

SITE DATA

PROPOSED USAGE: OFFICE/WAREHOUSE
 LOT AREA: 265,731.99 S.F. (6.100 ACRES)
 OFFICE AREA: 29,034.00 S.F.
 WAREHOUSE AREA: 50,501.00 S.F.
 GROSS BUILDING AREA: 79,535.00 S.F.
 CONSTRUCTION TYPE: V-N SPRINKLED

LANDSCAPE CALCULATIONS:

NET LOT AREA: 186,196 SF ±
 LANDSCAPING REQUIRED: 27,929 SF ±
 15% OF 186,196 SF
 LANDSCAPE PROVIDED: 28,421 SF ±

PARKING CALCULATIONS:

PARKING REQUIRED:
 OFFICE AREA: 29,034 GSF / 200 GSF 145 SPACES
 WAREHOUSE AREA: 50,501 GSF / 2000 GSF 25 SPACES
 TOTAL PARKING REQUIRED: 170 SPACES
 TOTAL PARKING PROVIDED: 183 SPACES
 HC PARKING REQUIRED: 8 SPACES (2 VAN)
 HC PARKING PROVIDED: 12 SPACES (2 VAN)
 BICYCLE SPACES REQUIRED: 7 SPACES
 BICYCLE SPACES PROVIDED: 7 SPACES

GENERAL NOTES:

- CURRENT ZONING IS SU-1 FOR IP USES.
- THE SIGNAGE WILL CONSIST OF A MONUMENT SIGN AND BUILDING MOUNTED SIGN.
- 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.
- THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

NOTES:

- NEW 6" CONCRETE CURB PER COA STD. DWG. #2415.
- STANDARD CURB AND GUTTER PER COA STD. DWG. #2415.
- ACCESSIBLE SIDEWALK RAMP.
- NEW ASPHALT PAVING AREA.
- 5' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
- EXISTING CURB AND GUTTER.
- NEW 10' SIDEWALK PER COA STD. DWG. #2430.
- NEW 8' SIDEWALK PER COA STD. DWG. #2430.
- NEW 6' SIDEWALK PER COA STD. DWG. #2430.
- NEW DRIVE WAY ENTRANCE PER COA STD. DWG. #2426.
- 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS. (SEE DETAIL SHEET 4 OF 5.)
- PAINTED ARROW.
- NEW 6" HIGH FENCE.
- EXISTING POWER POLE.
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
- 9' WIDE X 20' DEEP PARKING SPACES.
- HANDICAP SIGN PER COA STANDARDS.
- BICYCLE RACK, PROVIDE MINIMUM 7 BICYCLE SPACES.
- NEW 7' GARDEN WALL.
- EXISTING CHAIN LINKED FENCE.
- NEW 400W METAL HALIDE SITE LIGHTING. (SEE SHEET 5-C FOR DETAIL.)
- EDGE OF EXISTING ASPHALT.
- MONUMENT SIGN PER COA STANDARD. (SEE SHEET 5-A FOR DETAIL.)
- PROPOSED 24.00' WIDE PAVEMENT.
- NO LIGHTING THAT IS WITHIN 100- FEET OF A RESIDENTIAL ZONE WILL BE HIGHER THAN 16- FEET.
- 1,067.30 SF. OUTDOOR PATIO WITH SEATING AREA, SEE LANDSCAPING PLAN (SHEET 2 OF 5) FOR SHADING.
- 9.50' ROADWAY AND BICYCLE LANE EASEMENT GRANTED TO CITY OF ALBUQUERQUE ON 8-27-04, BK-A83, PG-1544

LEGEND

- BOUNDARY LINE
- BUILDING
- PROPOSED CURB ON SITE
- NEW SIDEWALK
- NEW PAVEMENT
- 20 NUMBER OF PARKING SPACES
- EXISTING CURB & GUTTER
- EX. 8" WL — EXISTING WATER LINE
- EX. 12" SAS — EXISTING SAS
- EX. 24" SD — EXISTING STORM SEWER
- EXISTING FENCE
- SEATING AREA

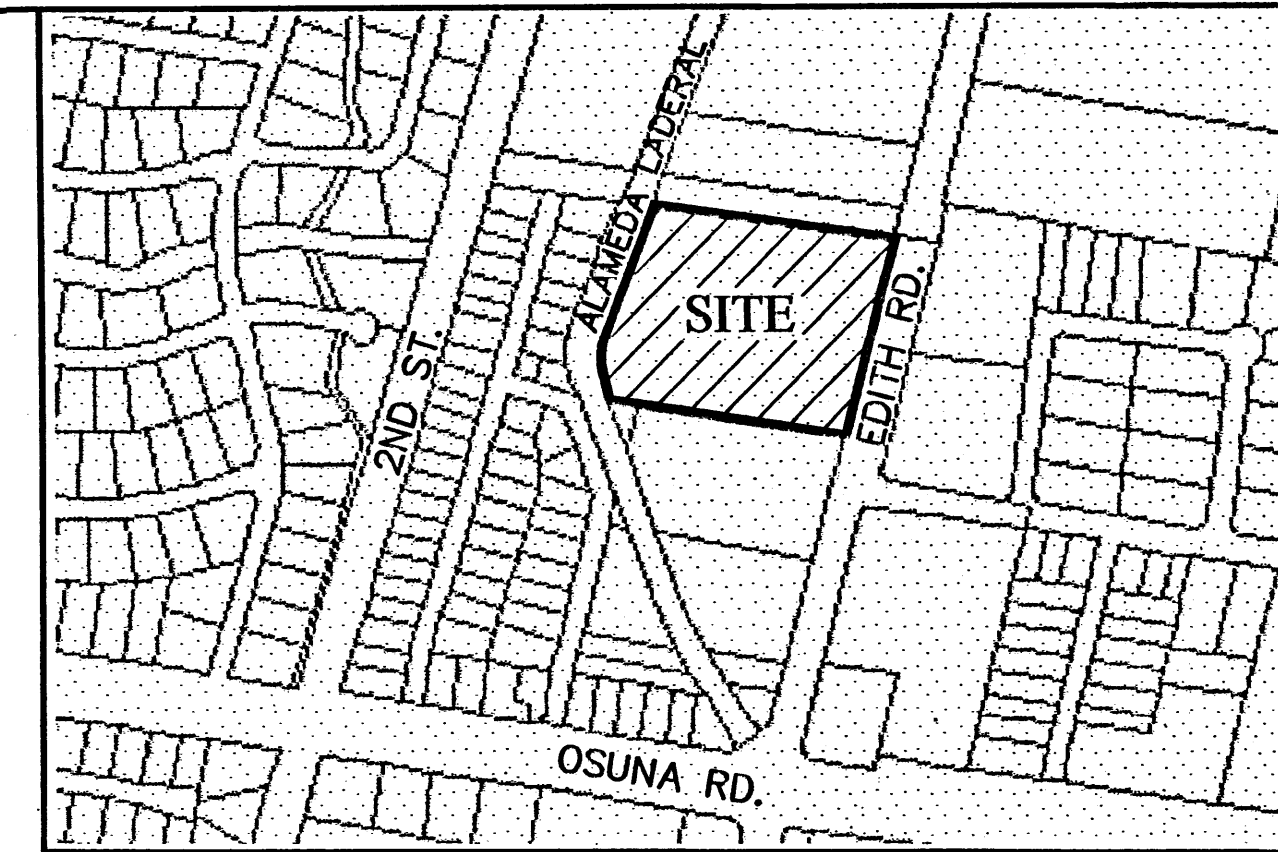
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	72.86'	103.00	40°31'46"	38.03	71.35	S01°15'00"W

SITE DEVELOPMENT PLAN FOR BUILDING NOTES:

- PERMISSIVE USES: PERMISSIVE USES AS SPECIFIED IN CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-20-A (PERMISSIVE USES) AND -B (CONDITIONAL USES) INDUSTRIAL PARK ZONE.
- SIGNAGE: SIGN ON-PREMISES AS SPECIFIED IN SECTION 14-16-3-5 OF THE CITY OF ALBUQUERQUE ZONING CODE, AND FURTHER PROVIDED IN ITEM 23, a THROUGH f, IN THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-2-19 IP INDUSTRIAL PARK ZONE.
- HEIGHT: STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45-DEGREE ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120 FEET. EXCEPTIONS TO THE ABOVE ARE PROVIDED IN 14-16-3-3 OF THE CITY OF ALBUQUERQUE ZONING CODE AND, FOR SIGN HEIGHT, IN DIVISION (A) OF THIS SECTION.
- LOT SIZE: MINIMUM LOT AREA SHALL BE ONE-HALF ACRE. MINIMUM LOT WIDTH SHALL BE 100 FEET. NO MORE THAN 50% OF THE SURFACE OF ANY LOT OR SITE SHALL BE COVERED WITH BUILDINGS.
- SETBACKS: THE FOLLOWING REGULATIONS APPLY, EXCEPT AS PROVIDED IN SECTION 14-16-3-3 OF THE CITY OF ALBUQUERQUE ZONING CODE. THERE SHALL BE A FRONT-YARD SETBACK OF NOT LESS THAN THIRTY FEET. THERE SHALL BE A SIDE-YARD SETBACK OF NOT LESS THAN TEN FEET. THERE SHALL BE A REAR-YARD SETBACK OF NOT LESS THAN TEN FEET. NO SETBACK WILL BE REQUIRED ON SIDES ABUTTING RAIL TRACKAGE OR RAIL EASEMENTS.
- OFF-STREET PARKING: OFF-STREET PARKING SHALL BE AS PROVIDED IN 14-16-3-1 OF THE CITY OF ALBUQUERQUE ZONING CODE.
- OUTSIDE STORAGE: ALL OUTDOOR STORAGE AND TRASH COLLECTION AREAS SHALL BE VISUALLY SCREENED FROM ALL PROPERTY LINES BY A SOLID WALL OR FENCE OR BY AN EVERGREEN HEDGE AT LEAST SIX FEET HIGH.

SITE DEVELOPMENT PLAN FOR BUILDING NOTES:

- LANDSCAPING: LANDSCAPING SHALL BE AS SPECIFIED IN SECTION 14-16-3-10 OF THE CITY OF ALBUQUERQUE ZONING CODE, EXCEPT THAT A MINIMUM LANDSCAPED STRIP OF TEN FEET SHALL BE MAINTAINED BETWEEN PARKING AREAS AND THE STREET RIGHT-OF-WAY LINE, REGARDLESS OF SITE SIZE.
- ARCHITECTURAL CHARACTER / BUILDING MATERIALS AND COLORS.
- BUILDING HEIGHTS: STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45E ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120 FEET. EXCEPTIONS TO THE ABOVE ARE PROVIDED IN 14-16-3-3 OF THE CITY OF ALBUQUERQUE ZONING CODE AND, FOR SIGN HEIGHT, IN DIVISION (A) OF THIS SECTION.
- BUILDING TYPES: BUILDINGS WILL BE MASONRY, STUCCO, METAL PANELING, OR ANY COMBINATION.
- ROOFS: PITCHED ROOFS WILL BE SHINGLED, TILED, OR METAL.
- BUILDING COLORS: BUILDING COLORS WILL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.
- ROOF EQUIPMENT SCREENS: MECHANICAL EQUIPMENT ON ROOFS IS TO 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.
- LIGHTING: AS SPECIFIED IN CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED OR STEEL POLE MOUNTED. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES. PARKING LOT FIXTURES ARE TO HAVE AN OVERALL HEIGHT OF TWENTY (20) FEET. IN ADDITION, ALL OUTDOOR LIGHTING FIXTURES MOUNTED ON BUILDINGS OR STRUCTURES SHALL BE MOUNTED AT A HEIGHT NO MORE THAN 16 FEET ABOVE FINISHED GRADE.



VICINITY MAP:

E-15-Z

LEGAL DESCRIPTION:

TRACT 45-B, MRGCD MAP NO. 29, CONTAINING 265,731.99 S.F. (6.100 AC.)

SHEET INDEX

- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPING PLAN
- CONCEPTUAL GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- ELEVATION PLANS

PROJECT NUMBER: 1003126

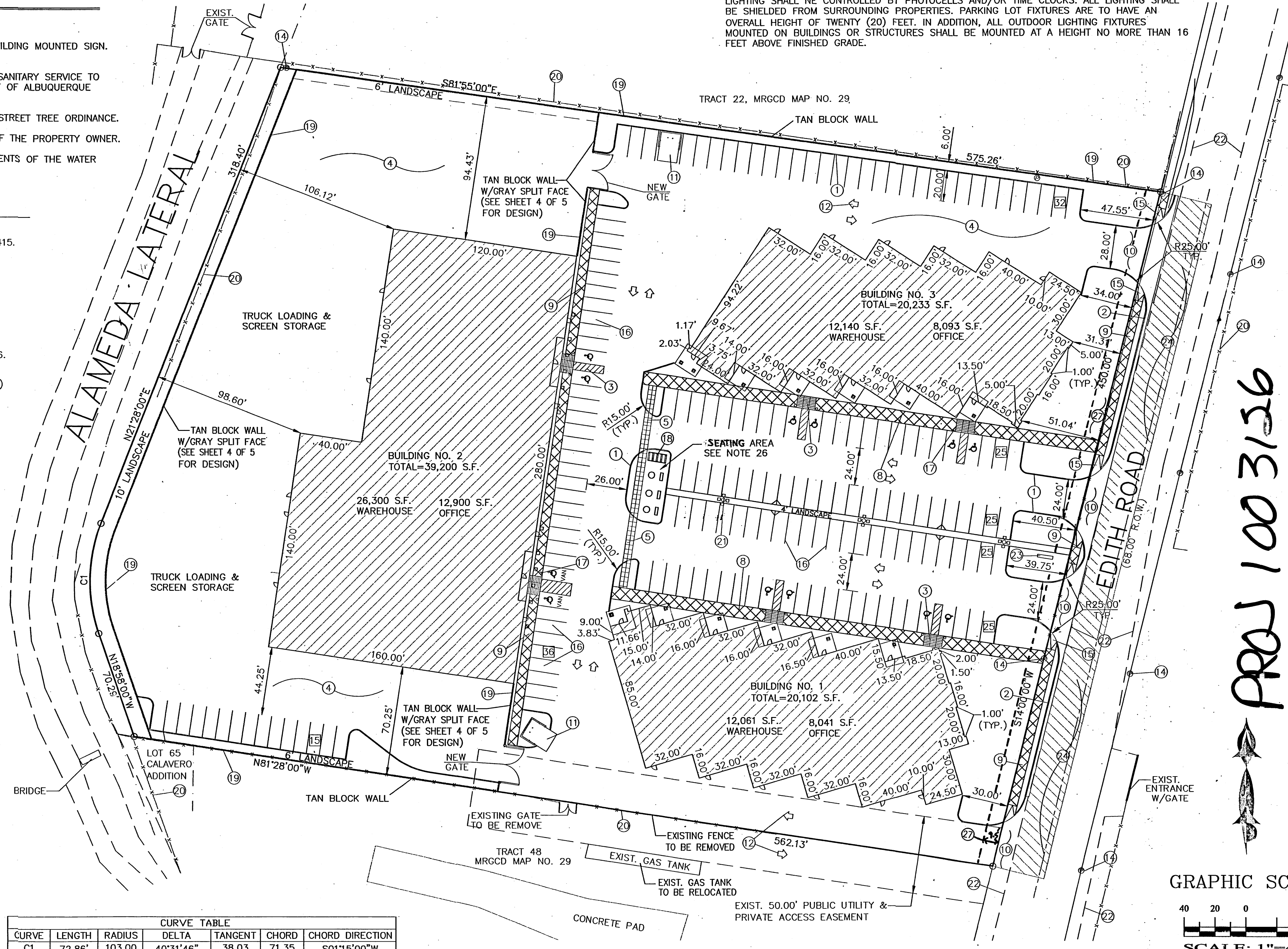
APPLICATION NUMBER: 04-01025

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 7-14-04, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? YES () NO (X) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

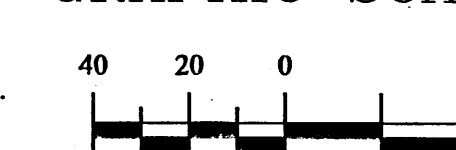
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	10-15-04
<i>Roger A. Shean</i>	7-14-04
UTILITIES DEVELOPMENT	DATE
<i>Janet Flores</i>	7-14-04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley A. Bingham</i>	10/5/04
CITY ENGINEER	DATE
<i>Ira C. Johnson</i>	6-29-04
SOLID WASTE MANAGEMENT	DATE
<i>Sharon Matson</i>	7/14/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

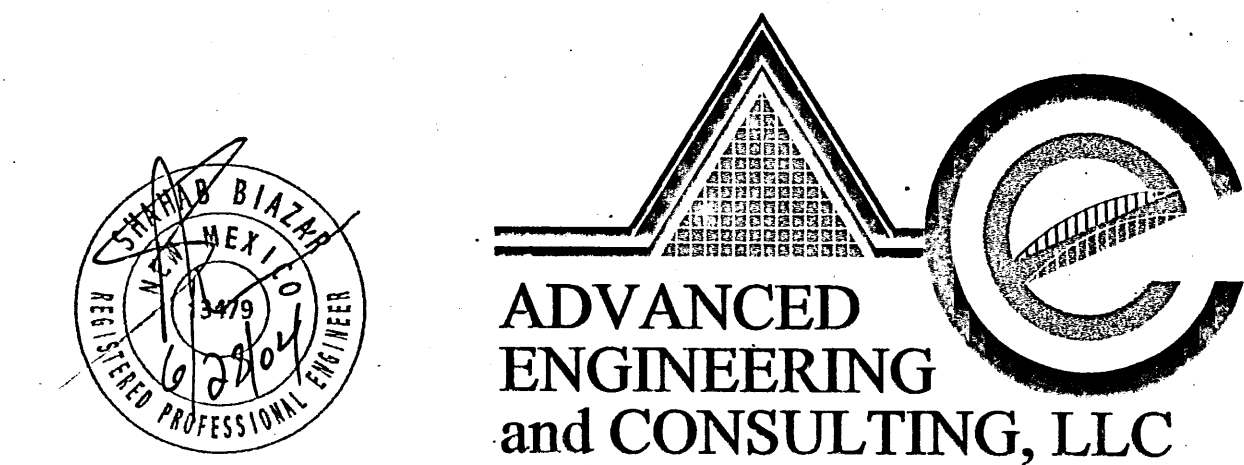
PROJ 1003126



GRAPHIC SCALE



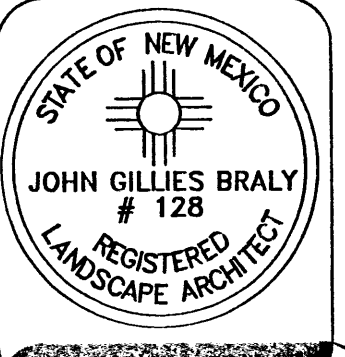
SCALE: 1"=40'



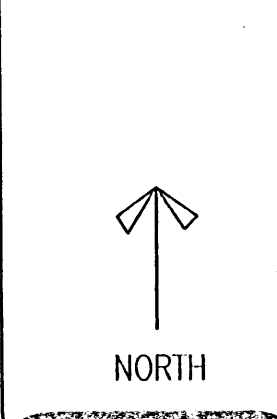
SHAHAB BIAZAR
P.E. #13479
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

SITIO BUSINESS PARK SITE PLAN FOR BUILDING PERMIT			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200355-ST.DWG	SHH	11-10-03	1 OF 5

LAST REVISION: 06-28-04



scale
1"=30'-0"



date
2/26/04
revisions
6/28/04
7/12/04

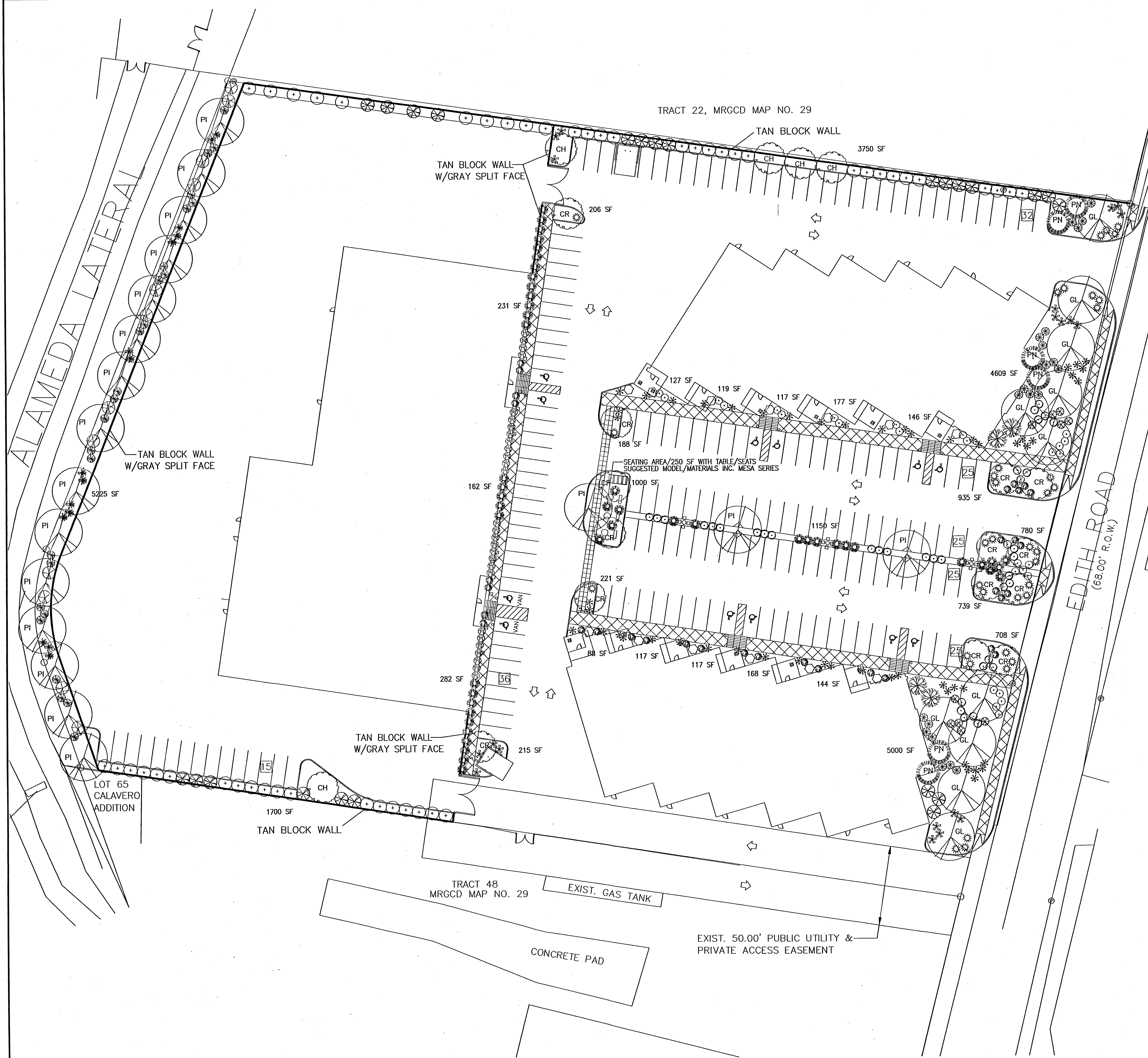
Heads Up
LANDSCAPE CONTRACTORS
ALBUQUERQUE, NM
(505) 888-9615
LICENSE 18890

LANDSCAPE

OFFICE/WAREHOUSE
EDITH/OSUNA
ALBUQUERQUE

sheet
2/5

TRACT 22, MRGCD MAP NO. 29



SITE DATA

GROSS LOT AREA	265,732 SF
LESS BUILDING	79,230 SF
NET LOT AREA	186,502 SF
REQUIRED LANDSCAPE	27,975 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	28,421 SF
PERCENT OF NET LOT AREA	15.2%
REQUIRED STREET TREES	13 PROVIDED MIN.
PROVIDED AT 30' O.C. SPACING	
ALONG ROAD	
REQUIRED PARKING LOT TREES	18 PROVIDED MIN.
PROVIDED AT 1 TREE PER 10 SPACES	
183 SPACES/10	

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

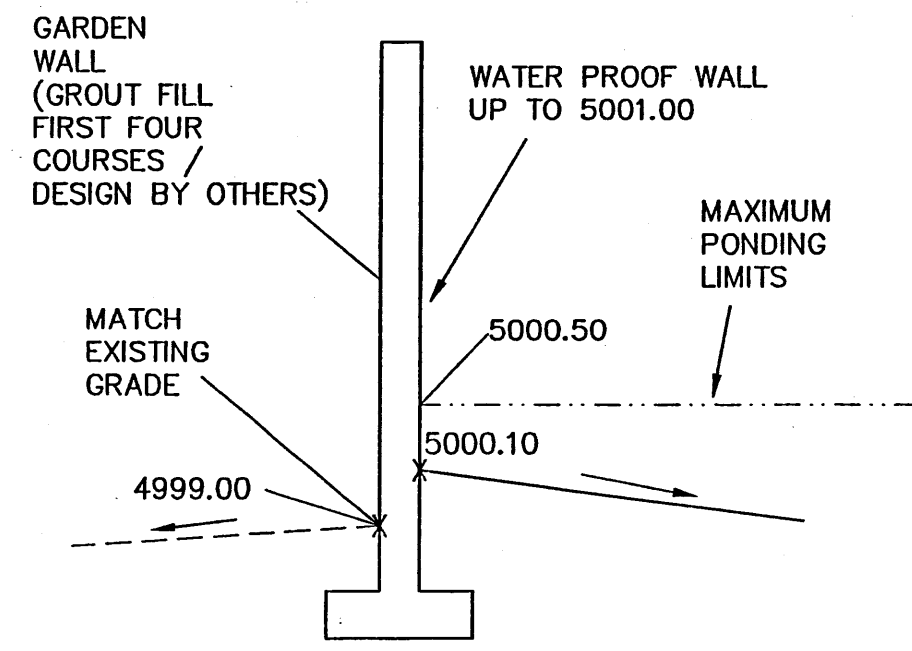
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
GL	11	GLEDITSIA	HONEY LOCUST	2" CAL	H
PI	18	PISTACHIA	PISTACHE	2" CAL	H
CR	14	CRATAEGUS	HAWTHORN	15 GAL	M
CH	5	CHILOPSIS	DESERT WILLOW	15 GAL	H
PN	6	PINUS NIGRA	AUSTRIAN PINE	5'-6" HT.	M
LARGE SHRUB					
☼	4	CAESALPINIA	BIRD OF PARADISE	5 GAL	
⊕	49	COTONEASTER PARNEYI	CLUSTERBERRY	5 GAL	
⊗	24	BUDDLEIA	BUTTERFLY BUSH	5 GAL	
⊙	12	CHRYSOTHAMNUS	CHAMISA	1 GAL	
⊛	48	MISCANTHUS	MAIDEN GRASS	5 GAL	
⊞	13	VAQUELENIA	ROSEWOOD	5 GAL	
MEDIUM SHRUB					
⊗	25	PEROVSKIA	RUSSIAN SAGE	1 GAL	
⊙	37	ROSMARINUS	ROSEMARY	1 GAL	
⊗	28	RAPHIOLEPIS	INDIA HAWTHORN	5 GAL	
⊗	21	PRUNUS BESSEYI	SAND CHERRY	5 GAL	
⊗	20	CYTISUS PURGANS	BROOM	5 GAL	
⊗	10	CARYOPTERIS	BLUE MIST	1 GAL	
⊗	36	JUNIPERUS <i>Rosemary</i>	BUFFALO JUNIPER	5 GAL	
⊗	15	HESPERALOE	RED YUCCA	5 GAL	
SMALL SHRUB 1 GAL					
⊗	33	LAVANDULA	LAVENDER		
⊙	27	SALVIA GREGGII	CHERRY SAGE		
⊗	54	HELICTOTRICHON	BLUE AVENA GRASS		

GENERAL NOTES:

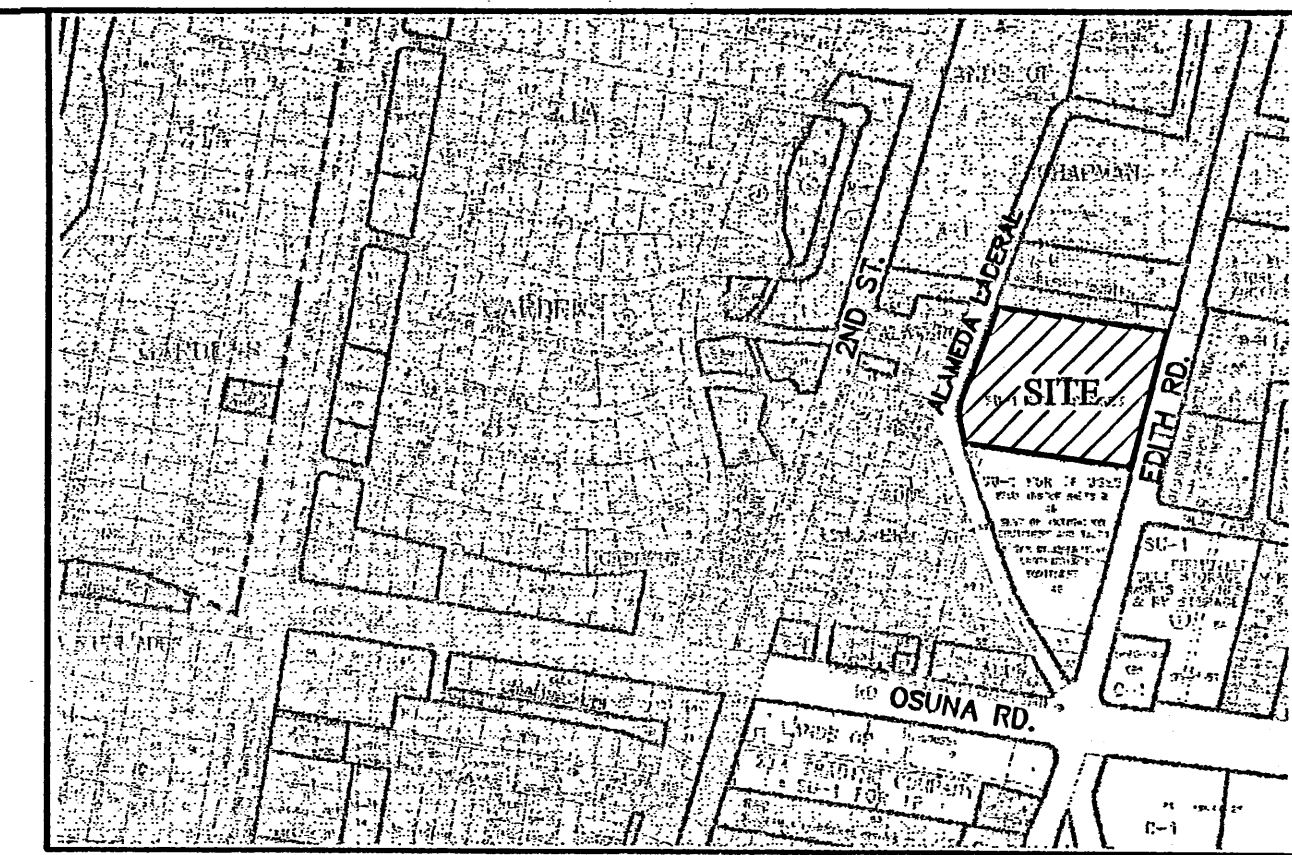
1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5006.12 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED 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.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.
6. ADD 5000 TO ALL THE SPOT ELEVATIONS (UNLESS THE ELEVATION IS A 6 DIGIT NUMBER)



SECTION A-A
NTS

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.



VICINITY MAP: E-15-Z

LEGAL DESCRIPTION:

TRACT 45-B, MRGCD MAP NO. 29, CONTAINING ±6.10 AC.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5100--- EXISTING CONTOUR (MAJOR)
- 5102--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- WATER BLOCK

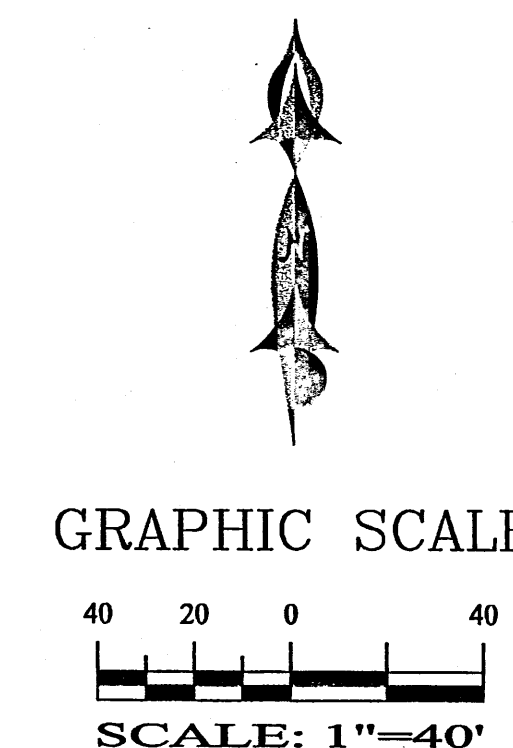
EXISTING CONDITIONS

THE ENGINEER HAS PERSONALLY INSPECTED THE LAND, AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED THEREON SINCE THE EXISTING CONTOUR MAP WAS PREPARED.

SHAHAB BIAZAR, P.E.

 DATE 5/6/04

EXT. SD MH
 EXT. RIM=5011.06
 INV. IN=5002.09
 INV. OUT=5001.99

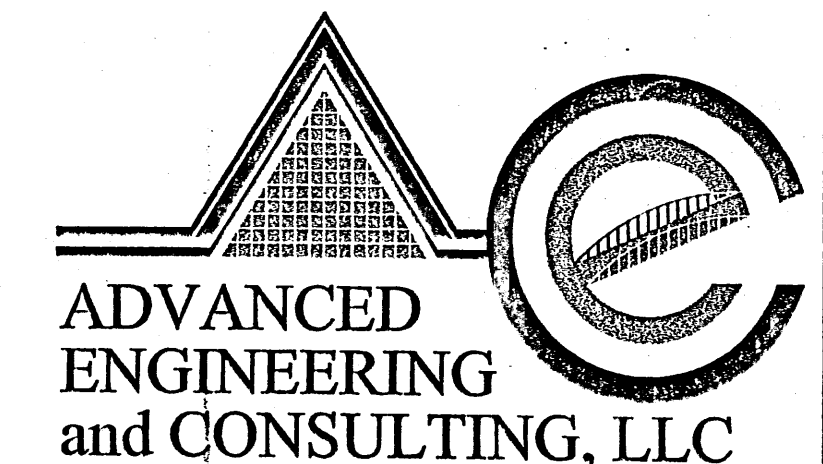


GRAPHIC SCALE

SCALE: 1"=40'



SHAHAB BIAZAR
 P.E. #13479



**ADVANCED
 ENGINEERING
 and CONSULTING, LLC**

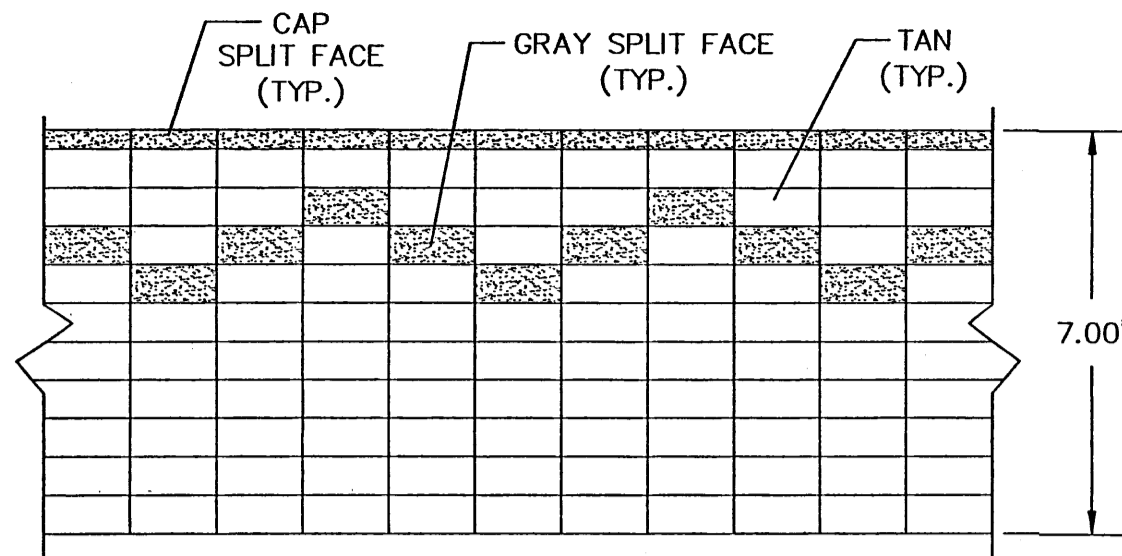
10205 SNOWLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505) 899-5570

**SITIO BUSINESS PARK
 CONCEPTUAL GRADING AND DRAINAGE PLAN**

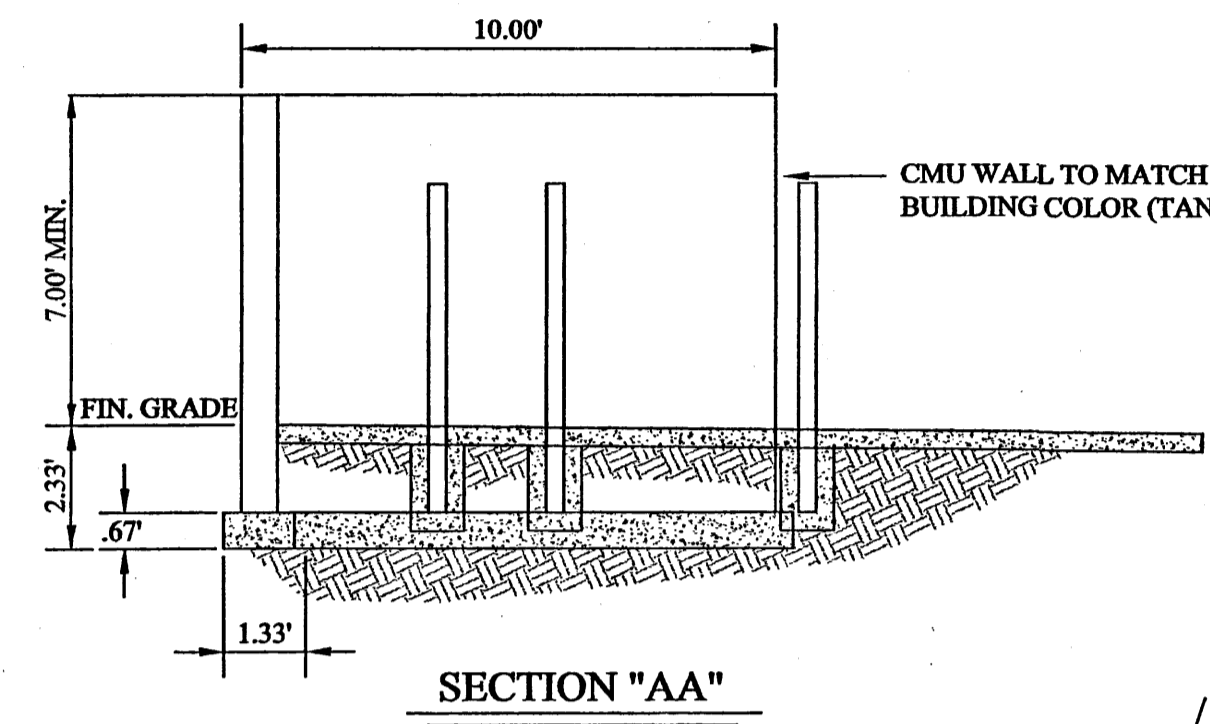
DRAWING:	DRAWN BY:	DATE:	SHEET #
200355-GR.DWG	SBB	11-10-03	3 OF 5

LAST REVISION: 05-06-04

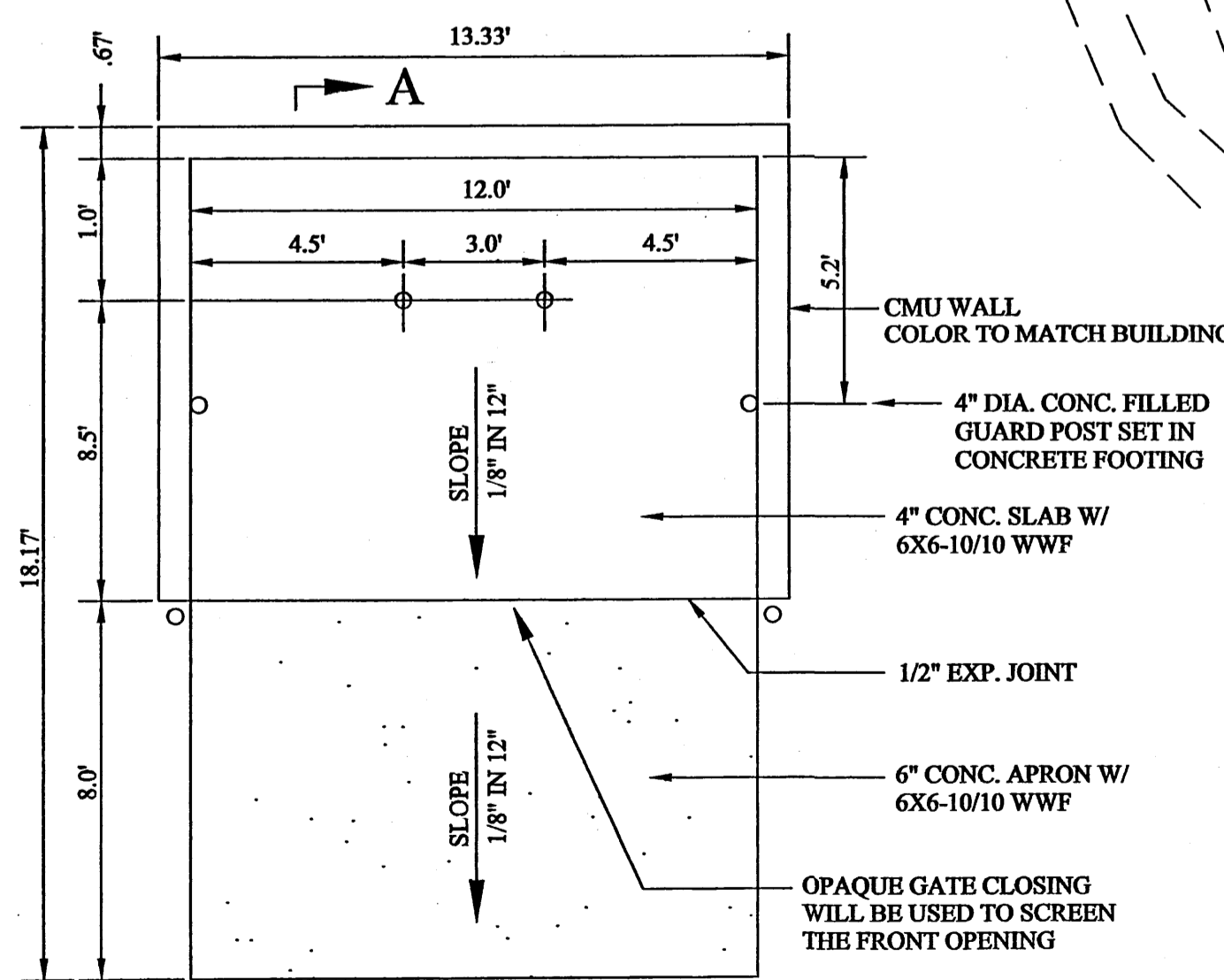
ROUGH GRADING APPROVAL _____ DATE _____



BLOCK WALL DESIGN

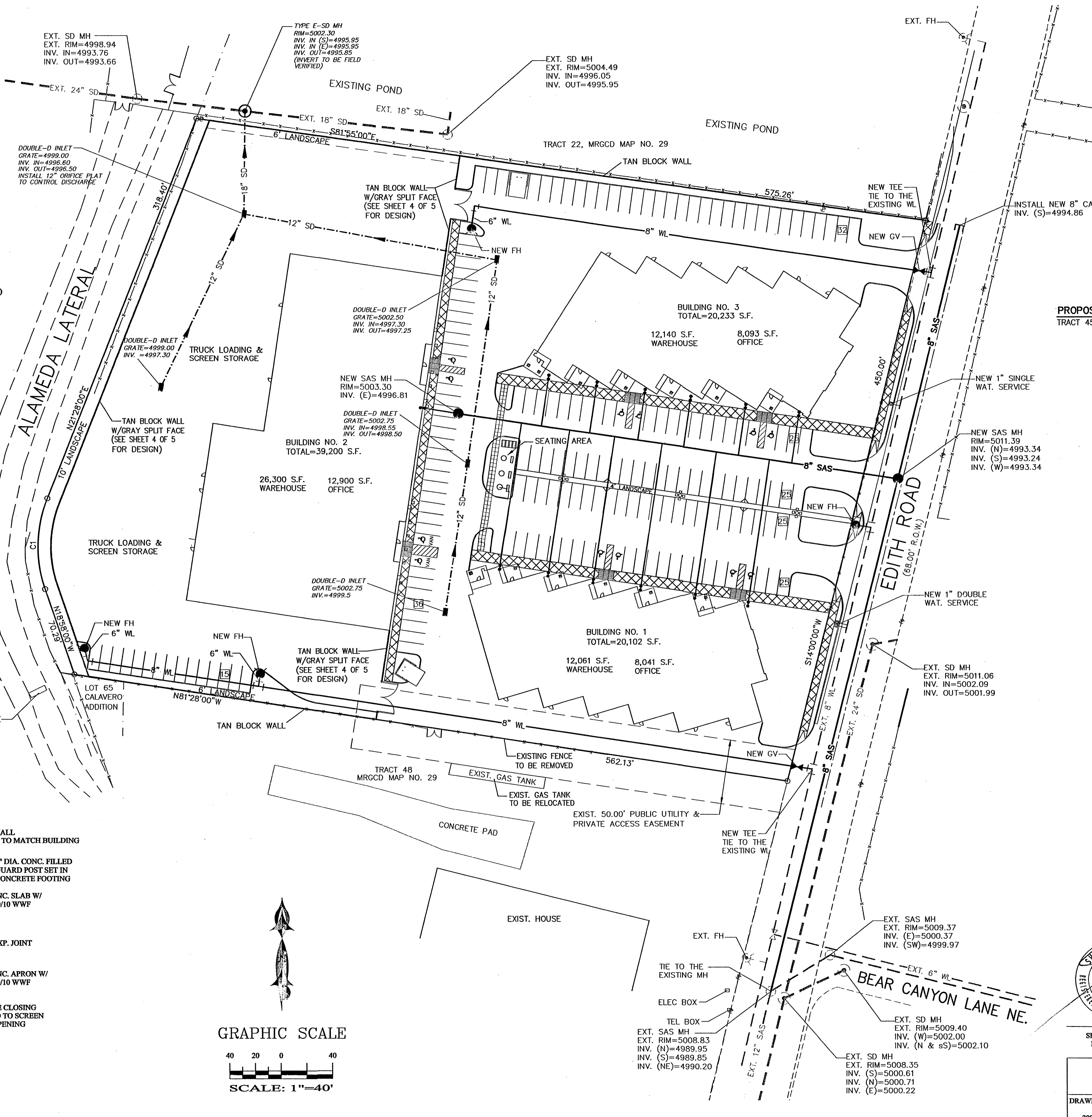


SECTION "AA"



DUMPSTER ENCLOSURE DETAIL

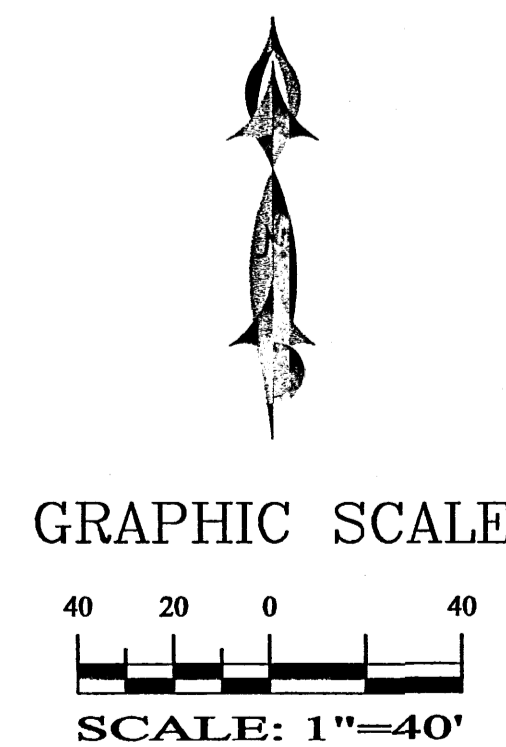
NTS



PROPOSED LEGAL DESCRIPTION:
TRACT 45-B, MRGCD MAP NO. 29, CONTAINING 265,731.99 S.F. (6.100 AC.)

LEGEND

	EXISTING SAS MANHOLE
	EXISTING SD MANHOLE
	EXISTING GATE VALVE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	NEW SANITARY SEWER LINE
	NEW WATER LINE
	NEW STORM SEWER
	CLEAN OUT
	NEW WATER SERVICE
	NEW SAS SERVICE
	NEW SAS MANHOLE
	STORM SEWER MANHOLE
	SINGLE SERVICE METER
	DOUBLE SERVICE METER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	TEE
	BEND
	CAP (WL)
	REDUCER
	NEW CATCH BASIN
	NEW DROP INLET
	BIKE RACK

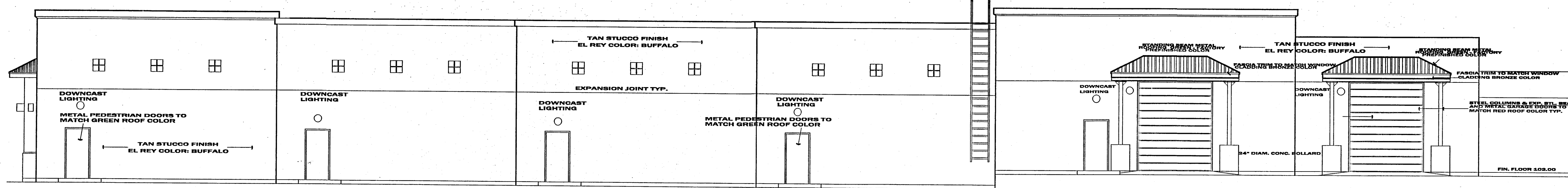


ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

SHAHAB BIAZAR
P.E. #13479

SITIO BUSINESS PARK MASTER UTILITY PLAN			
DRAWING: 200355-MU.DWG	DRAWN BY: SBB	DATE: 12-03-03	SHEET # 4 OF 5

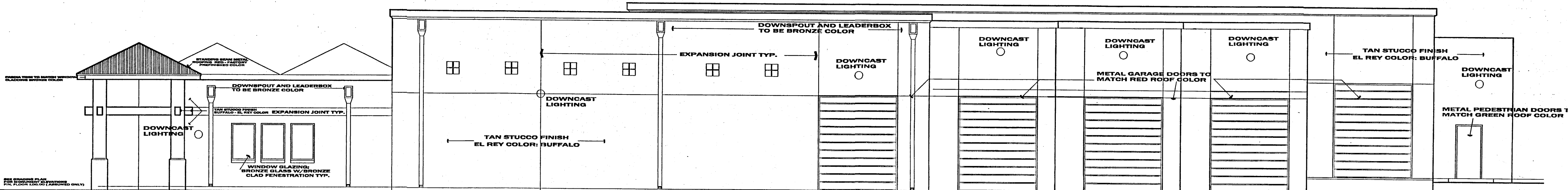
LAST REVISION: 07-13-04



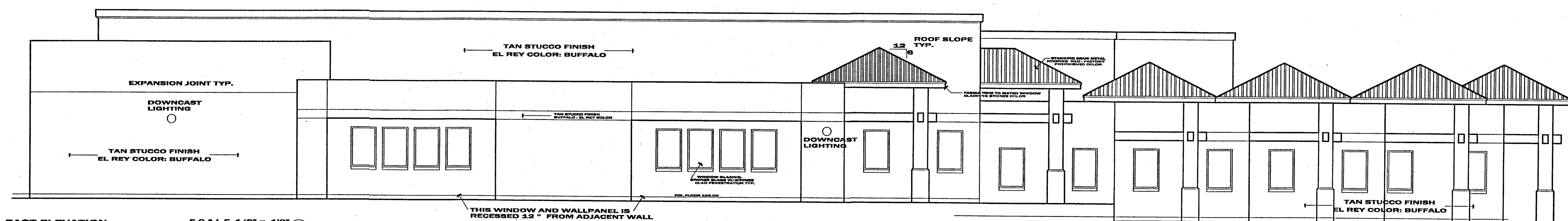
SOUTH ELEVATION
LEFT SIDE ELEV. SCALE 1/8" = 1'-0" 4



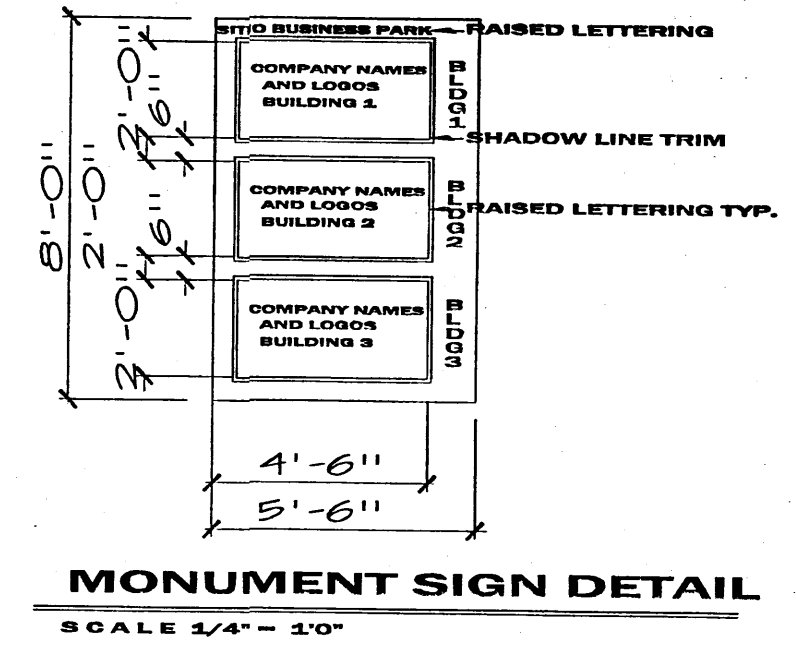
NORTH ELEVATION
RIGHT SIDE ELEV. SCALE 1/8" = 1'-0" 3



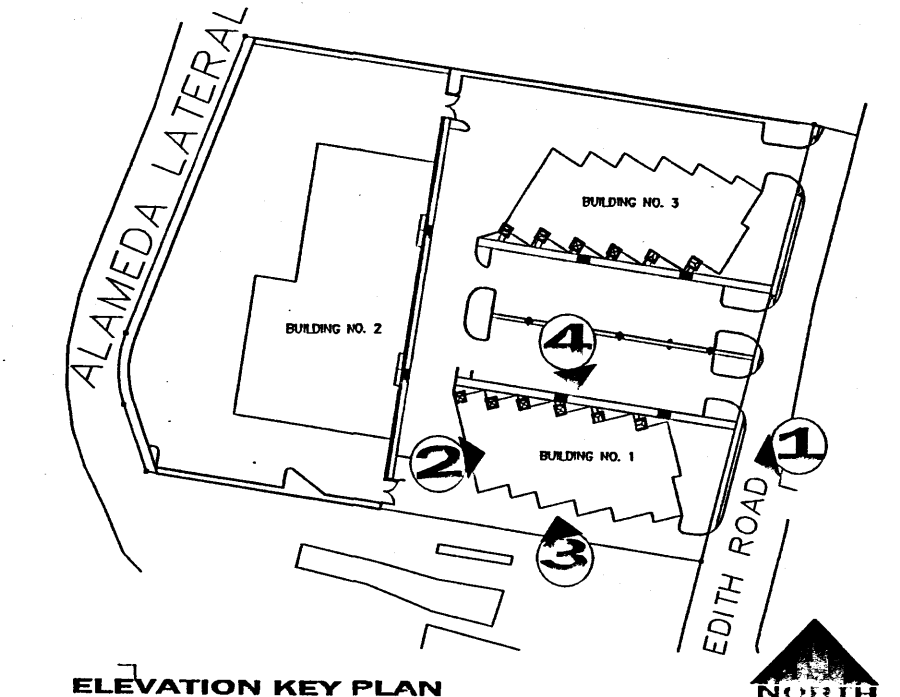
WEST ELEVATION
REAR ELEV. - FACING ALAMEDA LATERAL SCALE 1/8" = 1'-0" 2



EAST ELEVATION
FRONT ELEV. - FACING PARKING LOT SCALE 1/8" = 1'-0" 1



MONUMENT SIGN DETAIL
SCALE 3/4" = 1'-0"



ELEVATION KEY PLAN

CRAIG CORPORATION

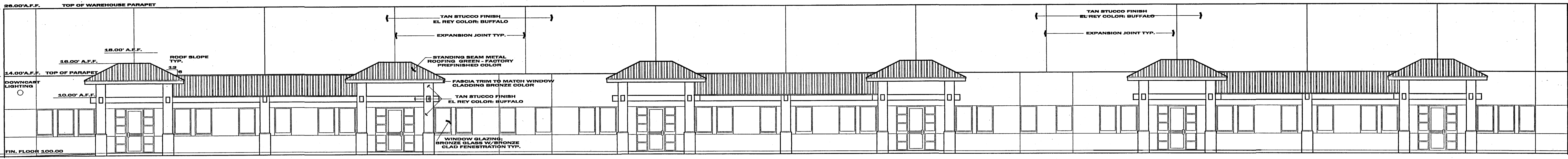
SITIO BUSINESS PARK
EDITH ROAD N.W.

BLDG. 3 FLOOR PLAN

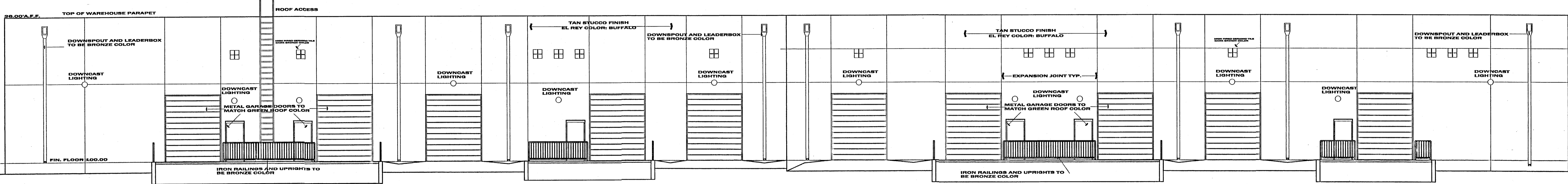
DEL PAUL JACK ARCHITECT 4801 ALAMEDA BLVD. N.E., ALBUQUERQUE, NUEVO MEXICO 87113 505.235.2670 FAX 505.797.0488

TAN STUCCO FINISH
EL REY COLOR: BUFFALO

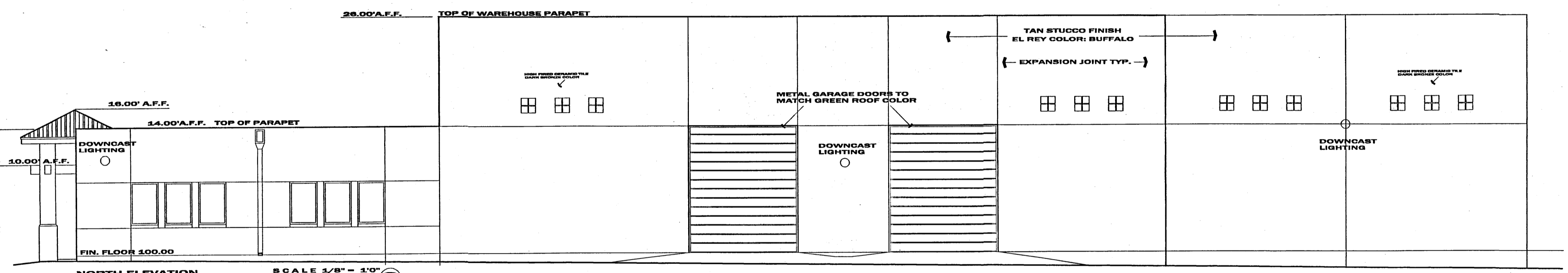
TAN STUCCO FINISH
EL REY COLOR: BUFFALO



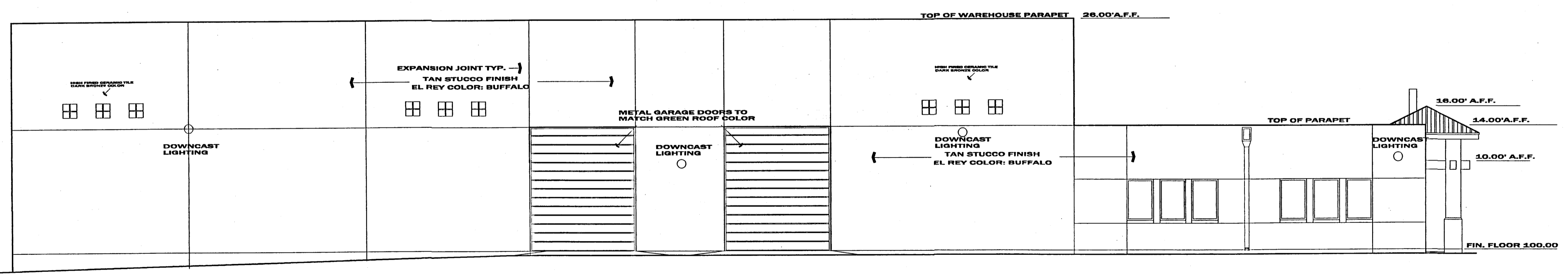
EAST ELEVATION
FRONT ELEV. - FACING PARKING LOT
SCALE 1/8" = 1'-0"



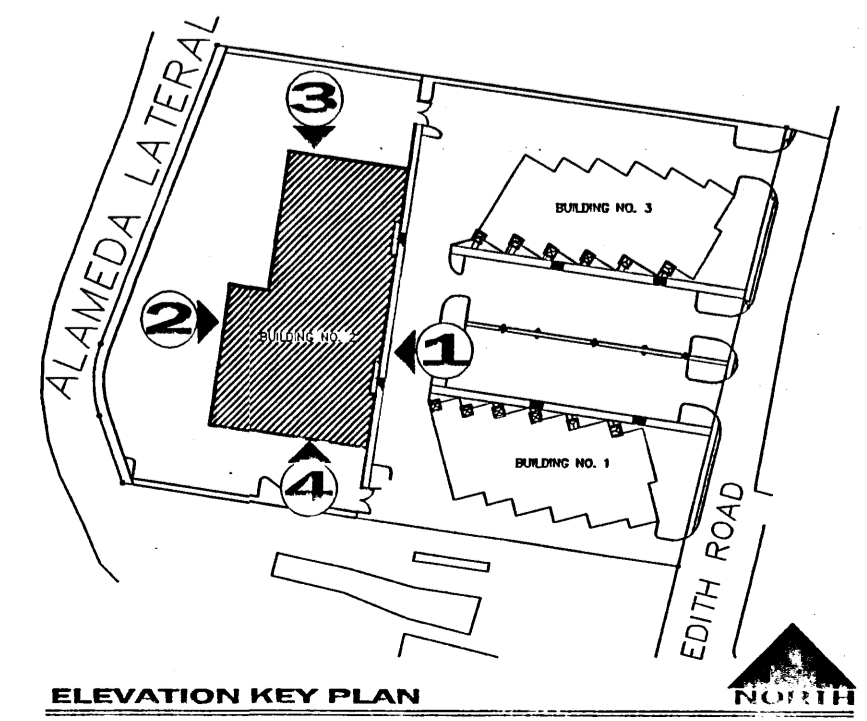
WEST ELEVATION
REAR ELEV. - FACING ALAMEDA LATERAL
SCALE 1/8" = 1'-0"



NORTH ELEVATION
RIGHT SIDE ELEV.
SCALE 1/8" = 1'-0"

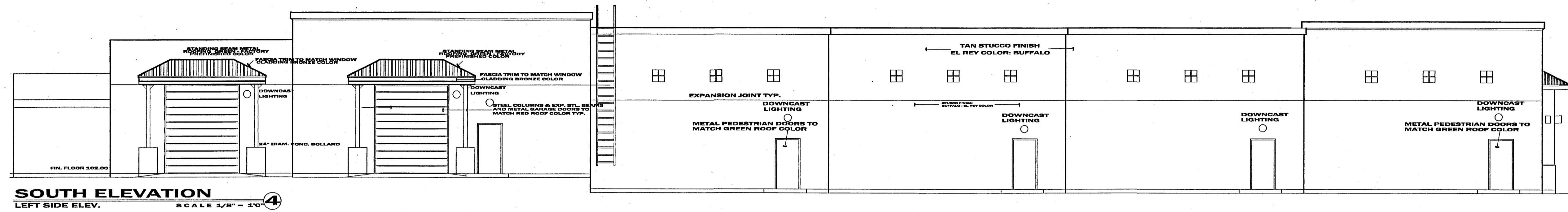


SOUTH ELEVATION
LEFT SIDE ELEV.
SCALE 1/8" = 1'-0"



ELEVATION KEY PLAN

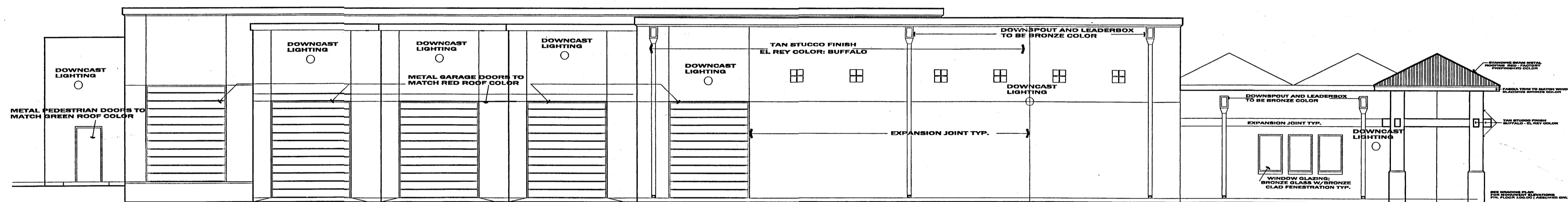
CRAIG CORPORATION
SITIO BUSINESS PARK
EDITH ROAD N.W.
DEL PAUL JACK ARCHITECT 4801 ALAMEDA BLVD. N.E., A.B.Q., N.M.



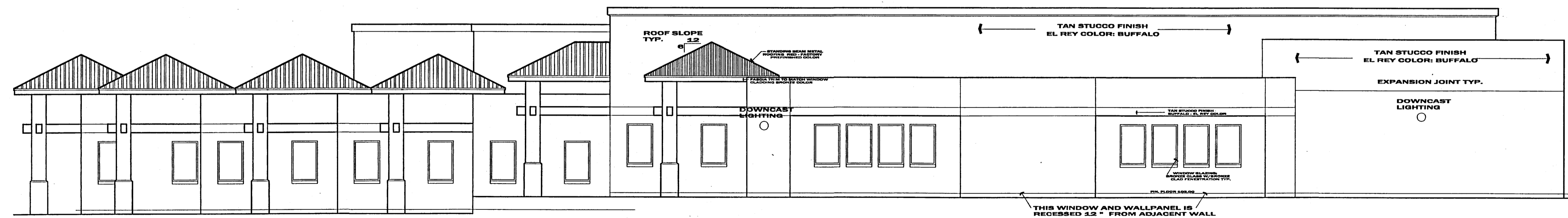
SOUTH ELEVATION
LEFT SIDE ELEV. SCALE 1/8" = 1'-0" 4



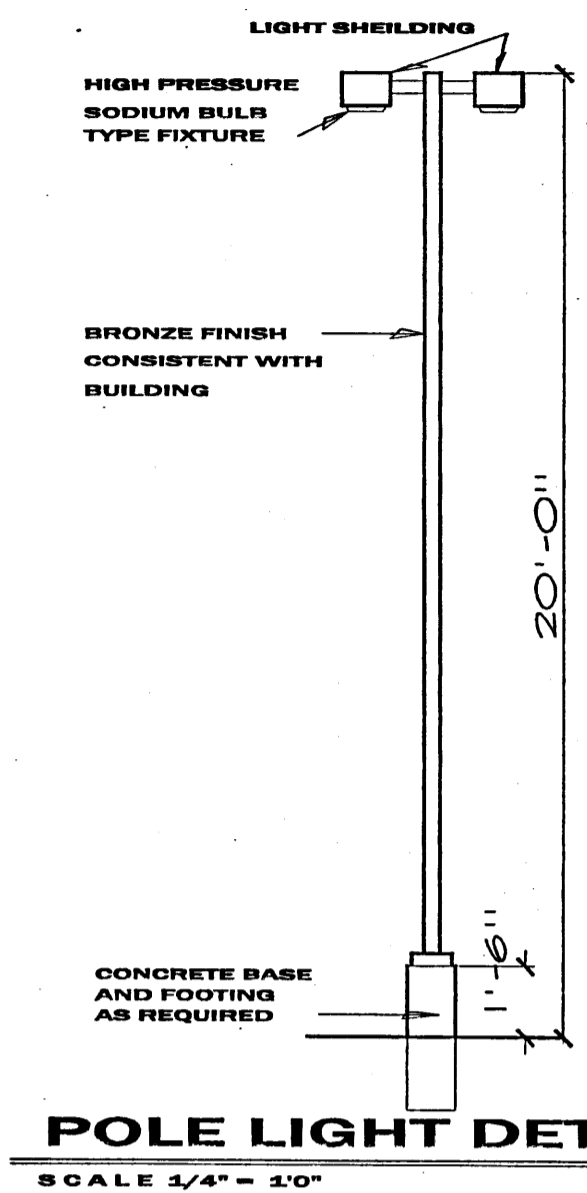
NORTH ELEVATION
RIGHT SIDE ELEV. SCALE 1/8" = 1'-0" 3



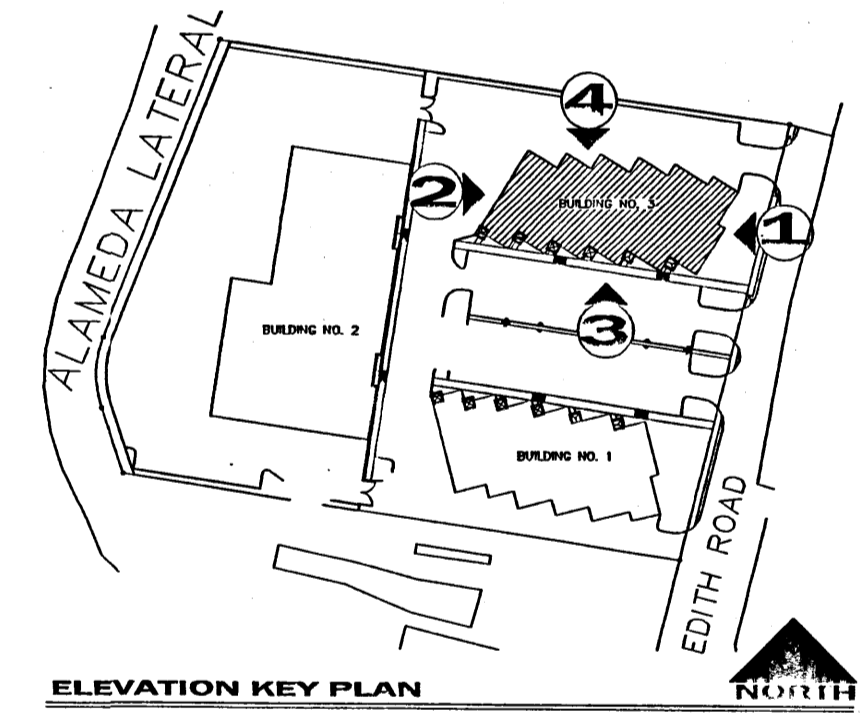
WEST ELEVATION
REAR ELEV. - FACING ALAMEDA LATERAL SCALE 1/8" = 1'-0" 2



EAST ELEVATION
FRONT ELEV. - FACING PARKING LOT SCALE 1/8" = 1'-0" 1



POLE LIGHT DETAIL
SCALE 1/4" = 1'-0"



ELEVATION KEY PLAN

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ELEVATIONS BLDG. 3

SHEET
5C
JULY 2004