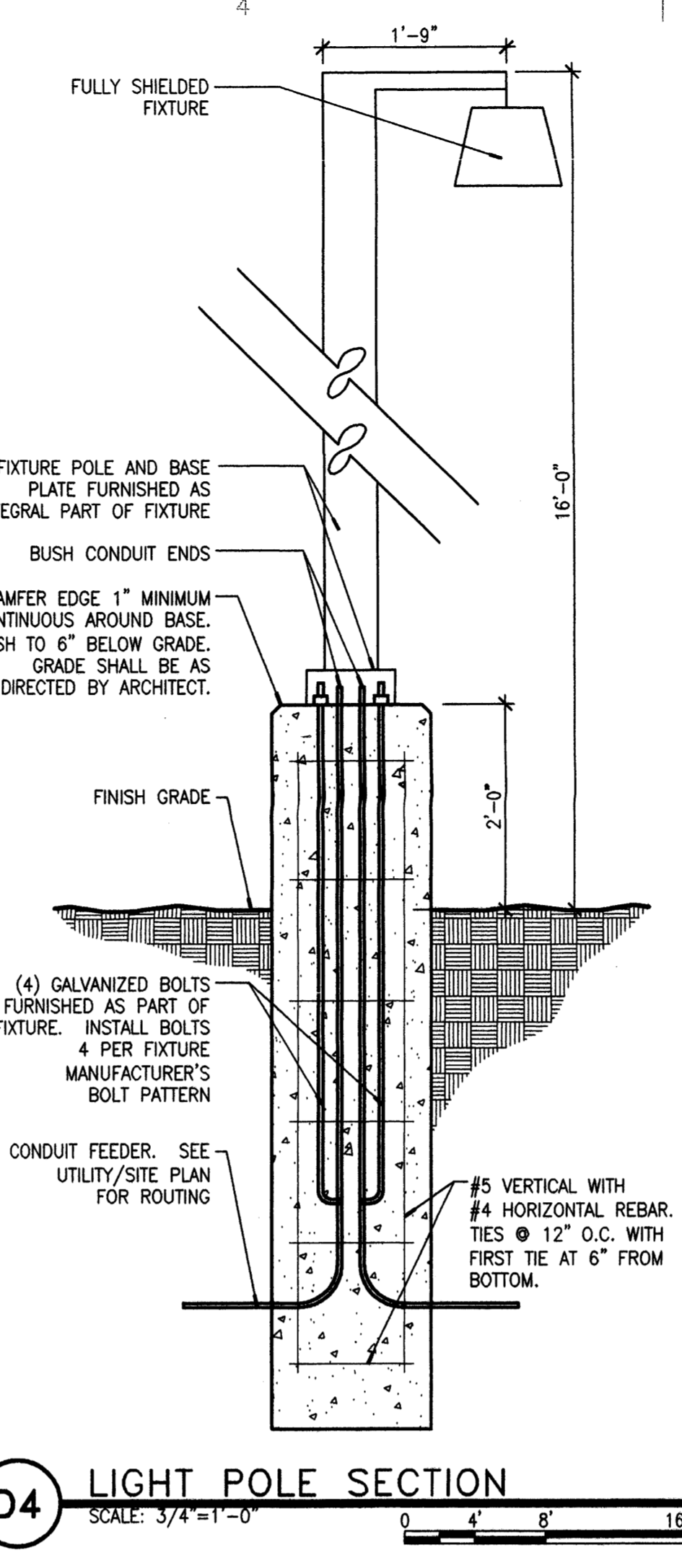
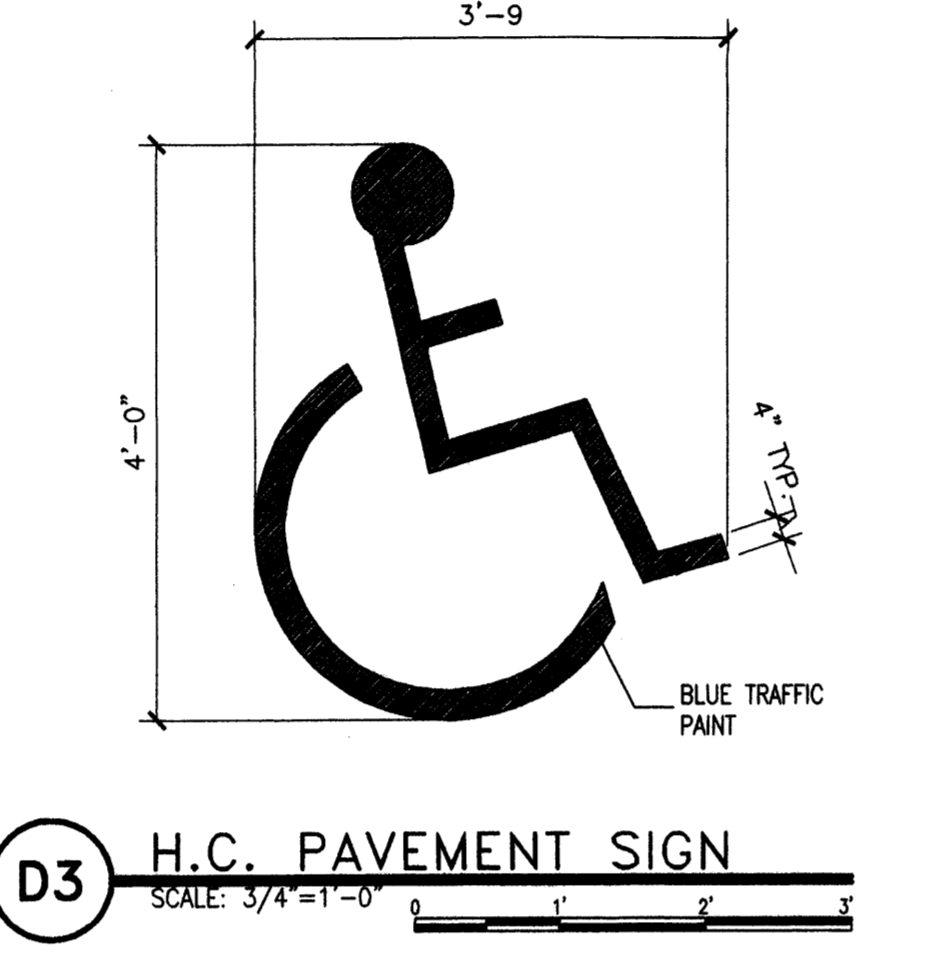
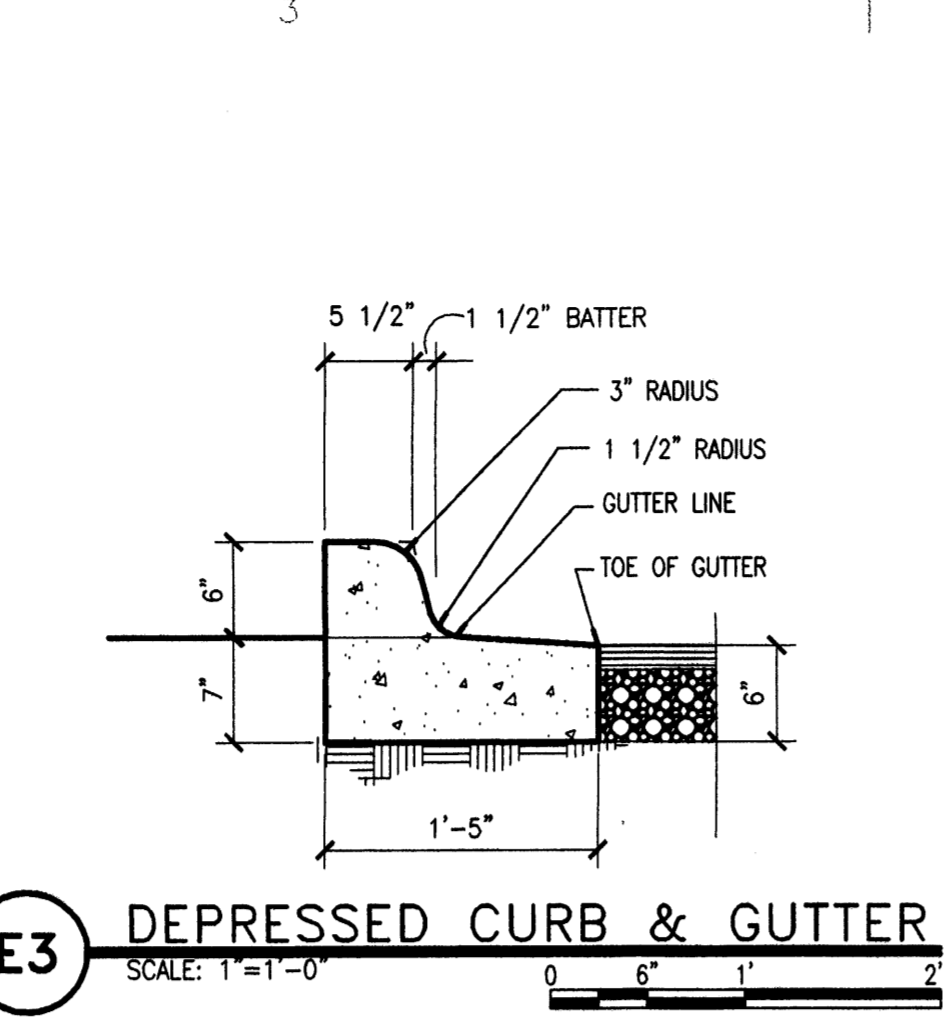




**D1 H.C. RAMP**  
SCALE: 3/8"=1'-0"



**D2 H.C. PARKING STRIPING**  
SCALE: 1/4"=1'-0"



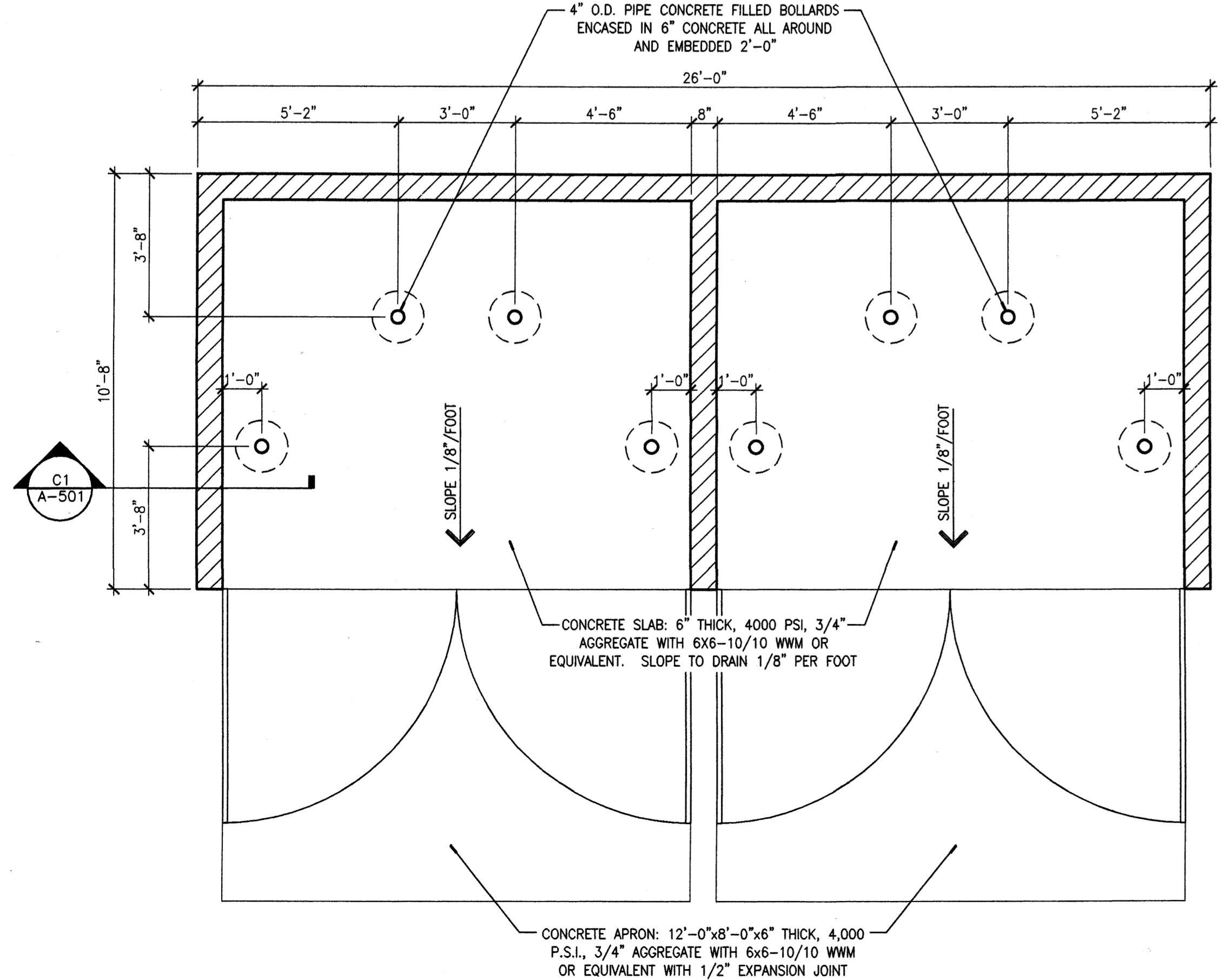
**C1 TRASH ENCLOSURE DETAIL**  
SCALE: 3/4"=1'-0"

**C2 BOLLARD DETAIL**  
SCALE: 3/4"=1'-0"

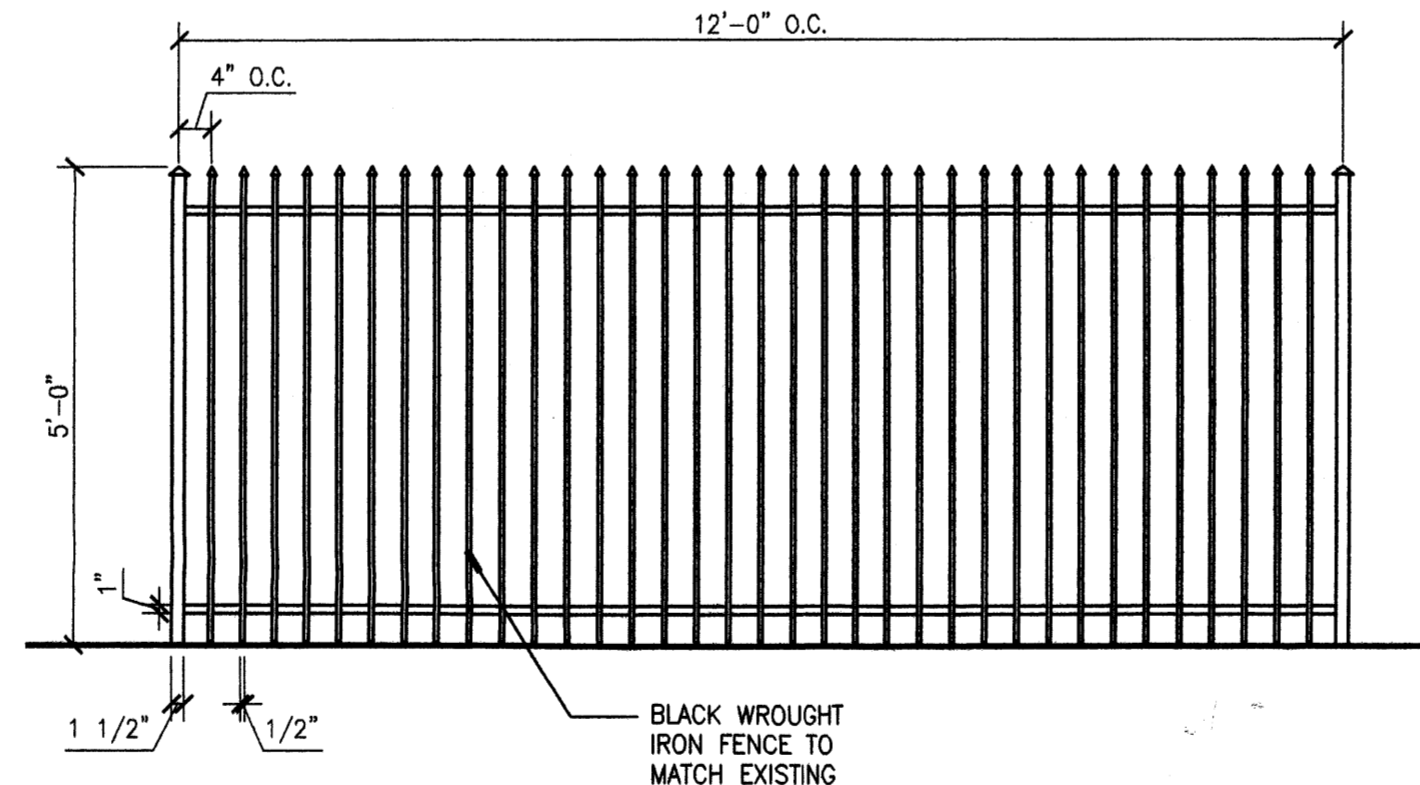
**C3 RETAINING WALL ELEVATION**  
SCALE: 3/16"=1'-0"

**C5 6" CURB AND GUTTER**  
SCALE: 1"=1'-0"

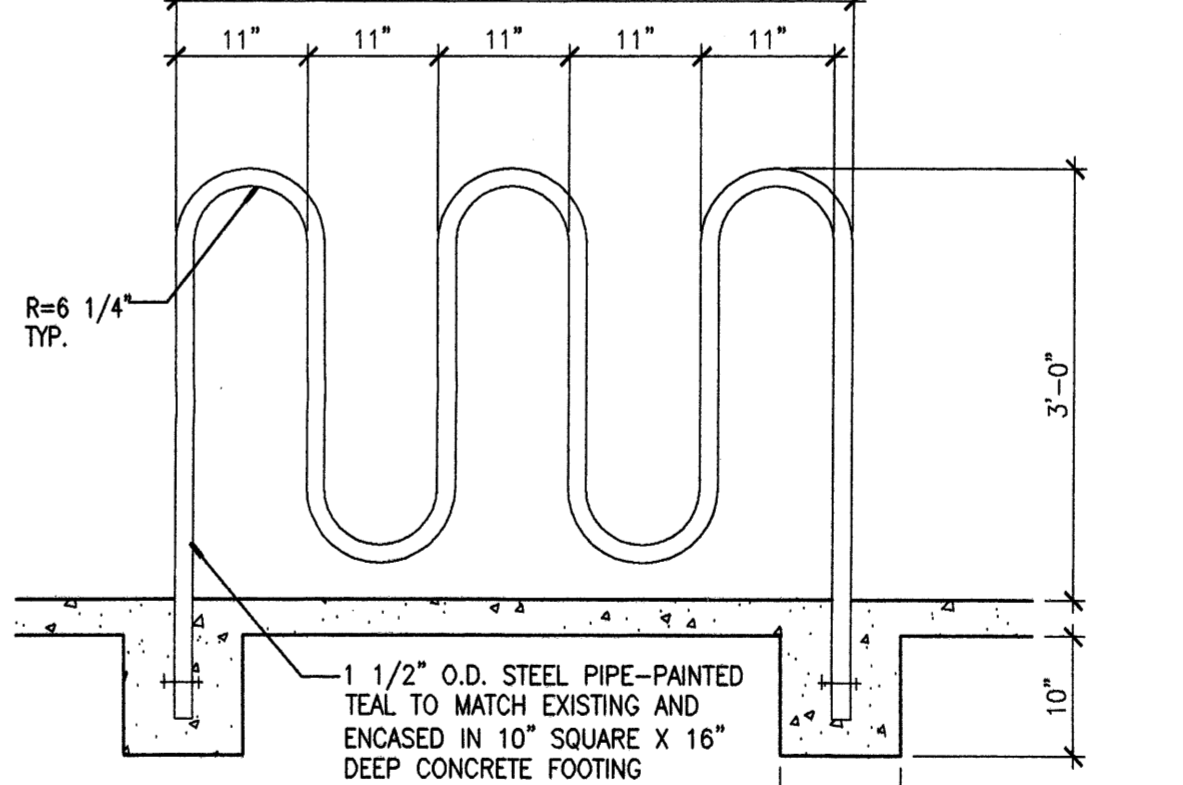
**C6 MOUNTABLE CURB DETAIL**  
SCALE: 1"=1'-0"



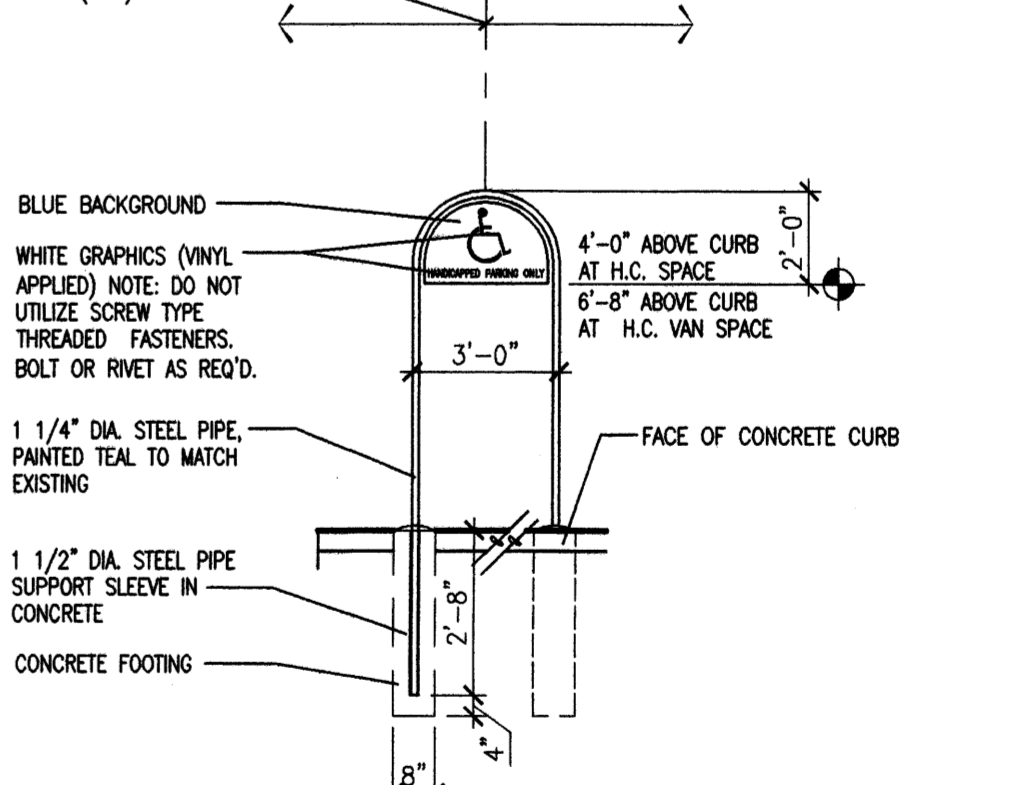
**A1 TRASH ENCLOSURE PLAN**  
SCALE: 3/8"=1'-0"



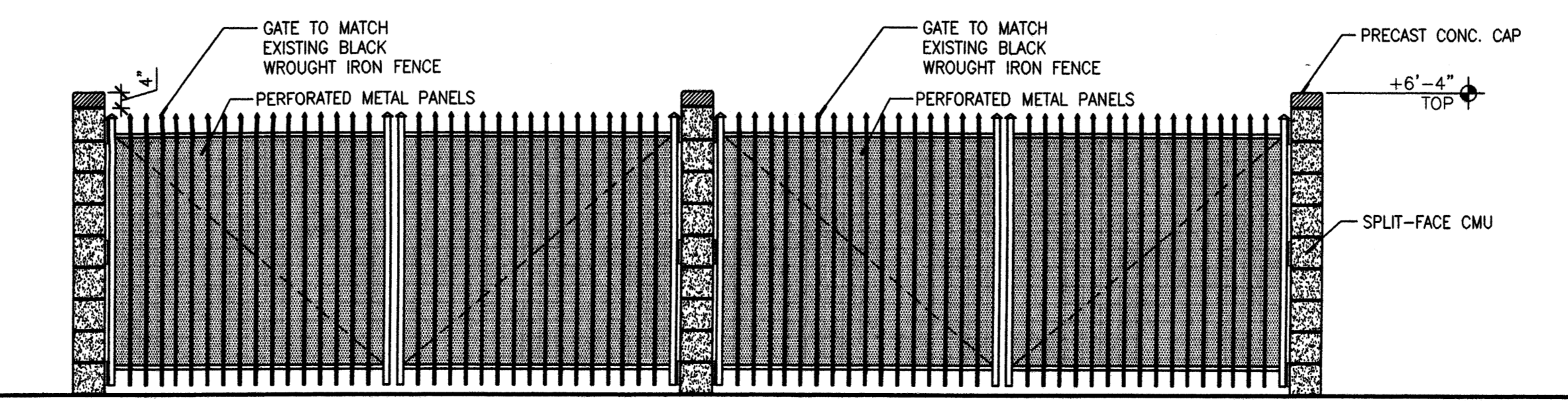
**B3 FENCE ELEVATION**  
SCALE: 1/2"=1'-0"



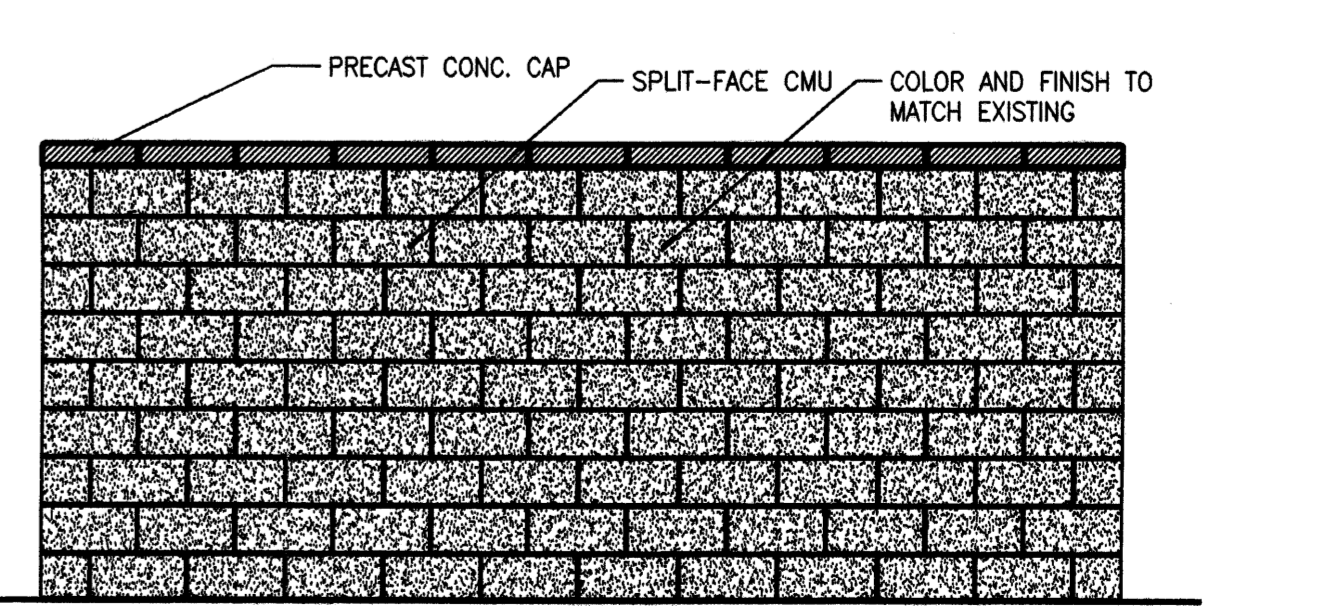
**B5 BIKE RACK**  
SCALE: 3/4"=1'-0"



**B6 H.C. PARKING SIGNAGE**  
SCALE: 1/8"=1'-0"



**A3 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 3/8"=1'-0"



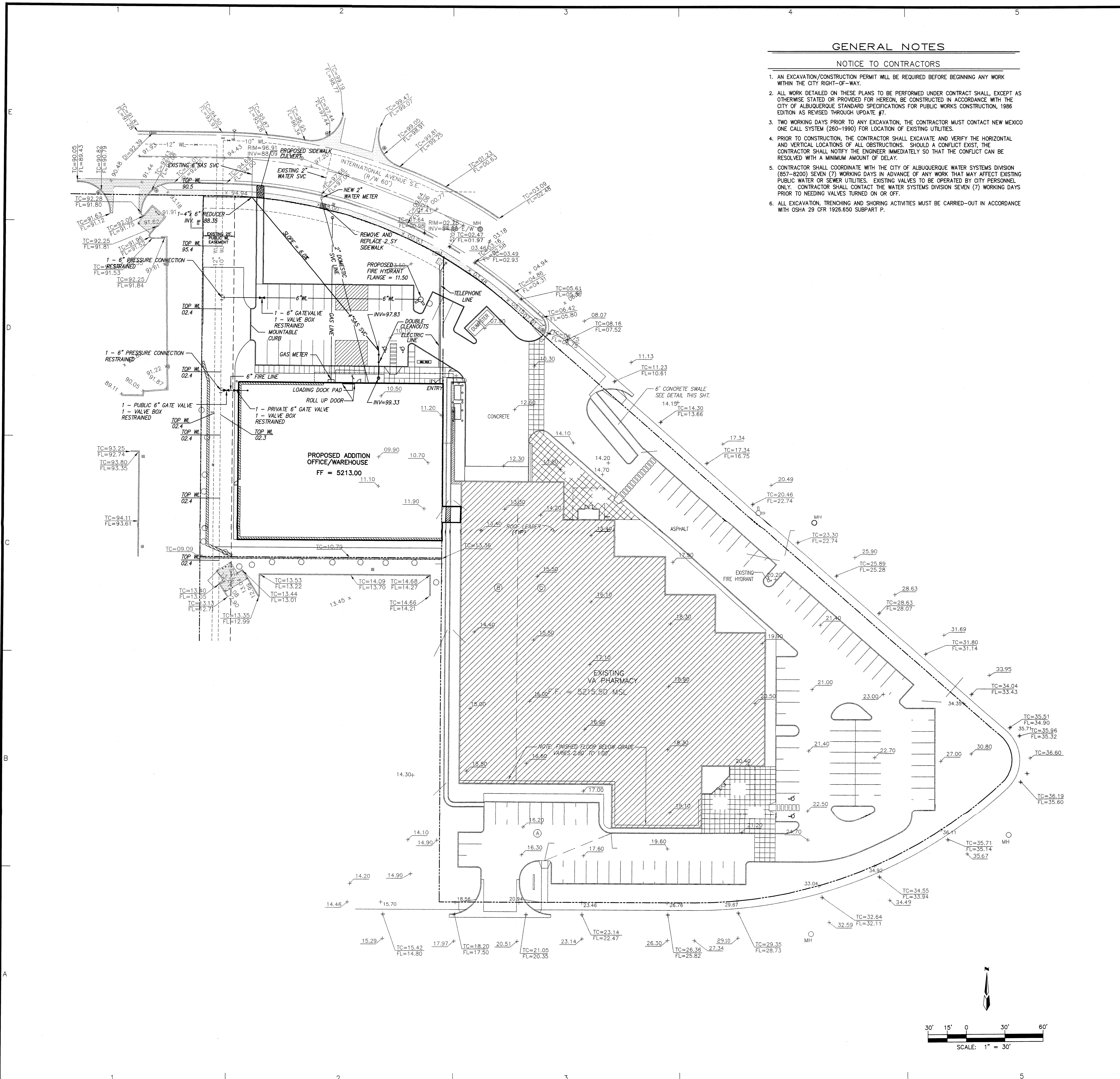
**A5 TRASH ENCLOSURE SIDE ELEVATION**  
SCALE: 3/8"=1'-0"

**A3 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 3/8"=1'-0"

**A5 TRASH ENCLOSURE SIDE ELEVATION**  
SCALE: 3/8"=1'-0"

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0317
CAD DWG FILE:		0317A-501.dwg
DRAWN BY:		LLM
CHECKED BY:		MES
DATE:		11/18/03

SHEET TITLE  
**ARCHITECTURAL SITE DETAILS**



**GENERAL NOTES**

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  6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**LEGAL DESCRIPTION**

TRACT 5A, CAVAN SUPPORT CENTER, WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**ACS BENCHMARK**

ACS BRASS CAP STAMPED "1 - M16" AT THE INTERSECTION OF GIBSON & YALE BOULEVARD. GEOGRAPHIC POSITION (NAD 1927), IN FEET, N.M. STATE PLANE COORDINATES (CENTRAL ZONE).  
 X = 388,843.56, Y = 1,476,695.42  
 ELEVATION = 5189.85 (NGVD29) IN FEET.

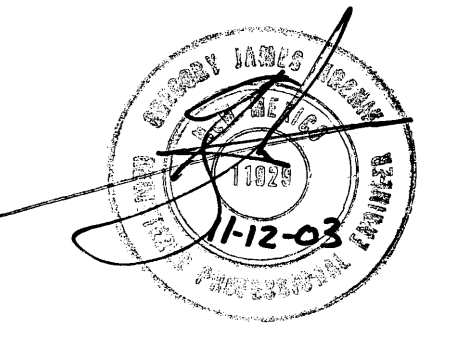
**LEGEND**

- NEW CURB
- MAX. SLOPE 2:1
- NEW RETAINING WALL
- NEW SWALE
- NEW FLOW ARROW
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATIONS
- ROOF DRAIN
- EXISTING FLOODPLAIN LINE
- DRAINAGE BASIN LINE
- HIGH POINT
- TOP CURB FLOWLINE
- SPOT ELEV
- CURB AND GUTTER
- CONCRETE/SIDEWALK
- WALL OR HEAD WALL
- ROD IRON FENCE
- BOLLARD
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- FIRE HYDRANT
- WATER VALVE
- TREE
- LOT LIGHT/STREET LIGHT
- TELEPHONE PEDESTAL
- DROP INLET
- STORM SEWER MANHOLE
- RAILROAD TIE WALL
- WHEELCHAIR RAMP



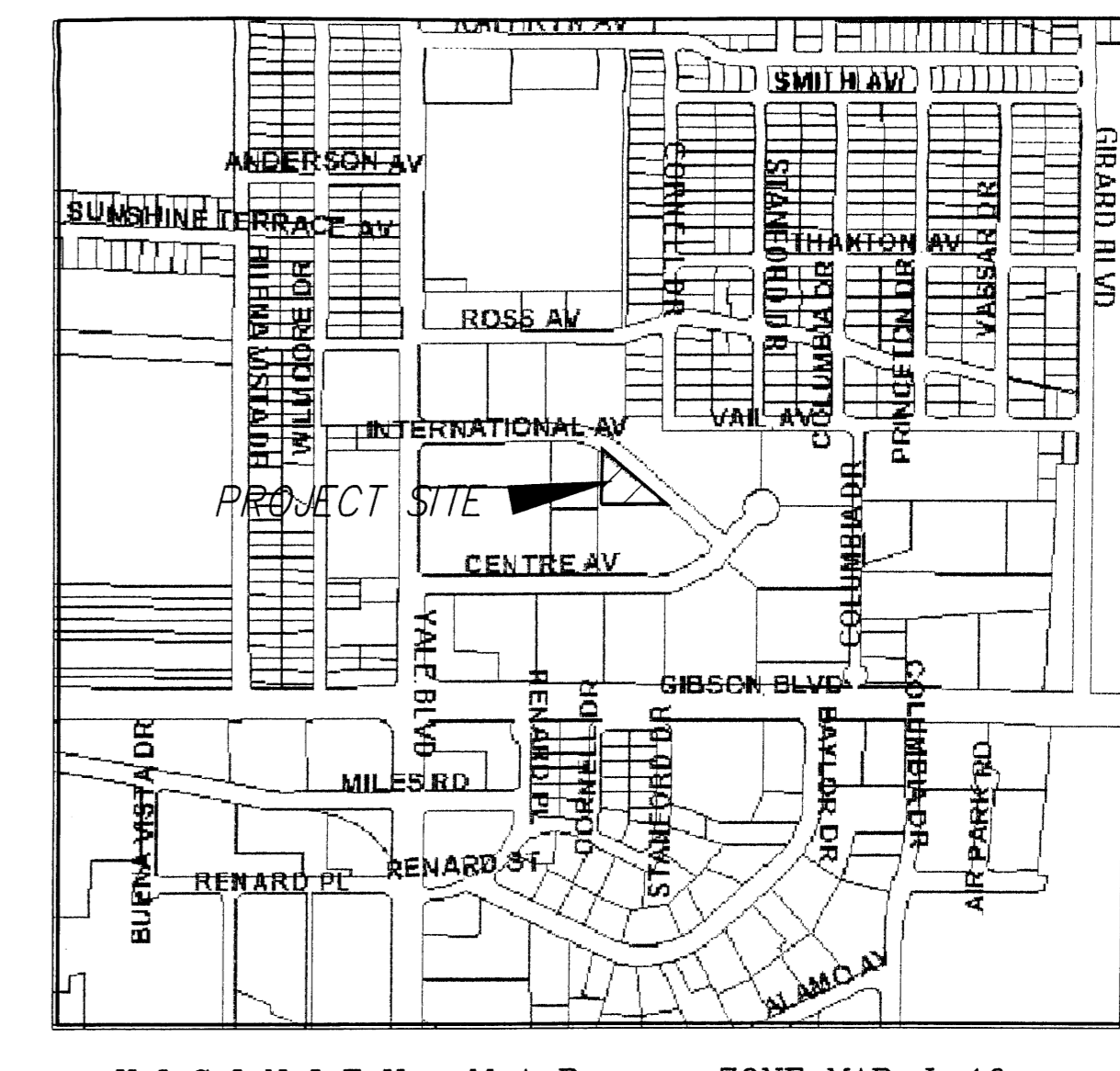
DESIGN COLLABORATIVE SOUTHWEST, INC.  
 320 Central Ave., SW, Albuquerque, NM 87102  
 505.843.9639 Fax: 505.843.9683  
 Web Site: www.dcswwarchitects.com  
 E-Mail: dcsww@dcswwarchitects.com

CONSULTANTS  
 dmj MARK GOODWIN & ASSOCIATES, P.A.  
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 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)928-2200, FAX (505)797-9539



Architect Engineer

**VA PHARMACY**  
 2400/2412 INTERNATIONAL AVENUE  
 ALBUQUERQUE, NM

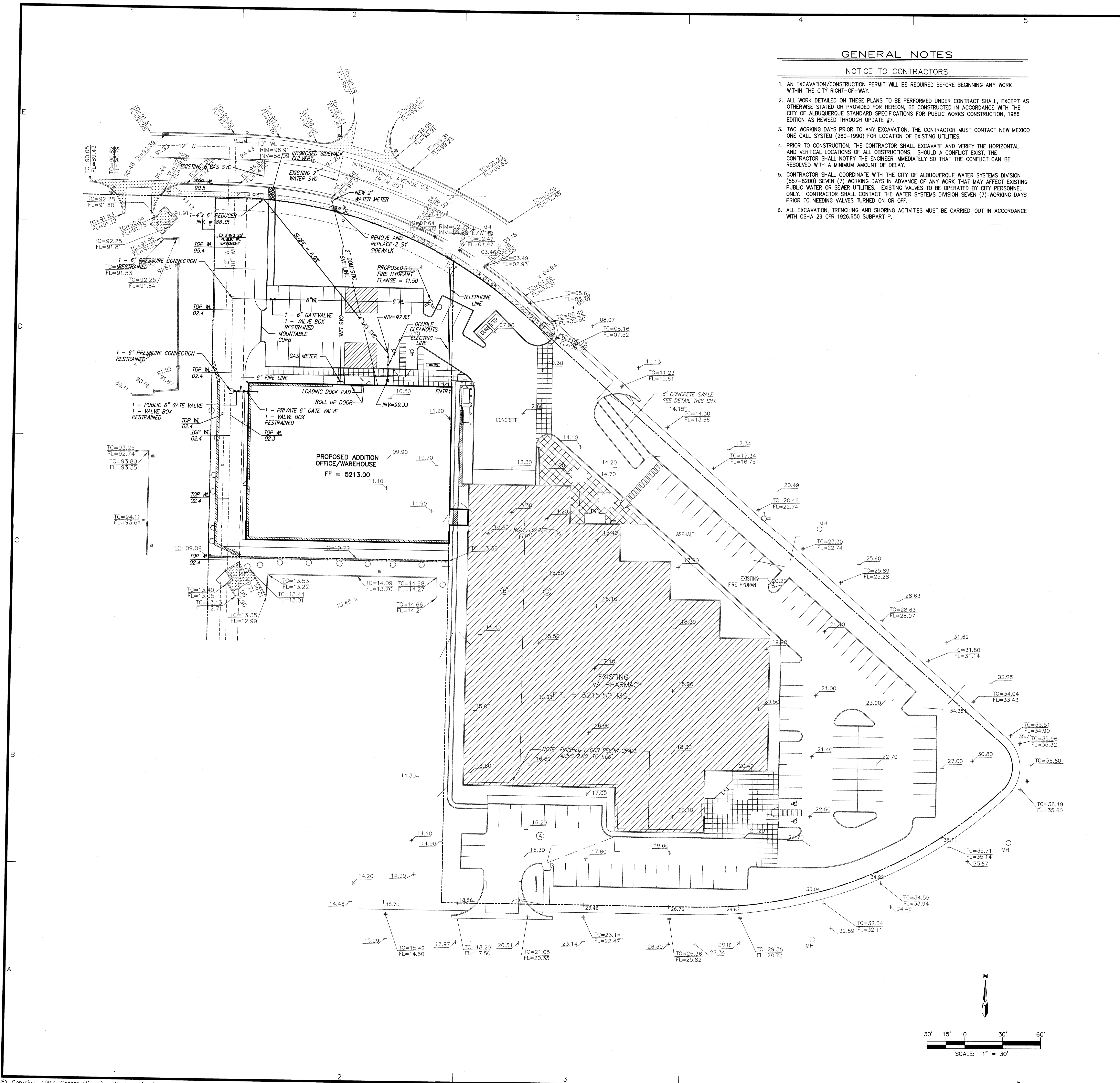


MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	A03084VA	
CAD DWG FILE:	A3084UT.dwg	
DRAWN BY:		
CHECKED BY:	DMG	
DATE:	11/12/03	

SHEET TITLE  
**UTILITY PLAN  
 (FOR PLANNING)**

C-302  
 sheet of sheets

10/12/03 10:58:07 AM 12:10:58:07 2003 D:\MARK GOODWIN & ASSOCIATES, PLOTTED BY: mike



**GENERAL NOTES**

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**LEGAL DESCRIPTION**

TRACT 5A, CAVAN SUBDIVISION, WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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 ELEVATION = 5189.85 (NGVD29) IN FEET.

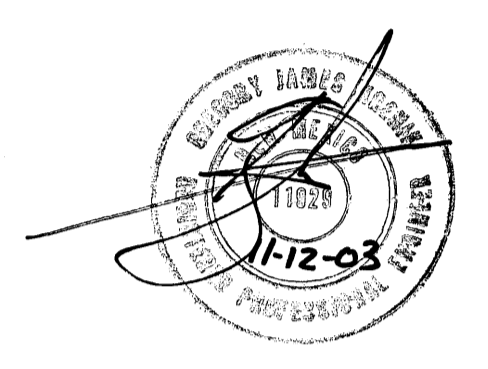
**LEGEND**

- NEW CURB
- MAX. SLOPE 2:1
- NEW RETAINING WALL
- NEW SWALE
- NEW FLOW ARROW
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATIONS
- ROOF DRAIN
- EXISTING FLOODPLAIN LINE
- DRAINAGE BASIN LINE
- HIGH POINT
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- FL = SPOT ELEV
- CURB AND GUTTER
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- RAILROAD TIE WALL
- WHEELCHAIR RAMP



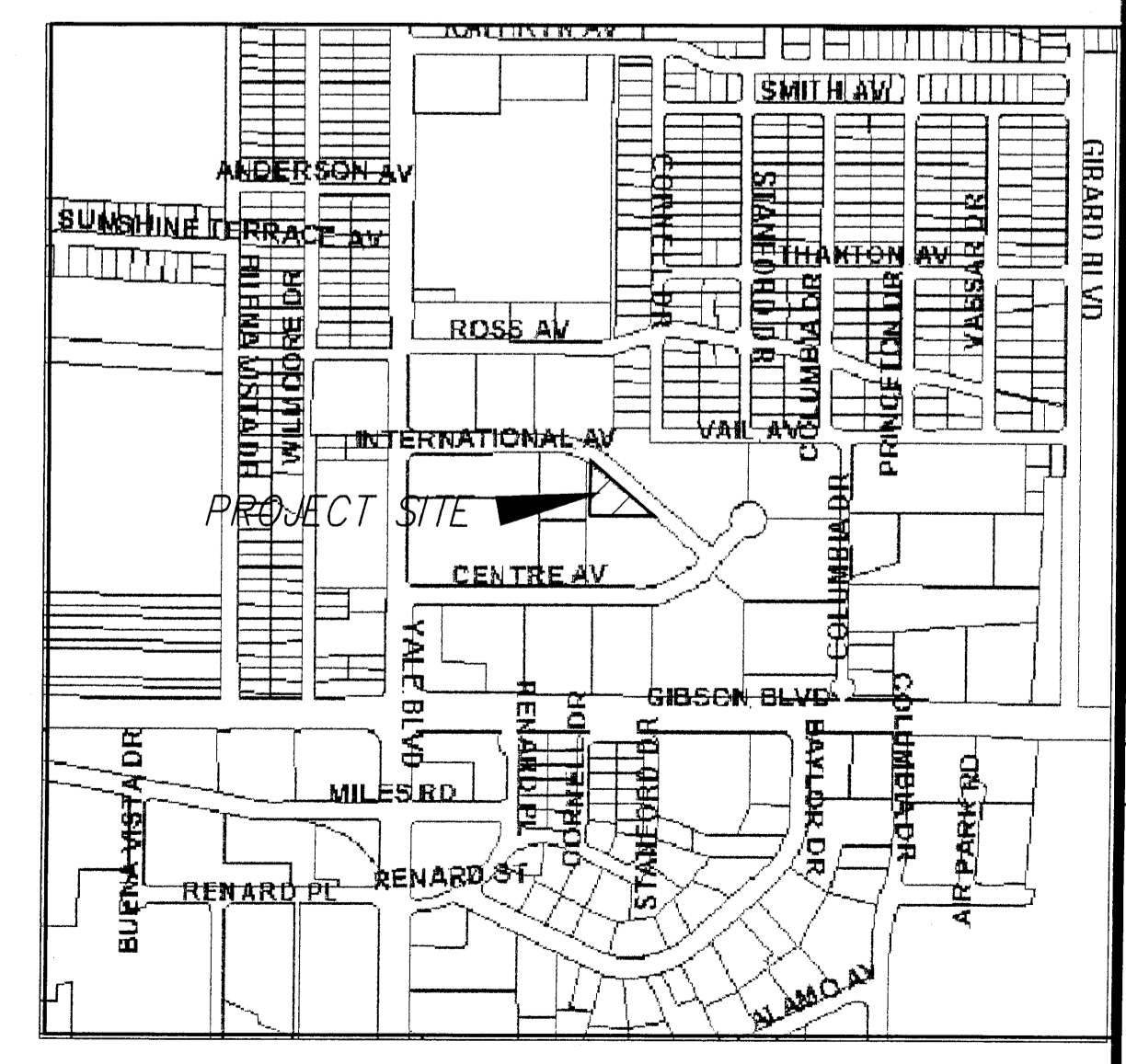
DESIGN COLLABORATIVE SOUTHWEST, INC.  
 320 Central Ave., SW, Albuquerque, NM 87102  
 505.843.9639 Fax. 505.843.9683  
 Web Site: www.dcswarearchitects.com  
 E-Mail: dcsaw@dcswarearchitects.com

CONSULTANTS  
 dmj MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

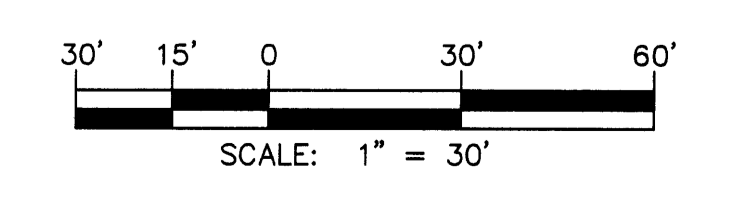


Architect Engineer

**VA PHARMACY**  
 2400/2412 INTERNATIONAL AVENUE  
 ALBUQUERQUE, NM



VICINITY MAP ZONE MAP: L-16



MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	A03084VA	
CAD DWG FILE:	A3084UT.dwg	
DRAWN BY:	DMG	
CHECKED BY:	DMG	
DATE:	11/12/03	

SHEET TITLE  
**UTILITY PLAN  
 (FOR UTILITY DEVELOPMENT)**

C-302  
 sheet of sheets

08/13/04 14:38:41 D:\MARK GOODWIN & ASSOCIATES, P.L.L.C. \PROJECTS\2400-2412 INT AV PHARMACY\2400-2412 INT AV PHARMACY.dwg  
 11/12/03 10:56:07 2003 D. MARK GOODWIN & ASSOCIATES, P.L.L.C.

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LEGAL DESCRIPTION

TRACT 5A, CAVAN SUPPORT CENTER, WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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 ELEVATION = 5188.85 (NGVD29) IN FEET.

LEGEND

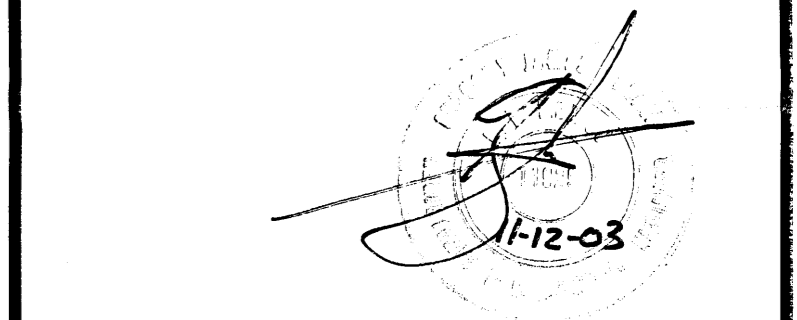
- NEW CURB
- MAX. SLOPE 2:1
- NEW RETAINING WALL
- NEW SWALE
- NEW FLOW ARROW
- ▨ EXISTING BUILDING
- ▨ EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATIONS
- ROOF DRAIN
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CONSULTANTS

dmg MARK GOODWIN & ASSOCIATES, P.A.  
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 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 871199  
 (505)628-2200, FAX (505)797-9539



Architect Engineer

VA PHARMACY

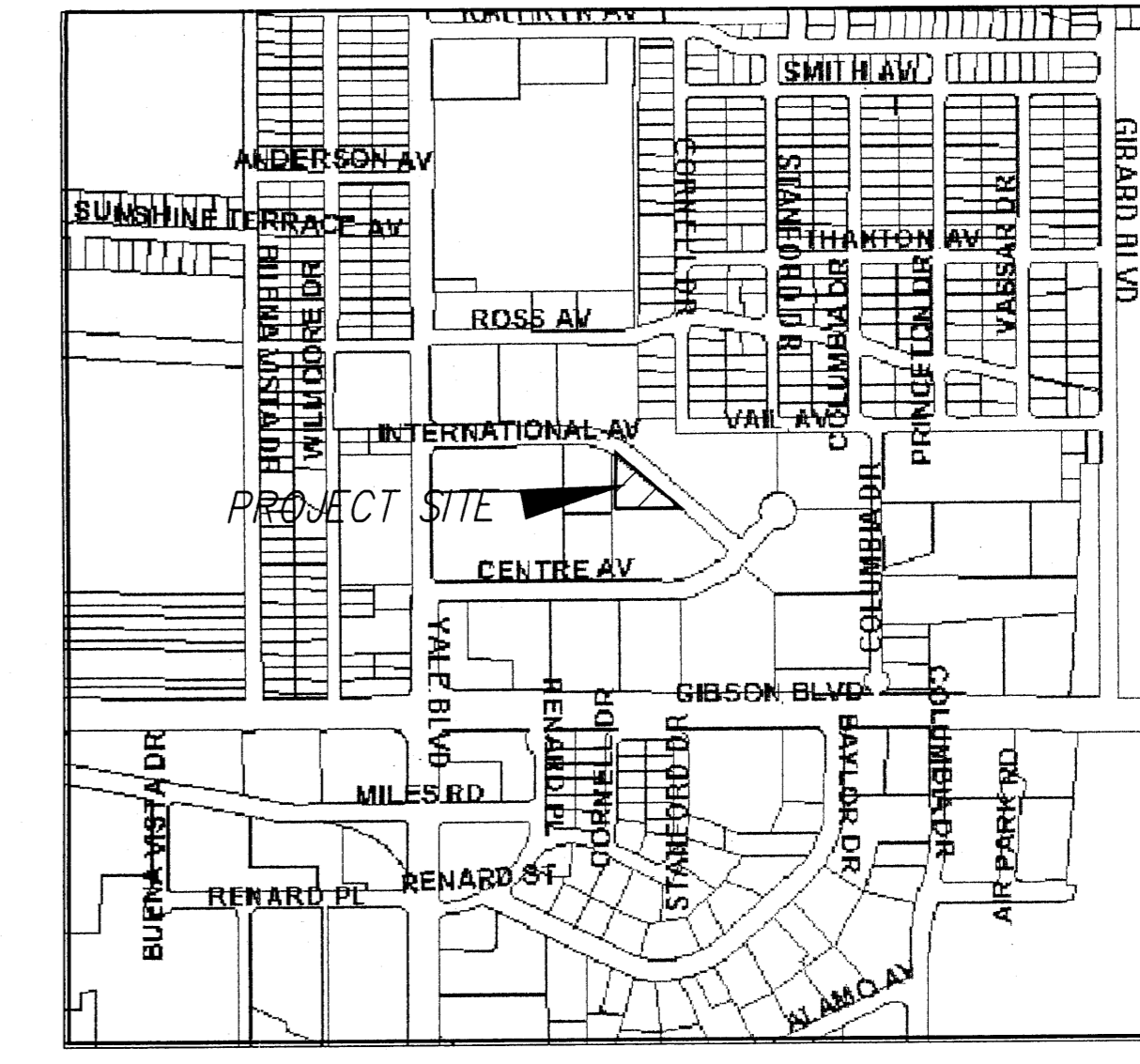
2400/2412 INTERNATIONAL AVENUE  
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

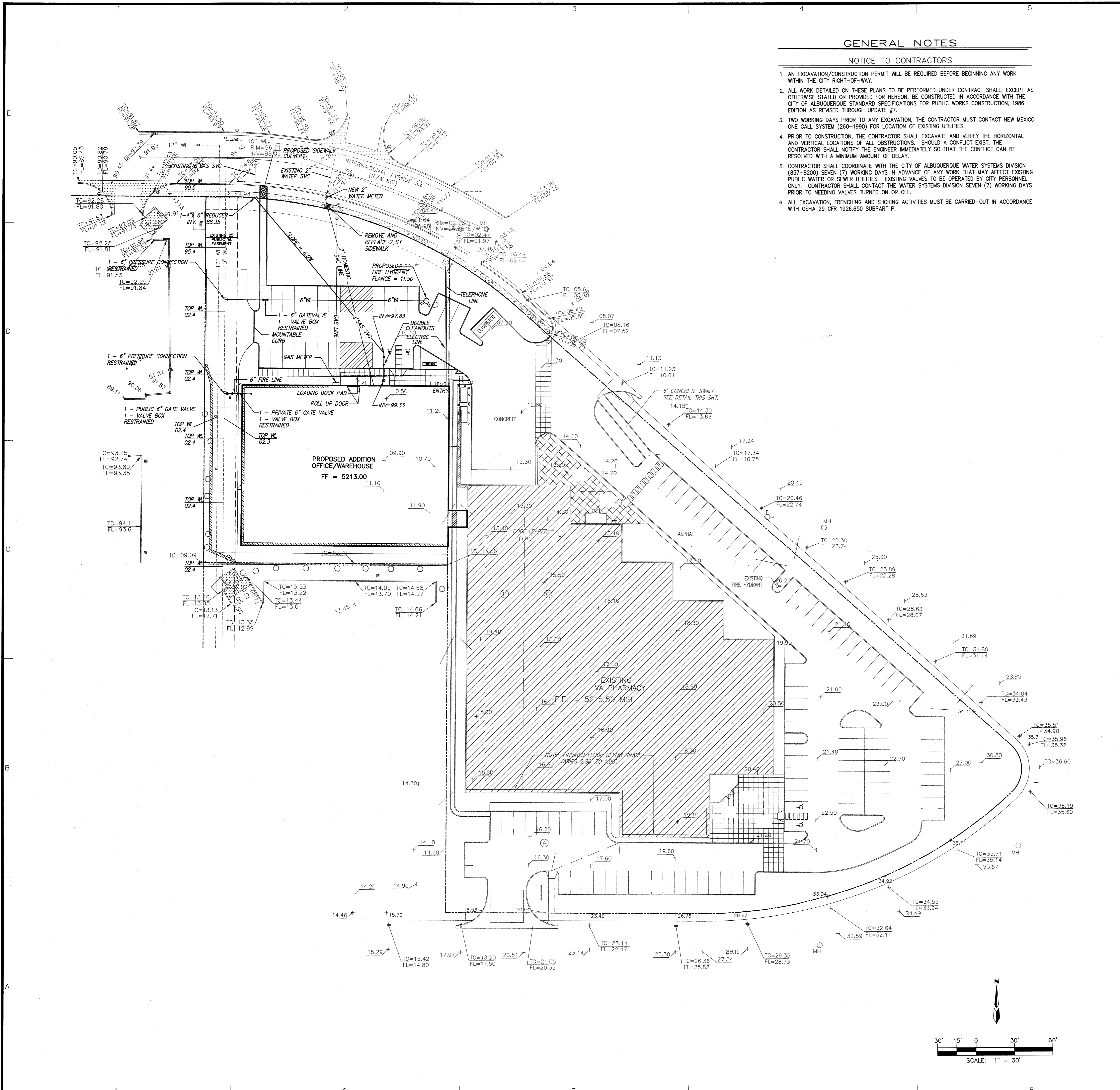
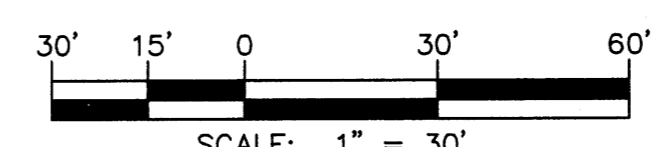
ISSUE:  
 PROJECT NO: A03084VA  
 CAD DWG FILE: A3084UT.dwg  
 DRAWN BY:  
 CHECKED BY: DMG  
 DATE: 11/12/03

SHEET TITLE  
 UTILITY PLAN  
**Site Sketch**

C-302  
 sheet of sheets



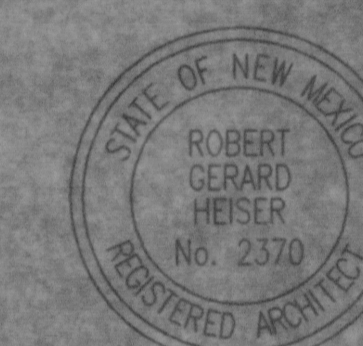
VICINITY MAP ZONE MAP: L-16



143024VA A3084UT.dwg Wed Nov 12 10:26:07 2003 D. MARK GOODWIN & ASSOCIATES, P.L.L.C. PLOTTED BY: dmh

CONSULTANTS

Architect Engineer



**VA PHARMACY ADDITION**

2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

**LAND USE DATA FOR PROPOSED ADDITION- TRACT 6A**

LEGAL DESCRIPTION: TRACT 5A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE AND STORAGE WAREHOUSE

**BUILDING SQ. FOOTAGE:**  
TOTAL GROSS SF: 20,611 SF  
TOTAL NET USEABLE SF: 19,789 SF  
**TOTAL LAND AREA:** 52,387.5 SF (1.20 ACRES)  
MAXIMUM F.A.R.: 35% (18,335.6 SF)  
**PROPOSED BUILDING FOOTPRINT TOTAL:** 20,611 SF  
TOTAL LOT AREA LESS  
BUILDING AREA: 31,776.5 SF  
TOTAL PARKING LOT AREA: 9,670.8 SF  
TOTAL LANDSCAPE AREA: 15,847 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 30.0%

**LAND USE DATA**

LEGAL DESCRIPTION: TRACT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE  
ZONING EXISTING: SU-1 FOR I-P  
PROPOSED ZONING: SU-1 FOR I-P

**BUILDING SQ. FOOTAGE:**  
TOTAL GROSS SF: 68,582 SF  
TOTAL NET USEABLE SF: 65,789 SF  
**TOTAL LAND AREA FOR LOT 5A & 7A:** 189,589.4 SF (4.3524 ACRES)  
EXISTING MAXIMUM F.A.R.: 35% (66,356.3 SF)  
**PROPOSED BUILDING FOOTPRINT TOTAL:** 68,582 SF  
TOTAL LOT AREA LESS  
BUILDING AREA: 121,007 SF  
TOTAL PARKING LOT AREA: 57,160.1 SF  
TOTAL LANDSCAPE AREA: 54,069.6 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 28.5%

**LAND USE DATA (EXISTING)- TRACT 7A**

LEGAL DESCRIPTION: LOT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE

**BUILDING SQ. FOOTAGE:**  
TOTAL GROSS SF: 48,000 SF  
TOTAL NET USEABLE SF: 46,000 SF  
**TOTAL LAND AREA:** 137,231.4 SF (3.1504 ACRES)  
MAXIMUM F.A.R.: 35% (48,031 SF)  
**BUILDING FOOTPRINT:** 48,000 SF  
TOTAL LOT AREA LESS  
BUILDING AREA: 89,231.4 SF  
TOTAL PARKING LOT AREA: 50,354.0 SF  
TOTAL LANDSCAPE AREA: 29,147.0 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 21.2%

**PARKING CALCULATIONS FOR TRACT 6A**

OFFICE USES: 2,700 SF @ 1:200 SF = 14 SPACES  
MANUFACTURING USES: 0 SF @ 1:1000 SF = 0 SPACES  
WAREHOUSE USES: 17,100 SF @ 1:2000 SF = 9 SPACES  
**TOTAL PARKING REQUIRED:** 23  
**TOTAL HC PARKING REQ'D:** 2  
**TOTAL PARKING PROVIDED:** 21  
STANDARD STALL (9'x18') 21  
HANDICAP PARKING (13'x18') 2

LIGHTING (1/2) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 16' HEIGHT MAX.

BIKE SPACES REQUIRED (1/20 CAR SPACES) :  
BIKE SPACES REQUIRED : 2  
BIKE SPACES PROVIDED : 2

**PARKING CALCULATIONS (EXISTING)- TRACT 7A**

OFFICE USES: 14,000 SF @ 1:200 SF = 74 SPACES  
MANUFACTURING USES: 15,000 SF @ 1:1000 SF = 15 SPACES  
WAREHOUSE USES: 16,200 SF @ 1:2000 SF = 9 SPACES  
**TOTAL PARKING REQUIRED:** 98  
**TOTAL HC PARKING REQ'D:** 4  
**TOTAL PARKING PROVIDED:** 94  
STANDARD STALL (9'x20') 94  
HANDICAP PARKING (13'x20') 4

ZONING EXISTING: SU-1 FOR I-P  
PROPOSED ZONING: SU-1 FOR I-P

LIGHTING (1/2) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 25' HEIGHT MAX.

**CURVE DATA (EXISTING)- TRACT 7A**

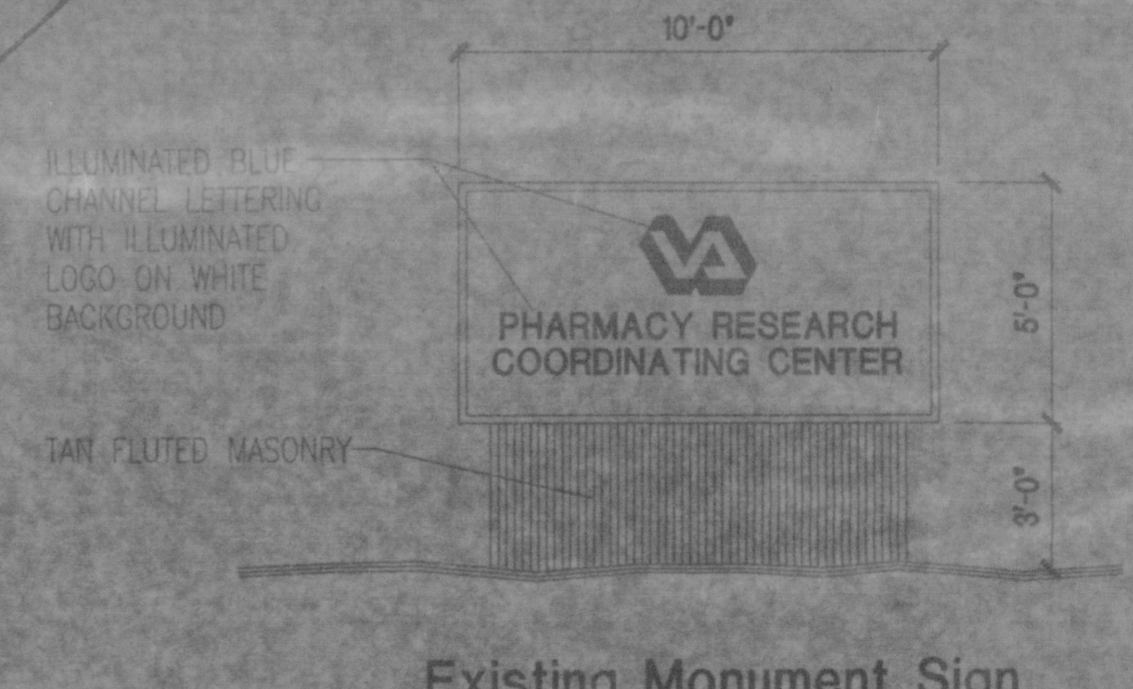
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#2	90°08'57"	25.00	41.50	27.35
#3	41°20'00"	380.00	274.13	143.34

**LEGEND**

- LOADING AREA
- CRUSHER FINE DRIVABLE SURFACE AS REQUIRED BY THE FIRE MARSHAL
- NEW ASPHALT PAVING
- POLE MOUNTED SITE LIGHTING
- BUILDING MOUNTED SITE LIGHTING

**PROJECT NUMBER: 1002514/358-0714**

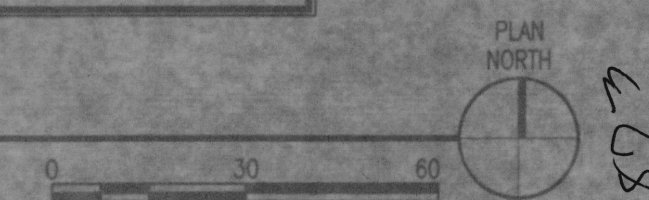
SOLID WARE DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPT	DATE
TRAFFIC ENGINEER TRANSPORTATION DIVISION	DATE
PLANS AND GENERAL SERVICES DEPT	DATE
PUBLIC WORKS WATER UTILITIES DIVISION	DATE
CITY ENGINEER ENGINEERING DIVISION/AREA	DATE
<i>[Signature]</i>	11/07/03
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	DATE
CITY ENGINEER ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION	DATE



Existing Monument Sign



**A1 OVERALL SITE PLAN**  
1"=30'-0"



LCS 2001