

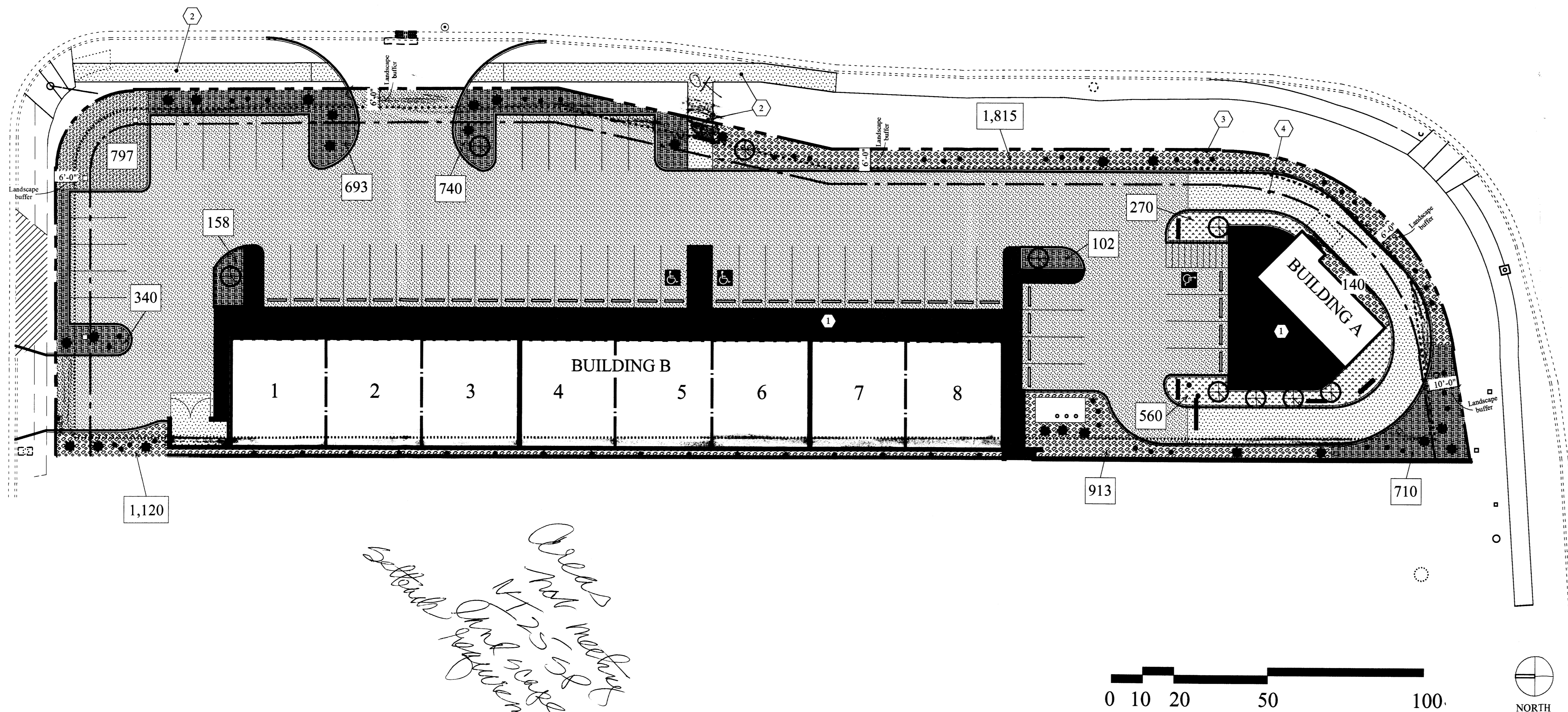
REVISIONS CONTENTS

AS-1	Site Survey, Project Information, and Utilities
AS-2	Landscape Plan
AS-3	Drainage and Grading Plan
AS-4	Exterior Signage & Misc. Details
AS-5	Starbuck's Ext. Signage
AS-6	Exterior Color Elevations

KEYED NOTES

1. New colored concrete sidewalk, see site plan.
2. New concrete sidewalk, see site plan.
3. Property line, see site plan.
4. Setback, see site plan.

verify setbacks
verify easments
parking calculation



Areas that meeting setbacks and landscape requirements

LANDSCAPE PLAN

1" = 20'-0"

NOTE: 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 to each end. The irrigation system will comply with the Albuquerque Waster Waste Ordinance 56-1977.

NOTE: Landscape maintenance will the responsibility of the Owner.

NOTE: This project will comply with the Water Conservation Ordinance of the City of Albuquerque.

ROYAL LANDSCAPE AREA REQUIRED:

Total Lot Area	47,029	SF
(within property line)		
Retail Area	8,800	SF
Starbucks	760	SE
Landscape Requirement	X .15	SF

Total Landscape Required 5,620 SF

TOTAL LANDSCAPE AREA PROVIDED:

Area A	1,120	SF
Area B	340	SF
Area C - grass	797	SF
Area D	158	SF
Area E	693	SF
Area F	740	SF
Area G	1,815	SF
Area H - grass	270	SF
Area I	102	SF
Area J - grass	560	SF
Area K	710	SF
Area L	913	SF

Total Landscape Provided 8,218 SF

(the landscape area provided is adequate the landscaped area provided is 17%)

Total Grass Sodding Provided 1,627 SF
(the grass area provided is 20%)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/NOTES	HGT/SPR	water usage
⊕	FRAXINUS VELUTINA "BERINDA"	RIO GRANDE ASH	9	2-1/2" CAL.	40'X40'	M
⊕	ERIANTHUS REVENNAE	REVENNA GRASS	24	2-1/2" CALIPER	6'X4'	H
•	NOLINA MICROCARPA	BEARGRASS	42	5 GALLON	4'	L
•	ROSEMARINUS OFFICINALIS	INDIA HAWTHORN	16	1 GALLON	2'	L
•	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	16	1 GALLON	5' CLIMBING	M

- XXX Landscape area sq. ft.
- Grass Sodding
- River Rock
- Deco Shredded Bark Mulch
- Irrigated Buffalo Grass

LANDSCAPE NOTES

LANDSCAPE CALC.

PLANT LEGEND

MATERIALS LEGEND

LANDSCAPE PLAN

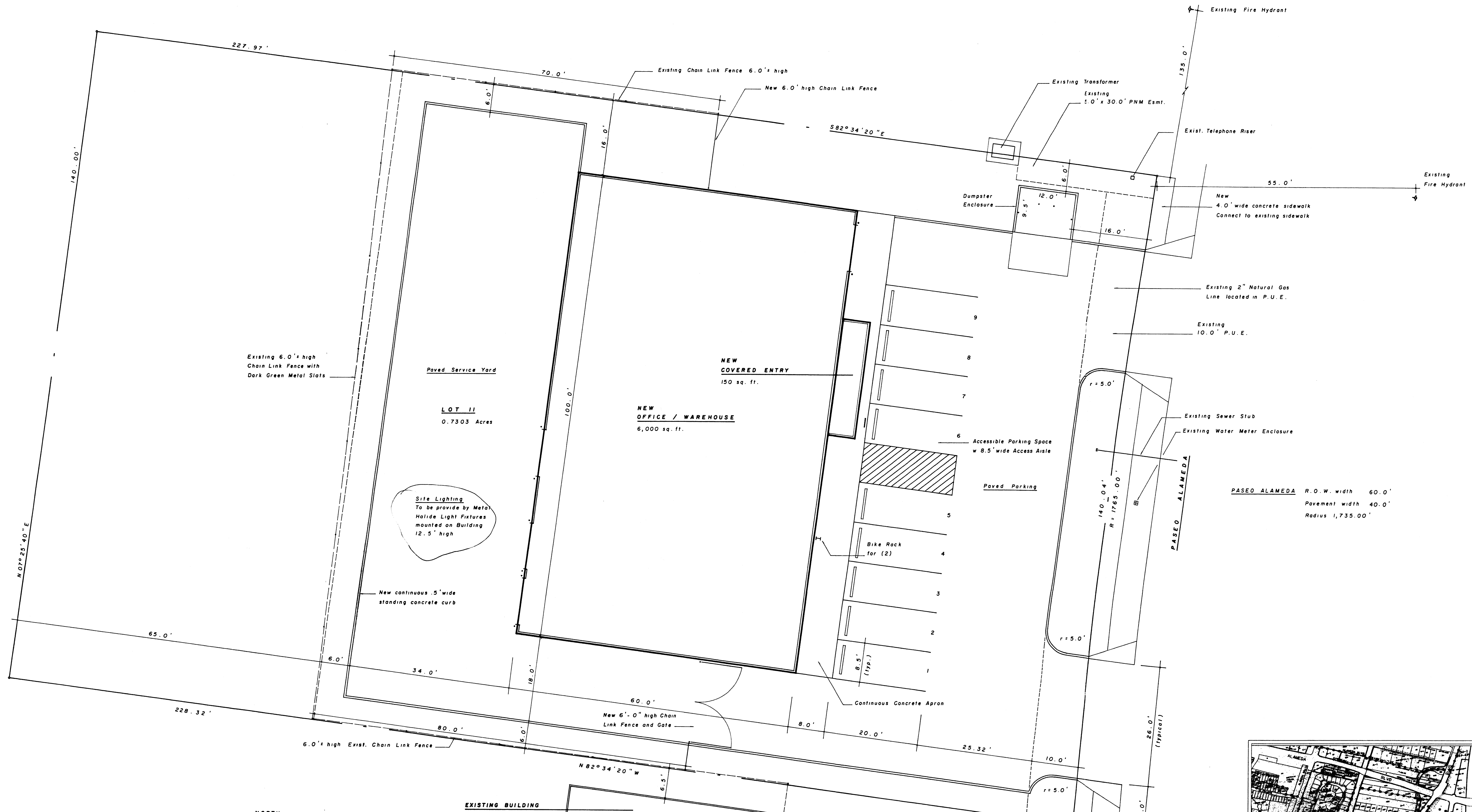
THE SHOPS ON SEDONA ROW
8101 SAN PEDRO NE - ALBUQUERQUE, NM
STERLING CAPITAL DEVELOPMENT
March, 2004

MAHLMAN & MILES ARCHITECTS
206 BROADWAY SE
ALBUQUERQUE, NEW MEXICO 87102 / 505-243-0101

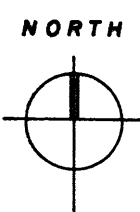
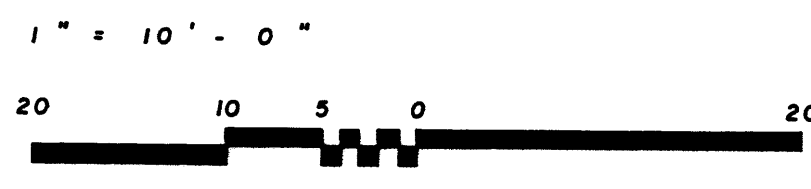
DRB
AS-2

#1003296

EDITH BLVD.



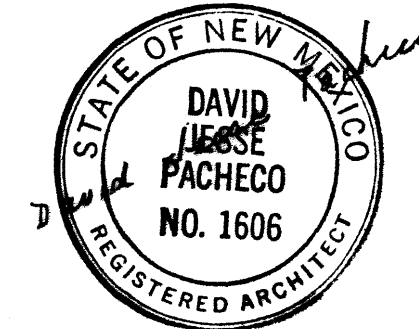
SITE PLAN



LEGAL DESCRIPTION
 Lot Numbered Eleven (11) of Alameda Business Park,
 (A Replot of Tract B-1-A-1, Lands of Springer Building
 Materials Corporation), Albuquerque, New Mexico

PARKING BREAKDOWN

OFFICE	1,000 sq. ft. / 200	= 5 Spaces
WAREHOUSE	5,000 sq. ft. / 2,000	= 3 Spaces
Total Required		8 Spaces
Total Supplied		9 Spaces

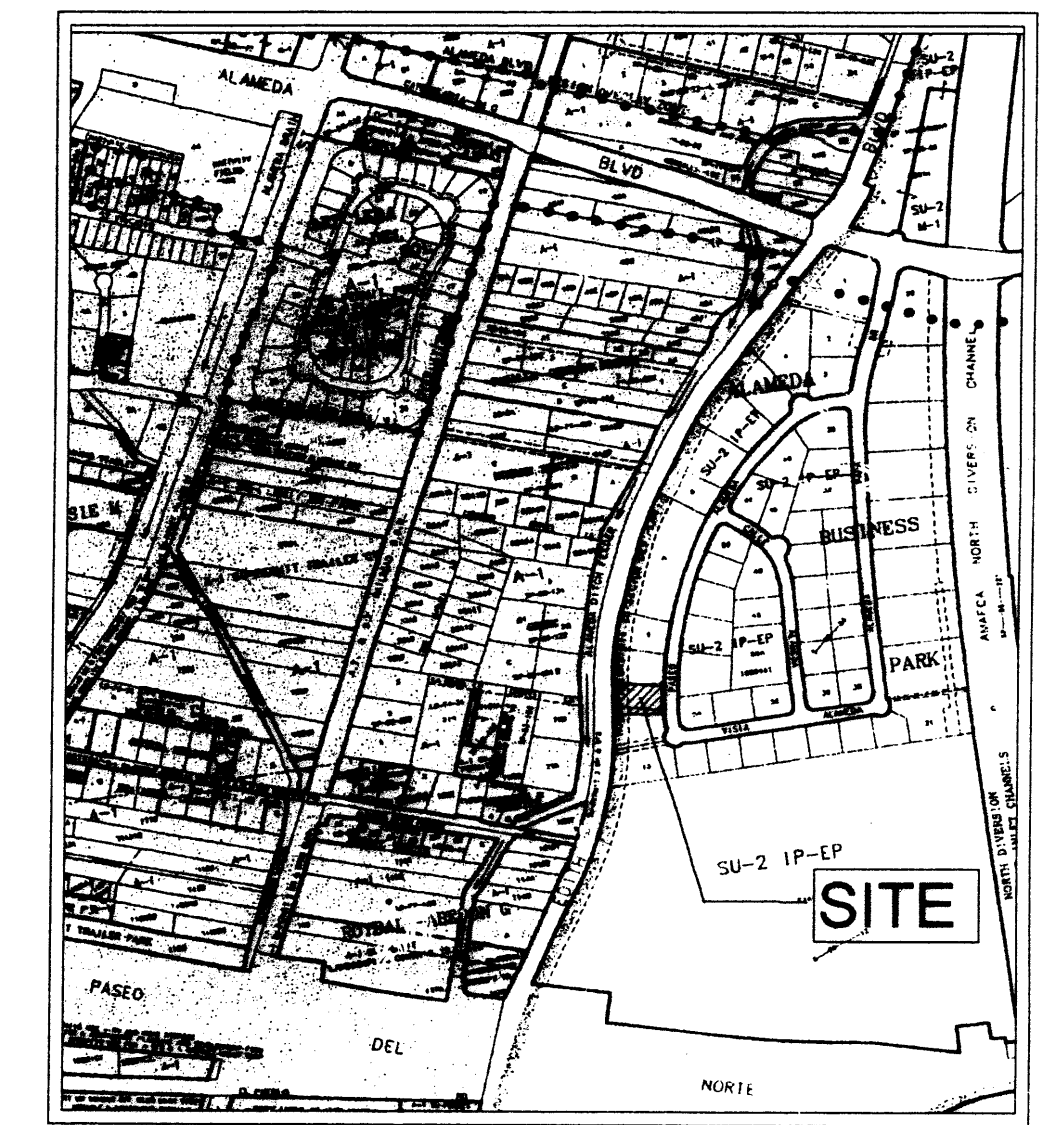


OFFICE WAREHOUSE for HONEY DO PLUMBING

DATED 2-20-04

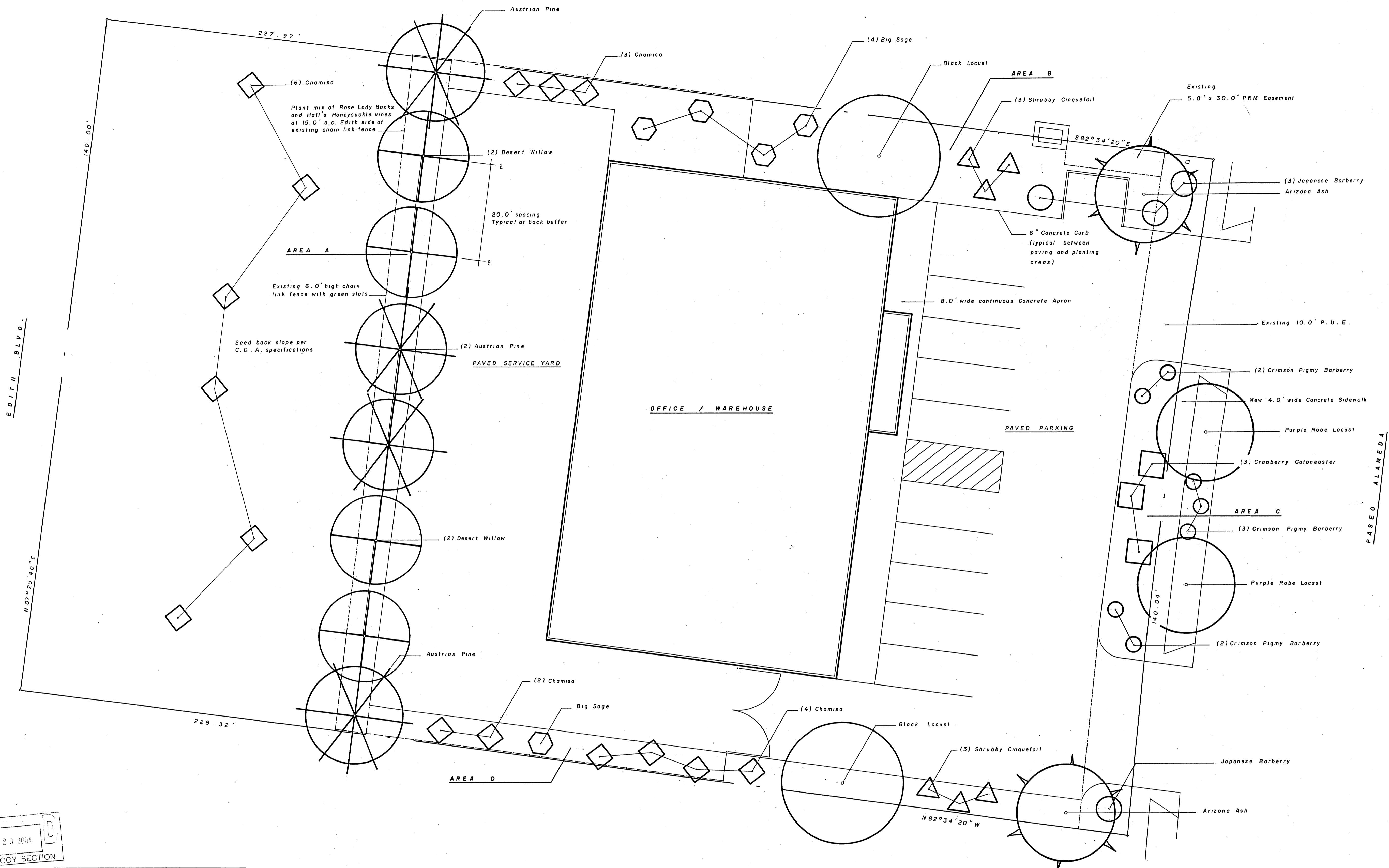
DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
<i>Michael Holton</i> Solid Waste Management	3-5-04 Date
DRB Chairperson, Planning Department	Date



PROJECT NUMBER: _____
 Application Number: _____

GRAPHIC SCALE IN FEET
 0 10 20 30 40 50
Zone Atlas Page C-16-Z



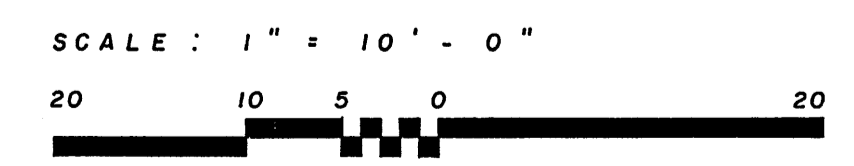
R. D.

 MAR 23 2004

 HYDROLOGY SECTION

LOT 11
 ALAMEDA BUSINESS PARK

LANDSCAPING PLAN

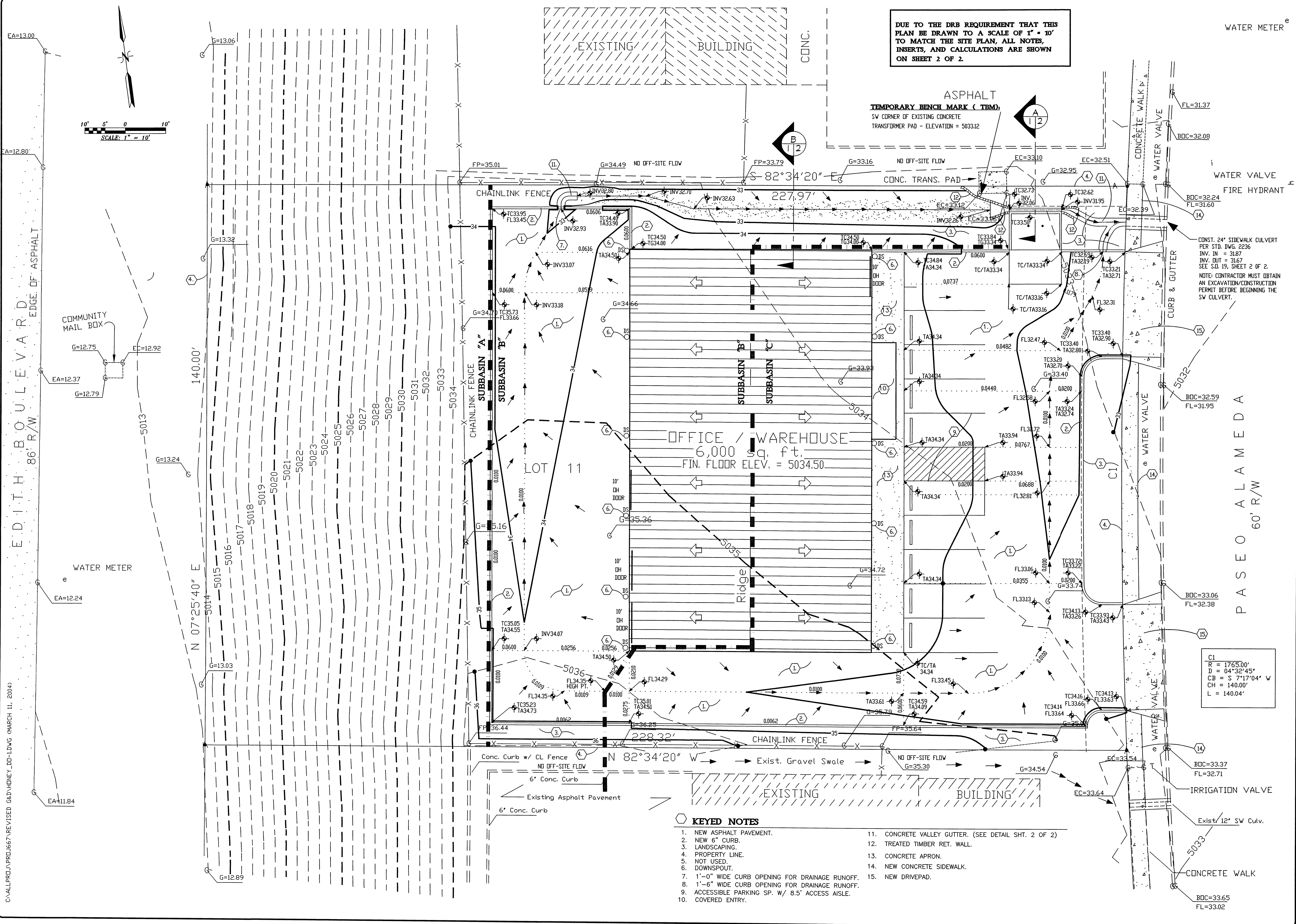


REVISED 3-22-04



LANDSCAPE AREA BREAKDOWN			
Total Lot Area	31,940 sq. ft.		
Building Area	6,000 sq. ft.		
Net Lot Area	25,940 sq. ft.		
Required	(.15) 25,940	= 3,891 sq. ft. (15%)	
Area A (back buffer)	980 sq. ft.		
Area B (side buffer)	1,876 sq. ft.		
Area C (front street)	860 sq. ft.		
Area D (side buffer)	88 sq. ft.		
Supplied		= 4,598 sq. ft. (18%)	

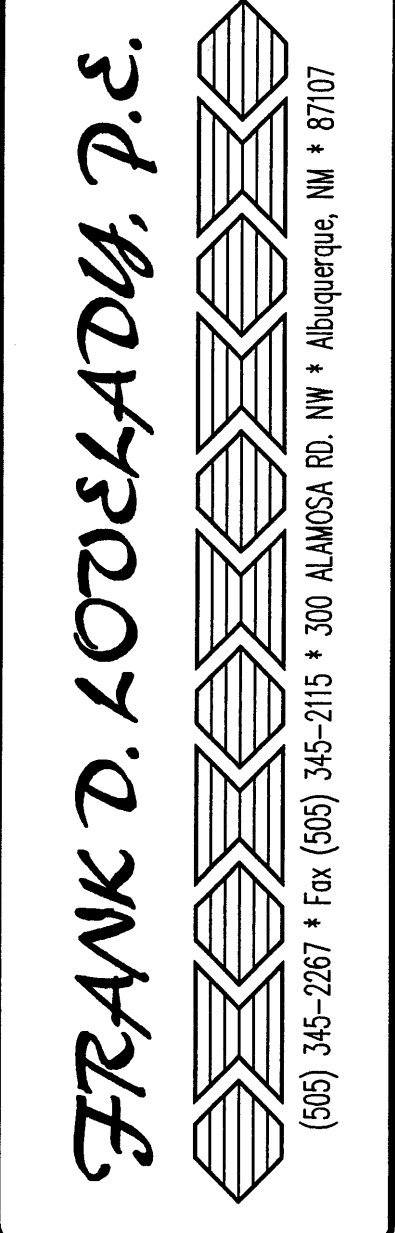
- LANDSCAPE NOTES**
- 1 Minimum Plant Sizes - Trees - 2" caliper measured 6" above grade
Shrubs - 1 gallon
 - 2 All Landscaping shown is new, no existing Landscaping on Site
 - 3 All planting beds shall be mulched w a 3" layer of 1/2" Santa Ana Tan Gravel
 - 4 Irrigation - All Landscaping shall be watered by an underground system controlled by an automatic timer. Bubblers at Trees, Drip Irrigation at Shrubs
 - 5 Landscaping Maintenance shall be the responsibility of the Property Owner
 - 6 It is the intent of this Plan to comply with the City of Albuquerque Water Conservation Ordinance



CNALLPROJ067REVISED G&D/HONEY_DD-LDWG (MARCH 11, 2004)



**CONCEPTUAL GRADING AND DRAINAGE PLAN
 OFFICE/WAREHOUSE FOR HONEY DO PLUMBING
 LOT 11, ALAMEDA BUSINESS PARK
 ALBUQUERQUE, NEW MEXICO**



JOB NO: 667
 DATE: MARCH 11, 2004

REVISIONS

SHEET NO.
1
 OF
2

DUE TO THE DRB REQUIREMENT THAT THIS PLAN BE DRAWN TO A SCALE OF 1" = 10' TO MATCH THE SITE PLAN, ALL NOTES, INSERTS, AND CALCULATIONS ARE SHOWN ON SHEET 2 OF 2.

CONST. 24" SIDEWALK CULVERT PER STD. DWG. 2236
 INV. IN = 31.87
 INV. OUT = 31.67
 SEE S.D. 19, SHEET 2 OF 2.
 NOTE: CONTRACTOR MUST OBTAIN AN EXCAVATION/CONSTRUCTION PERMIT BEFORE BEGINNING THE SW CULVERT.

C1
 R = 1765.00'
 D = 04°32'45"
 CB = S 71°17'04" W
 CH = 140.00'
 L = 140.04'

KEYED NOTES

1. NEW ASPHALT PAVEMENT.
2. NEW 6" CURB.
3. LANDSCAPING.
4. PROPERTY LINE.
5. NOT USED.
6. DOWNSPOUT.
7. 1'-0" WIDE CURB OPENING FOR DRAINAGE RUNOFF.
8. 1'-6" WIDE CURB OPENING FOR DRAINAGE RUNOFF.
9. ACCESSIBLE PARKING SP. W/ 8.5' ACCESS AISLE.
10. COVERED ENTRY.
11. CONCRETE VALLEY GUTTER. (SEE DETAIL SHT. 2 OF 2)
12. TREATED TIMBER RET. WALL.
13. CONCRETE APRON.
14. NEW CONCRETE SIDEWALK.
15. NEW DRIVEPAD.

REVISIONS

DRAINAGE CALCULATIONS:

EXISTING CONDITIONS:

The site is located on the west side of Paseo Alameda Drive, the second lot north of the intersection with Vista Alameda Drive. The lot slopes from southwest to northeast, except for the west end of the lot which slopes at about 2-1/2 to 1 for a horizontal distance of about 60'. The toe of the slope falls approximately on the west property line and is at the level of Edith Boulevard, a vertical distance of approximately 24 feet below the highest point on the lot. Paseo Alameda Drive is paved with standard curb and gutter.

DEVELOPED CONDITIONS:

It is proposed to construct a new office / warehouse building on the site as shown. Asphalt parking will surround the building on three sides. All storm runoff will be directed through the parking lot to the NE corner of the site where it will discharge into the street via the sidewalk culvert.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Metropolitan Arroyo Flood Control Authority, January, 1993.

PRECIPITATION ZONE:

The site is between the Rio Grande River and San Mateo Blvd. and is, therefore, in Precipitation Zone 2.

LAND TREATMENT AREAS:

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, and the values shown are from the City of Albuquerque D.P.M. Also shown are the existing and proposed land treatment areas.

LAND TREATMENT	q(cfs/acre)	E (in)	Existing Site Areas	Developed Site Areas
			% Sq. Ft. Acres	% Sq. Ft. Acres
A	1.56	0.38	0.53 0.13 0.0	0 0.0000 0.0 0 0.0000
B	2.28	0.95	0.78 0.28 0.0	0 0.0000 13.7 4,361 0.1001
C	3.14	1.71	1.13 0.52 100.0	31,810 0.7302 28.1 8,953 0.2055
D	4.70	3.14	2.12 1.34 0.0	0 0.0000 58.2 18,496 0.4246
Totals			100.0 31,810 0.7302	100.0 31,810 0.7302

PEAK DISCHARGE:

EXISTING CONDITIONS:
Q100 = 0.7302 * 3.14 = 2.29 cfs
Q10 = 0.7302 * 1.71 = 1.25 cfs

DEVELOPED CONDITIONS:

Q100 = 0.1001 * 2.28 + 0.2055 * 3.14 + 0.4246 * 4.70 = 2.87 cfs
Q10 = 0.1001 * 0.95 + 0.2055 * 1.71 + 0.4246 * 3.14 = 1.78 cfs

VOLUME, 100-YEAR AND 10-YEAR, 6-HOUR:

EXISTING CONDITIONS:
V100 = (31,810 * 1.13) / 12 = 2,995 cf
V10 = (31,810 * 0.52) / 12 = 1,378 cf

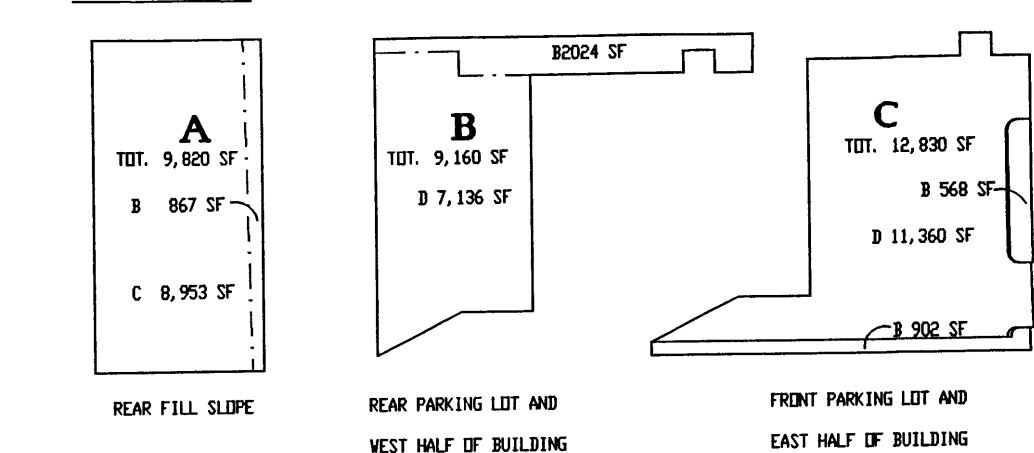
DEVELOPED CONDITIONS:

V100 = (4,361 * 0.78 + 8,953 * 1.13 + 18,496 * 2.12) / 12 = 4,394 cf
V10 = (4,361 * 0.28 + 8,953 * 0.52 + 18,496 * 1.34) / 12 = 2,555 cf

SUMMARY OF ON-SITE VOLUMES AND PEAK DISCHARGE RATES:

	V100(CF)	V10(CF)	Q100(CFS)	Q10(CFS)
DEVELOPED	4,394	2,555	2.87	1.78
EXISTING	2,995	1,378	2.29	1.25
INCREASE	1,399	1,177	0.58	0.53

SUBBASINS:



SUMMARY OF SUBBASIN DISCHARGE:

SUBBASIN	TR. 1 (CFS)	TR. 2 (CFS)	TR. 3 (CFS)	TOTAL (CFS)
A	0.04	0.65	0.00	0.69
B	0.11	0.00	0.77	0.88
C	0.00	0.00	1.22	1.22
TOTALS	0.23	0.65	1.99	2.87

LEGEND:	NEW	DESCRIPTION
EXISTING	35	CONTOUR
	35.00	SPOT ELEVATION
	0.0100	PROPERTY LINE
	0.0200	SLOPE (FT PER FT)
		SWALE
		SLOPE (FEET PER FOOT)
		SHEET FLOW
		ROOF FLOW
		DOWNSPOUT
		BOC = BACK OF CURB
		DC = DRIVE CUT
		EA = EDGE OF ASPHALT
		EC = EDGE OF CONCRETE
		FL = FLOW LINE
		TC = TOP OF CURB/CONCRETE
		TA = TOP OF ASPHALT
		G = GROUND
		FP = FENCE POST

GENERAL NOTES FROM TOPOGRAPHIC SURVEY:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NDC 7-1B2", HAVING AN ELEVATION OF 5064.40
- 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.
- THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

FLOOD MAP:

NO FLOOD ZONES IMPACT THIS SUBDIVISION.

LEGAL DESCRIPTION:

LOT 11, PLAT OF ALAMEDA BUSINESS PARK.

SIDEWALK CULVERT:

Design Q = 2.87 cfs
Use Weir Equation $Q = C L H^{3/2}$ C = 2.65 L = 2.0 H = 0.67'
 $Q = 2.65 \times 2.0 \times 0.67^{3/2} = 2.91 > 2.87$ (Adequate)

CURB OPENING - REAR PARKING LOT:

Design Q = 0.77 cfs
Use Weir Equation $Q = C L H^{3/2}$ C = 2.65 L = 1.0 H = 0.5'
 $Q = 2.65 \times 1.0 \times 0.50^{3/2} = 0.94 > 0.77$ (Adequate)

CURB OPENING - FRONT PARKING LOT:

Design Q = 0.55 (SUBBASIN C) AND 0.67 (SUBBASIN D) = 1.22 cfs
Use Weir Equation $Q = C L H^{3/2}$ C = 2.65 L = 1.0 H = 0.5'
 $Q = 2.65 \times 1.5 \times 0.50^{3/2} = 1.41 > 1.22$ (Adequate)

CHANNEL BEHIND REFUSE ENCLOSURE:

Design Q = 0.88 cfs
Use Weir Equation $Q = C L H^{3/2}$ C = 2.65 L = 0.8 H = 0.67'
 $Q = 2.65 \times 0.8 \times 0.67^{3/2} = 1.16 > 0.88$ (Adequate)

CHANNEL NORTH OF BUILDING:

Design Q = 0.88 cfs 3/4" GRAVEL-LINED CHANNEL N = 0.025
 $V = (1.486 / N) (R)^{2/3} (S)^{1/2}$ R = A/P S = 0.0050 FT/FT
 $A = (4 \times 0.5) / 2 = 1.0 \text{ SF}$ P = $2 \sqrt{0.5^2 + 2.0^2} = 4.12 \text{ FT}$
 $V = (1.486 / 0.025) (0.24)^{2/3} (0.0050)^{1/2} = 1.62 \text{ CFS}$
 $Q = AV = 1.0 \times 1.62 = 1.62 \text{ CFS} > 0.88 \text{ CFS}$ (ADEQUATE)

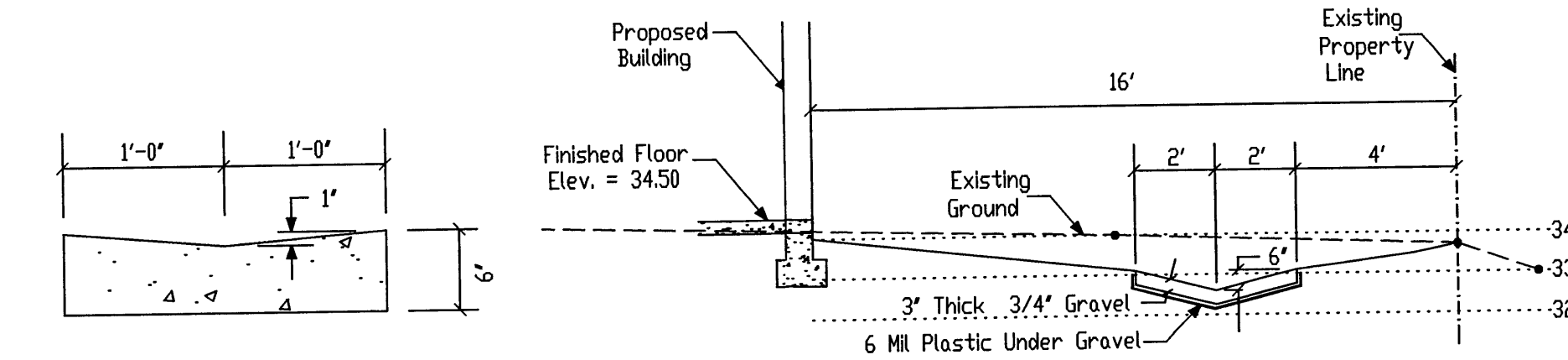
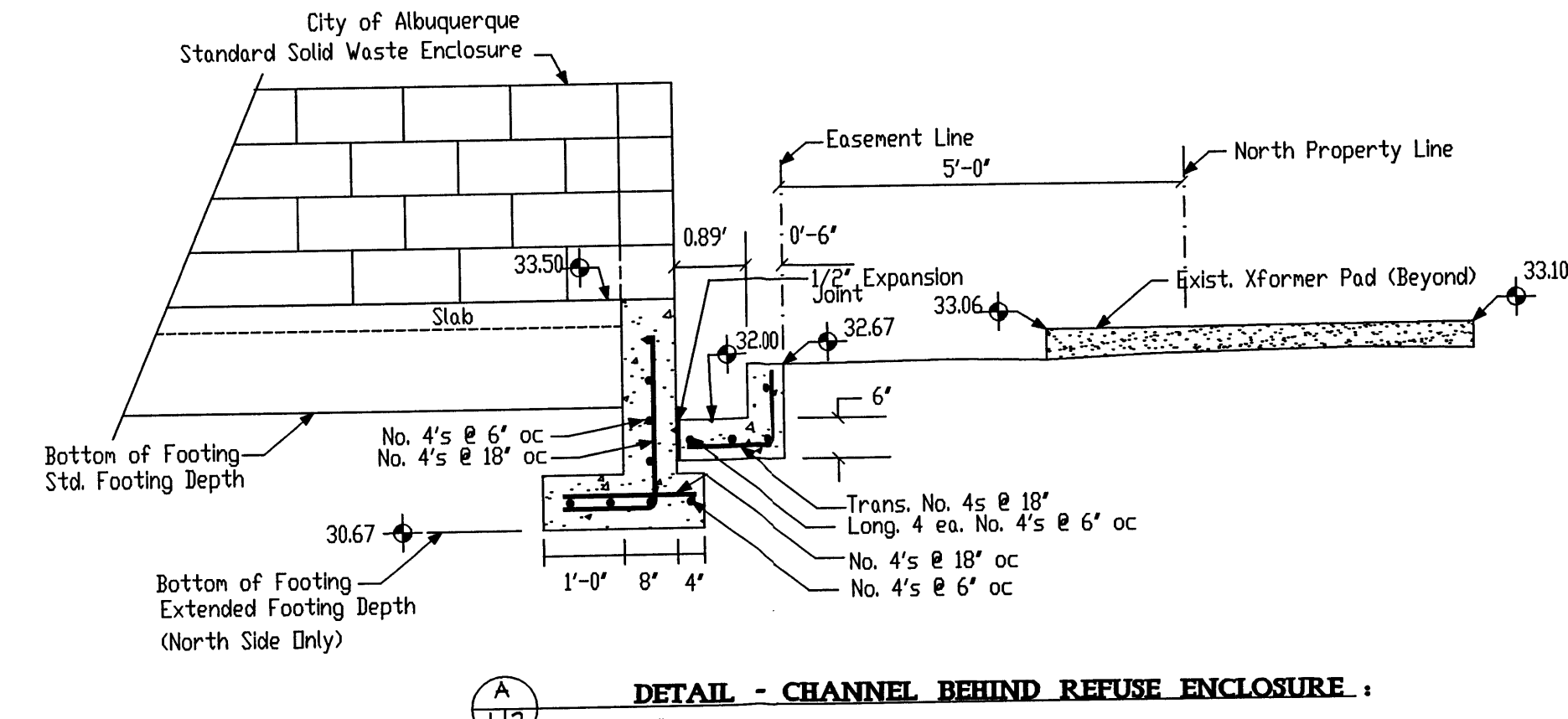
EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE FOLLOWING:
- NO SEDIMENT-BEARING WATER SHALL BE ALLOWED TO DISCHARGE FROM THE SITE DURING CONSTRUCTION.
 - DURING GRADING OPERATIONS AND UNTIL THE PROJECT HAS BEEN COMPLETED, ALL ADJACENT PROPERTY, RIGHTS-OF-WAY, AND EASEMENTS SHALL BE PROTECTED FROM FLOODING BY RUNOFF FROM THE SITE.
 - SHOULD THE CONTRACTOR FAIL TO PREVENT SEDIMENT-BEARING WATER FROM ENTERING PUBLIC RIGHT-OF-WAY, HE SHALL PROMPTLY REMOVE FROM THE PUBLIC RIGHT-OF-WAY ANY AND ALL SEDIMENT ORIGINATING FROM THE SITE.
 - CONTROL OF SEDIMENT-LADEN WATERS WILL BE ACCOMPLISHED BY USE OF A COMPACTED EARTH BERM OF ADEQUATE HEIGHT. THE BERM SHALL BE LOCATED ALONG THE DOWNSTREAM PERIMETER OF THE PROPERTY.

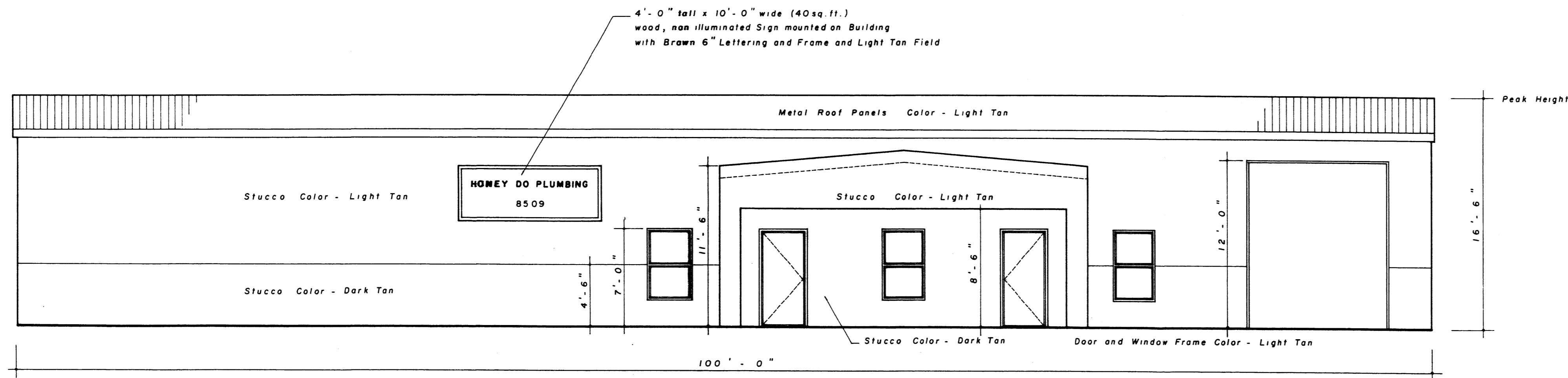
CITY OF ALBUQUERQUE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S.O. 19) NOTICE TO CONTRACTORS

- 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 THIS PLAN TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS UPDATED THROUGH REVISION NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION FOR 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 AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

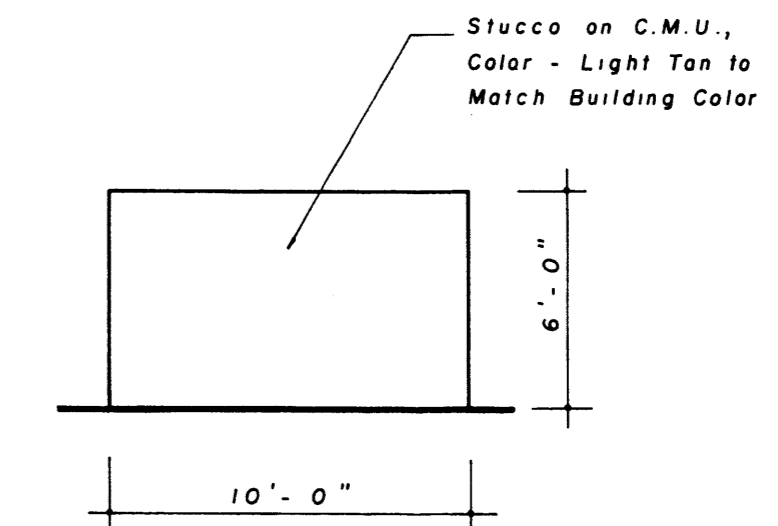
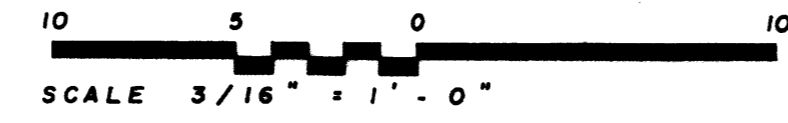
APPROVAL FOR PCC RUNDOWN	NAME	DATE
INSPECTOR:		



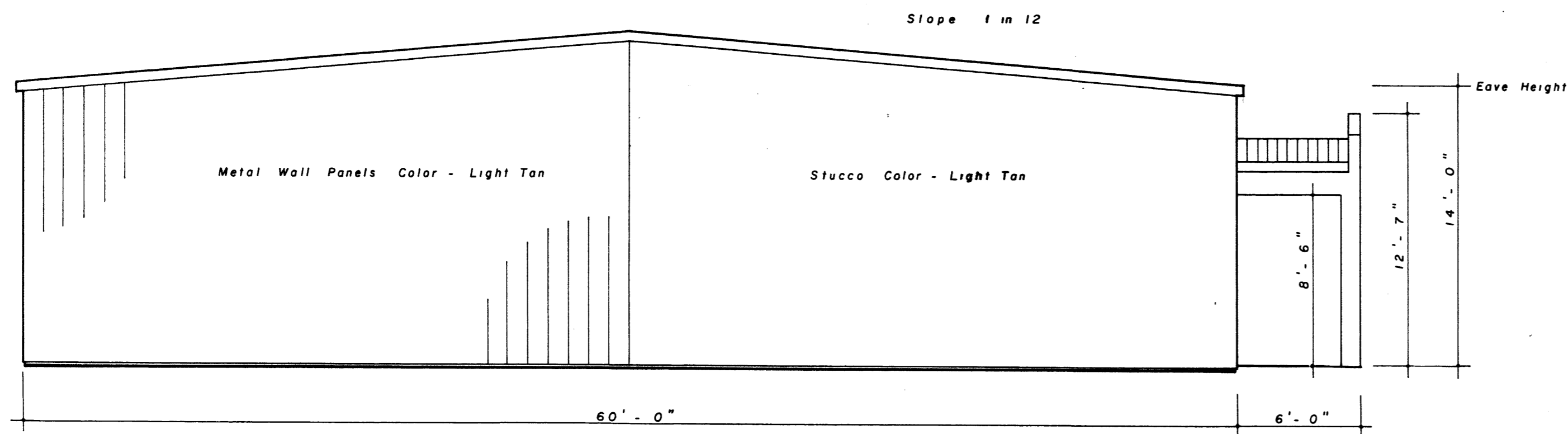
DETAIL - CONCRETE VALLEY CUTTER: 1/2" = 1'-0"
DETAIL - CHANNEL NORTH OF PROPOSED BUILDING: 1/2" = 1'-0"



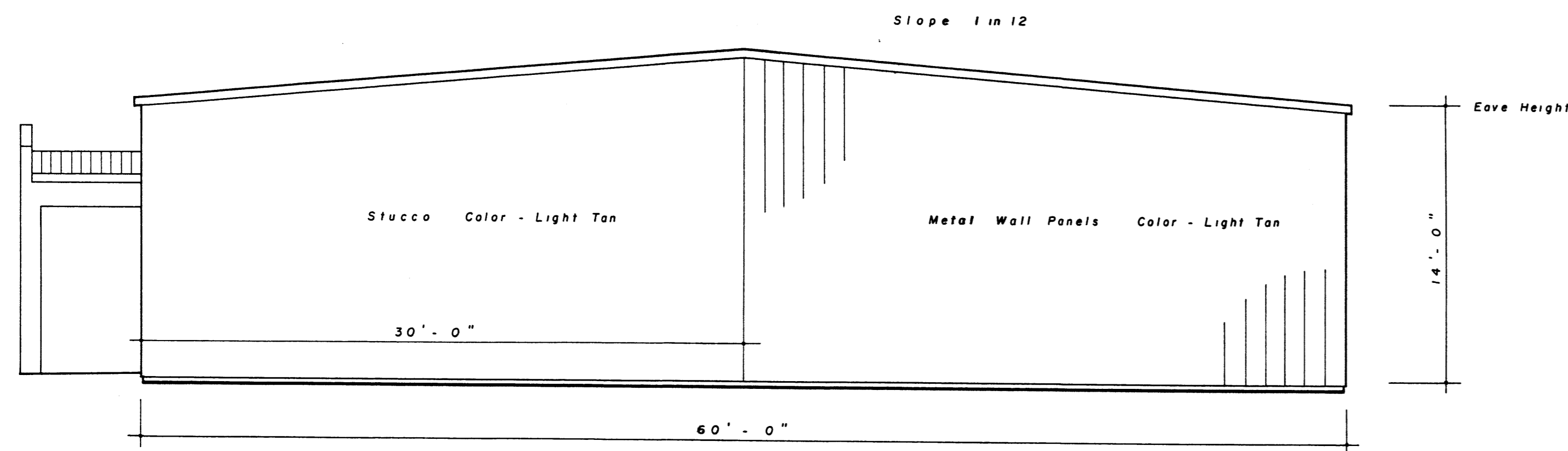
FRONT ELEVATION (EAST)



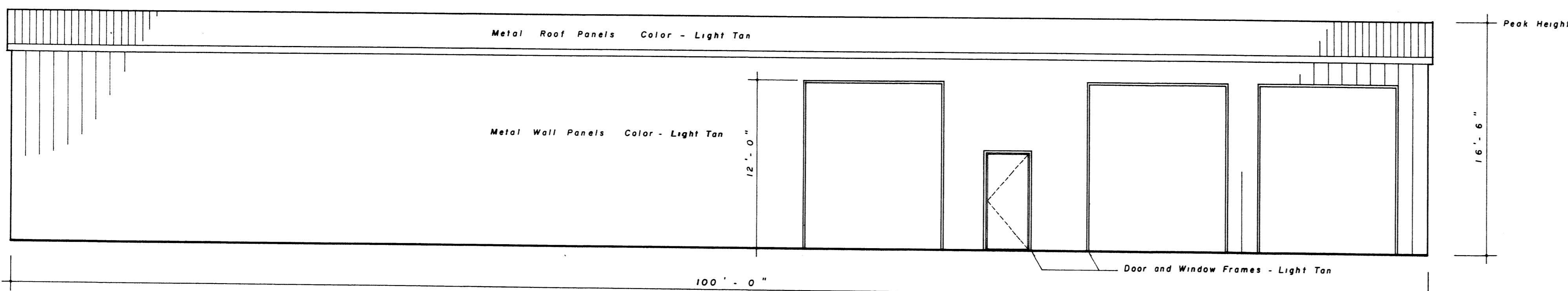
DUMPSTER ENCLOSURE ELEV. (EAST)
3/16" = 1'-0"



SIDE ELEVATION (SOUTH)

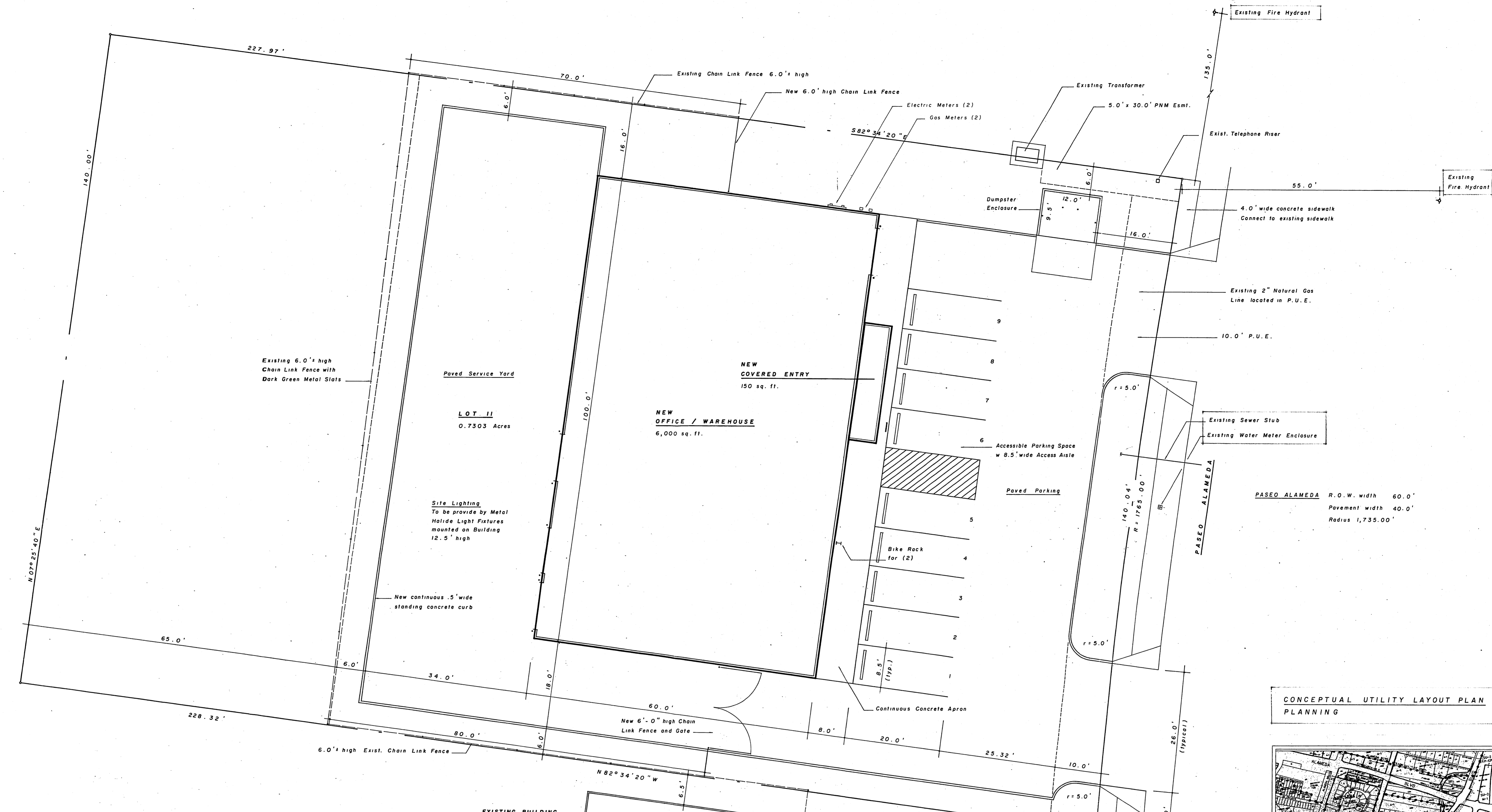


SIDE ELEVATION (NORTH)

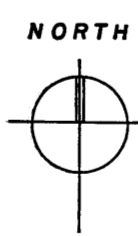
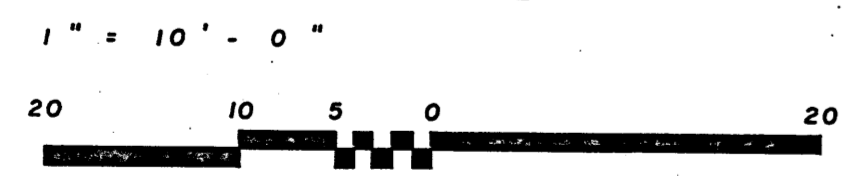


BACK ELEVATION (WEST)

EDITH BLVD.



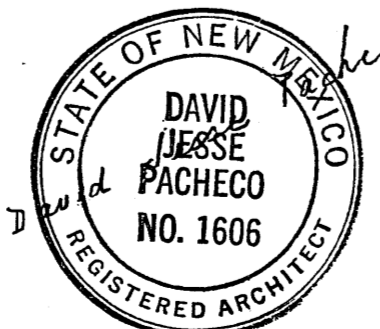
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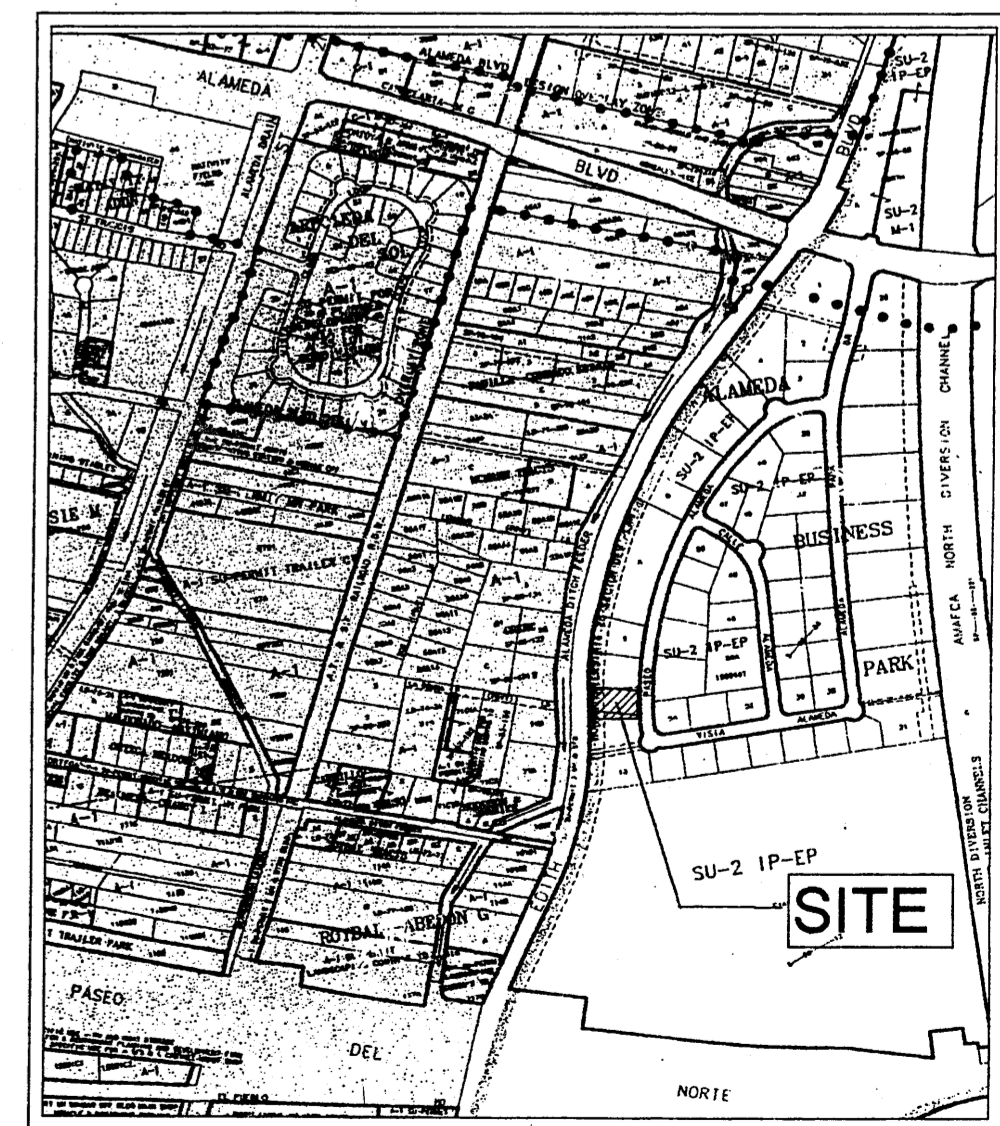
DATED 2-20-04

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

OFFICE WAREHOUSE for HONEY DO PLUMBING

CONCEPTUAL UTILITY LAYOUT PLAN PLANNING



PROJECT NUMBER: _____
 Application Number: _____

GRAPHIC SCALE IN FEET
 Zone Atlas Page
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