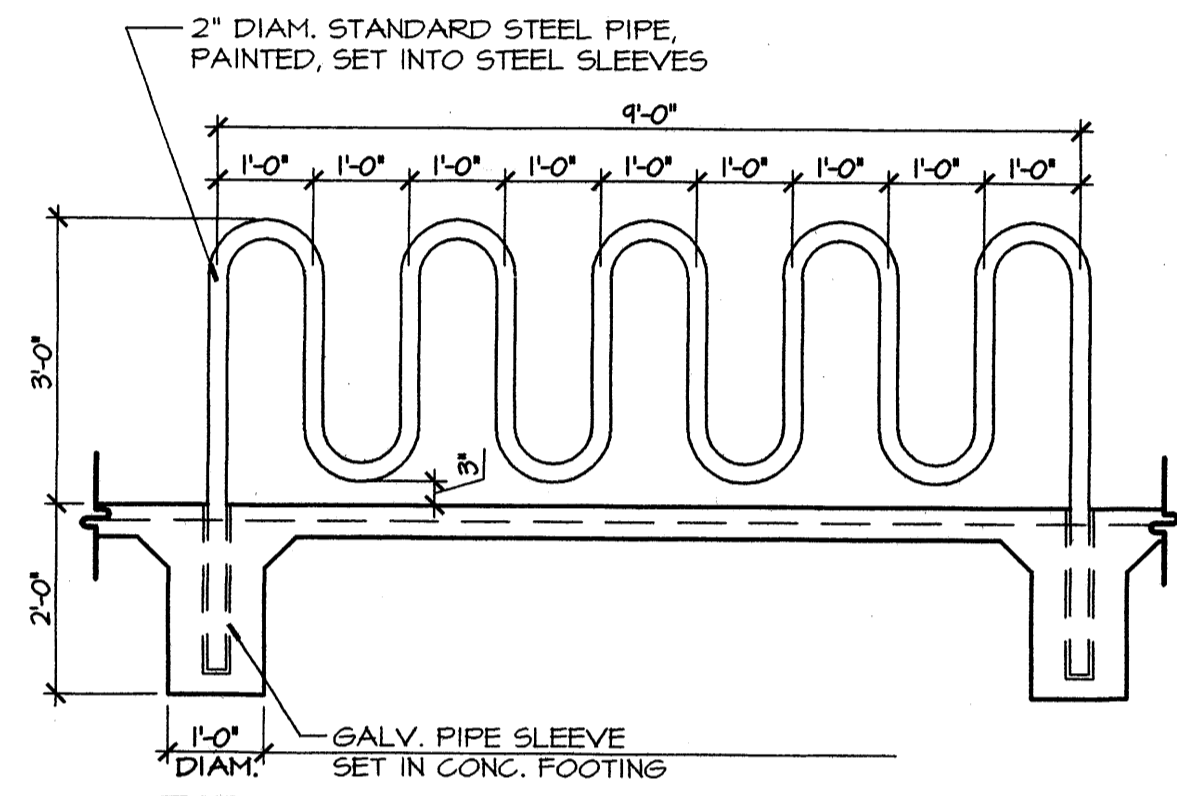
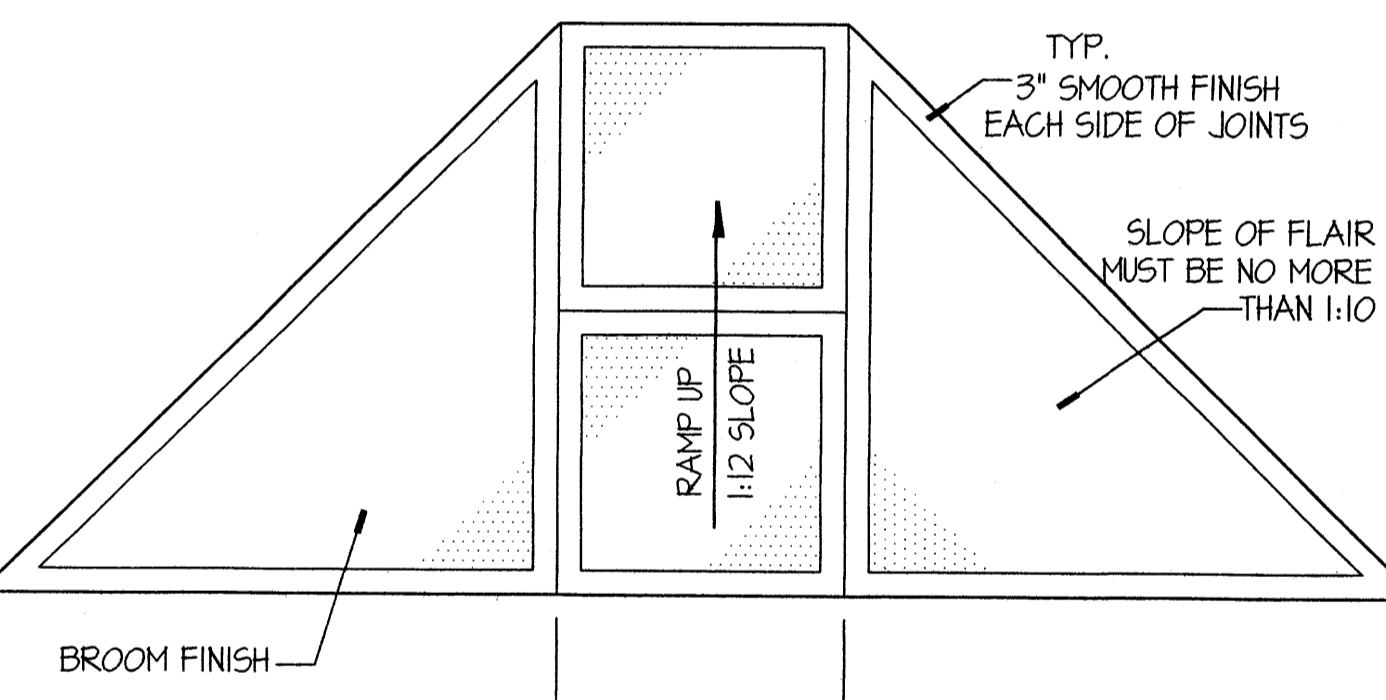


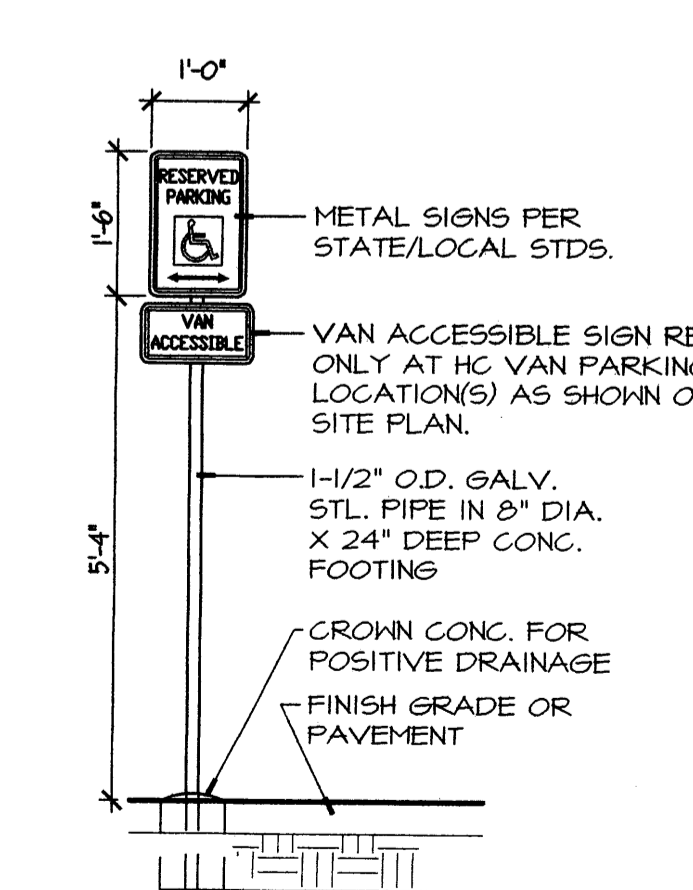
C1 VICINITY MAP
1/2"=1'-0"



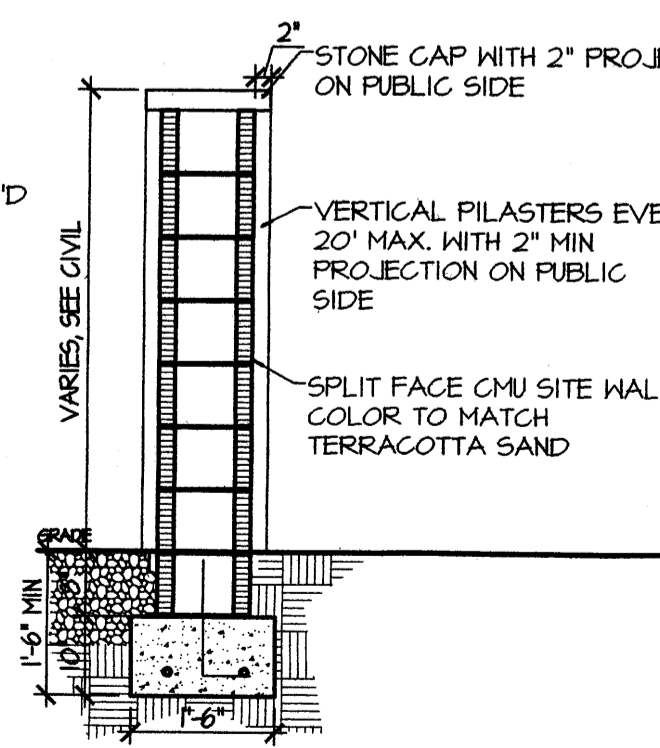
C1 BIKE RACK DETAIL
1/2"=1'-0"



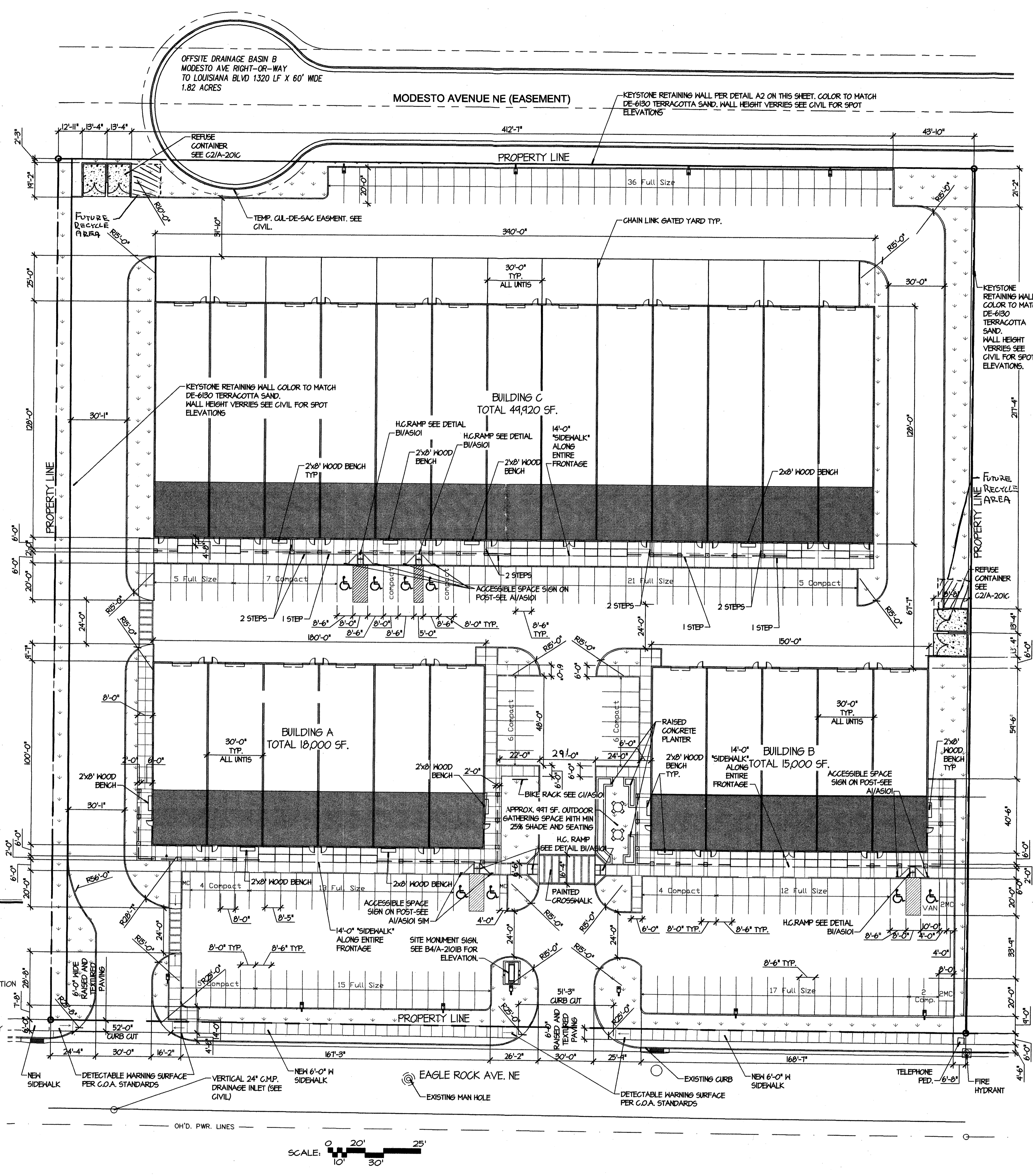
B1 H.C. RAMP DETAIL
1/2"=1'-0"



A1 H.C. SIGN DETAIL
1/2"=1'-0"



A2 SITE WALL DETAIL
1/2"=1'-0"



A4 DRB SITE PLAN
1"=30'

PROJECT NUMBER: 1003359
Application Number: 07DRB-70227

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>Richard J. Davis</i> Traffic Engineering, Transportation Division	9-19-07 Date
<i>Richard J. Davis</i> ABCM/IA	9-19-07 Date
<i>Christina Sandoval</i> Parks & Recreation Department	9/19/07 Date
<i>Bradley B. Bingham</i> City Engineer	9/19/07 Date
<i>Janet M. Bush</i> Environmental Health Department (conditional)	9-25-07 Date
<i>Michael H. Helt</i> Solid Waste Management	9/19/07 Date
<i>Richard J. Davis</i> DRB Chairperson, Planning Department	9/25/07 Date

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

SITE / BUILDING INFORMATION

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
ZONE- SU-2 IP (INDUSTRIAL PARK)
SITE AREA = 6 ACRES
CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	
BUILDINGS A&B UNIT SIZE	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 3,840 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GROSS LEASABLE AREA OFFICE SPACE = 22,032 SF.	
GROSS LEASABLE AREA WAREHOUSE SPACE = 60,888 SF.	
NET LEASABLE AREA = 82,920 SF	
OFFICE SPACE PARKING: 22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING: 60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING REQUIRED:	=141 SPACES REQUIRED
TOTAL PARKING PROVIDED:	=167 SPACES PROVIDED
COMPACT SPACES PROVIDED = 40 <20%	NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
FULL SIZE SPACES PROVIDED = 119	
HC SPACE PROVIDED = 8	
HC SPACE PROVIDED = 8	
MOTORCYCLE SPACES REQUIRED = 5	
MOTORCYCLE SPACES PROVIDED = 6	
BIKE SPACE REQUIRED = 9 (# OF BIKES)	
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)	

LEGEND

[Symbol]	NEW CONCRETE PER CIVIL
[Symbol]	ASPHALT
[Symbol]	LANDSCAPED AREA
[Symbol]	FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.
[Symbol]	PROPOSED OFFICE AREA

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Janet M. Bush 9-25-07
Albuquerque Environmental Health Department

ED I
N Y N
V N C
V I A
R M O
I N C
S E N
T I A L

EAGLE ROCK
BUSINESS CENTER
6401 EAGLE ROCK AVE. NW
ALBUQUERQUE NM, 87113

STATE OF NEW MEXICO
KRISTEN B. CALLORI
NO. 3470
9/16/07
REGISTERED ARCHITECT

ISSUE:
BUILDING PERMIT SET

DRAWN: DMK
CHECKED: KC
DATE: 09.06.07

REVISIONS

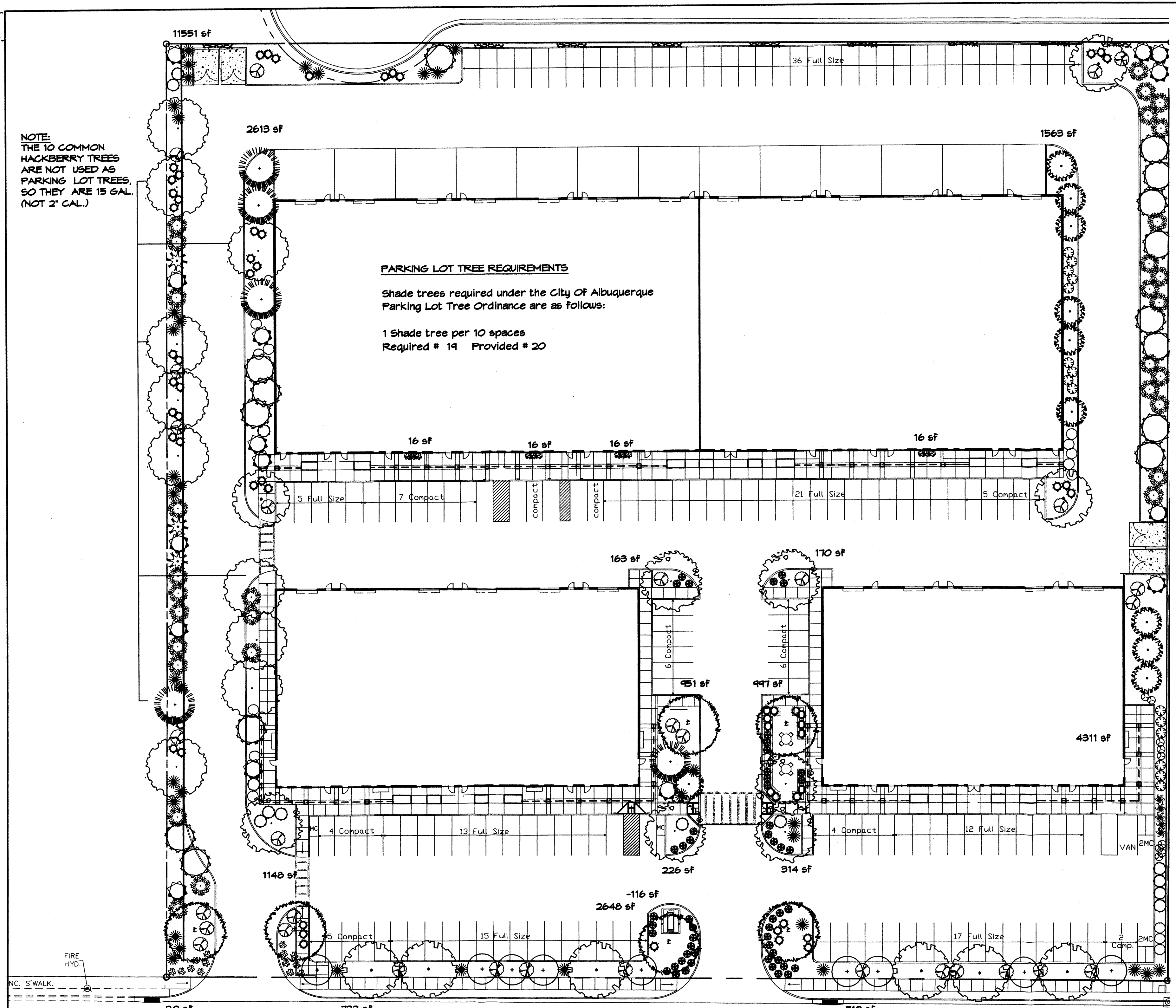
SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

0720
AS101
OF XX

1003359

Not an they to be assigned to any party without first obtaining written permission and consent from EDI.

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NOTE:
THE 10 COMMON HACKBERRY TREES ARE NOT USED AS PARKING LOT TREES, SO THEY ARE 15 GAL. (NOT 2" CAL.)

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:
1 Shade tree per 10 spaces
Required # 14 Provided # 20

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.
It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
Plant beds shall achieve 75% live ground cover at maturity.
Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

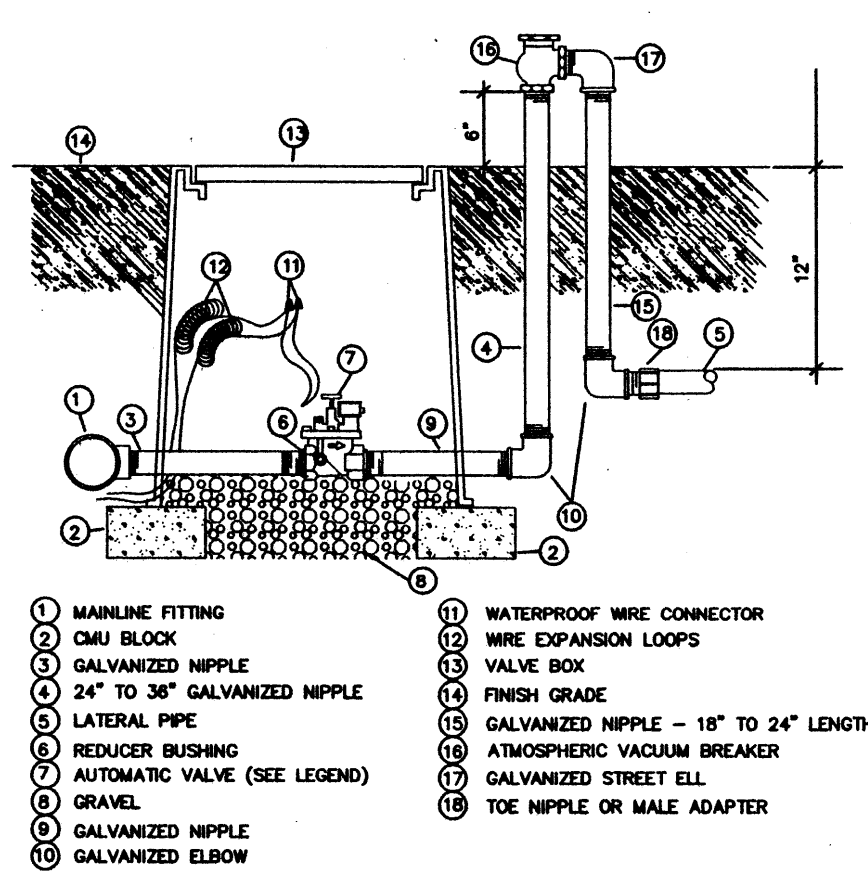
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.
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.
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

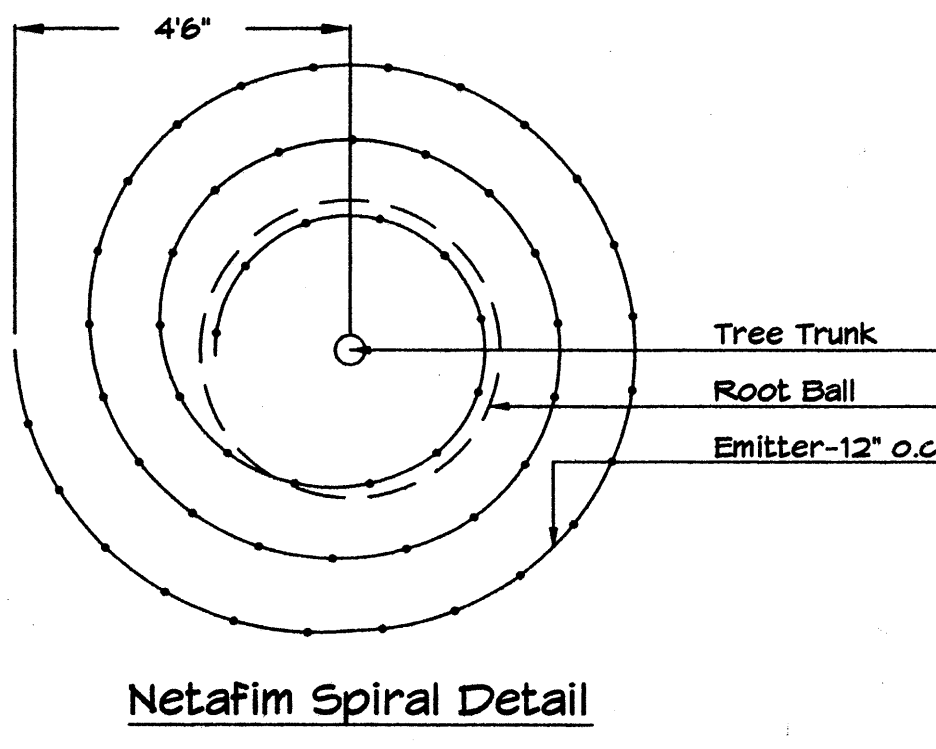
TOTAL LOT AREA	231922	square feet
TOTAL BUILDINGS AREA	82920	square feet
NET LOT AREA	149002	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22350	square feet
TOTAL BED PROVIDED	28078	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	21058	square feet
TOTAL GROUND COVER PROVIDED	21062 (75%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	28078	square feet

PLANT LEGEND

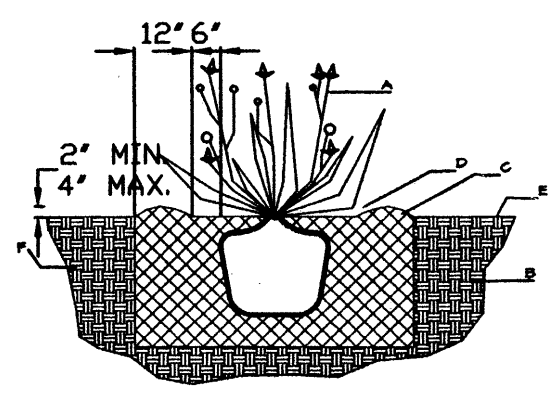
- CHINESE PISTACHE (M) 6
Pistacia chinensis
2" Gal.
- SHUMARD OAK (M) 6
Quercus shumardii
2" Gal.
- CHITALPA (M) 9
Chilopsis x Catalpa
2" Gal.
- DESERT WILLOW (L) 15
Chilopsis linearis
5 Gal. 225sf
- ROSE OF SHARON (M) 3
Hibiscus syriacus
5 Gal. 100sf
- BROOM BACCHARIS (L+) 31
Baccharis sarothroides
5 Gal. 100sf
- LITTLELEAF SUMAC (L+) 15
Rhus microphylla
5 Gal. 21sf
- THREE-LEAF SUMAC (L) 13
Rhus trilobata
5 Gal. 36sf
- BEARGRASS (L+) 36
Nolina microcarpa
5 Gal. 36sf
- APACHE PLUME (L) 14
Fallugia paradoxa
5 Gal. 25sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMON HACKBERRY (M) 10
Celtis occidentalis
15 Gal.
- AUSTRIAN PINE (M) 5
Pinus nigra
3-4"
- NEW MEXICO OLIVE (L) 9
Forestiera neomexicana
15 Gal. 225sf
- WASHINGTON HANTHORN (M+) 10
Crataegus phaenopyrum
15 Gal. 225sf
- FERN BUSH (L+) 15
Chamaebatiaria millefolium
5 Gal. 25sf
- LENA'S BROOM (M) 60
Cytisus scoparius
5 Gal. 16sf
- WHIRLING BUTTERFLIES (M) 52
Gaura lindheimeri
1 Gal. 16sf
- MAIDENGRASS (M) 5
Miscanthus sinensis
1 Gal. 16sf
- MILDFLOWER 9
1 Gal. 4sf
- THREADGRASS (M) 26
Stipa tenuisima
1 Gal. 4sf
- HONEYSUCKLE (M) 31
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- TRUMPET VINE (M) 9
Campsis radicans
1 Gal. 20sf



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



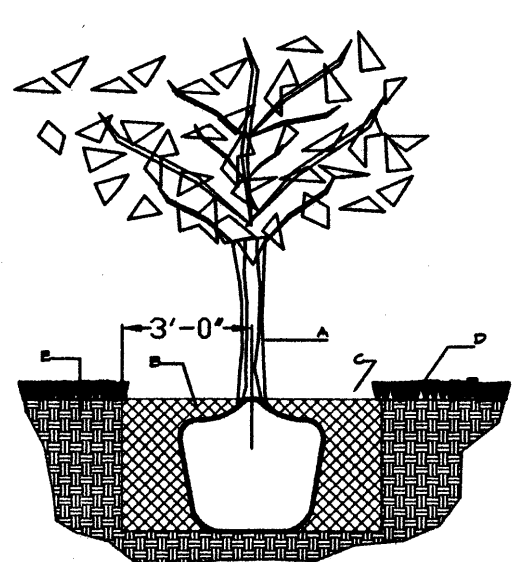
Netafim Spiral Detail



GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAILS



CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

GENERAL NOTES:

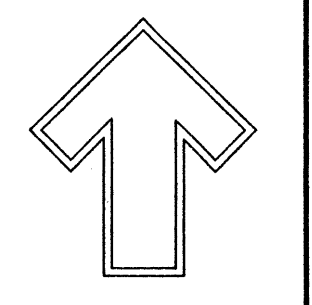
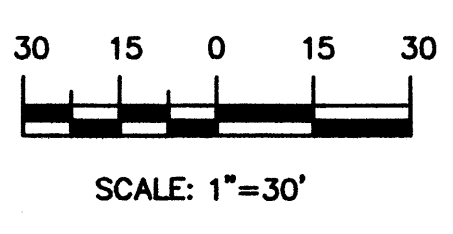
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

TREE PLANTING DETAIL GRAPHIC SCALE

- 9-6-07 cmj SITE REV+PATIO ADD
- 8-23-07 RMM SITE REVISION
- 8-2-07 RMM SITE REVISION



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



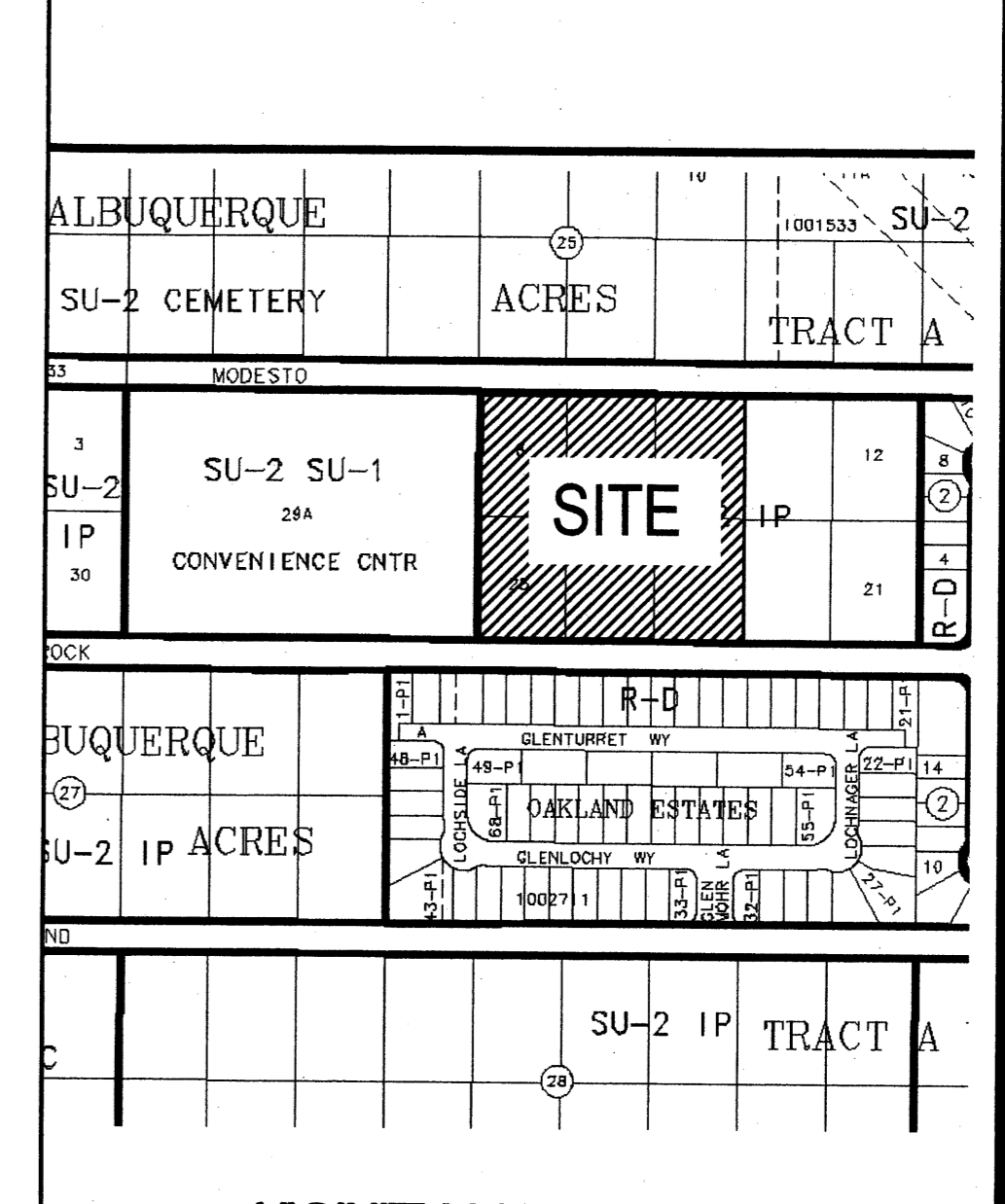
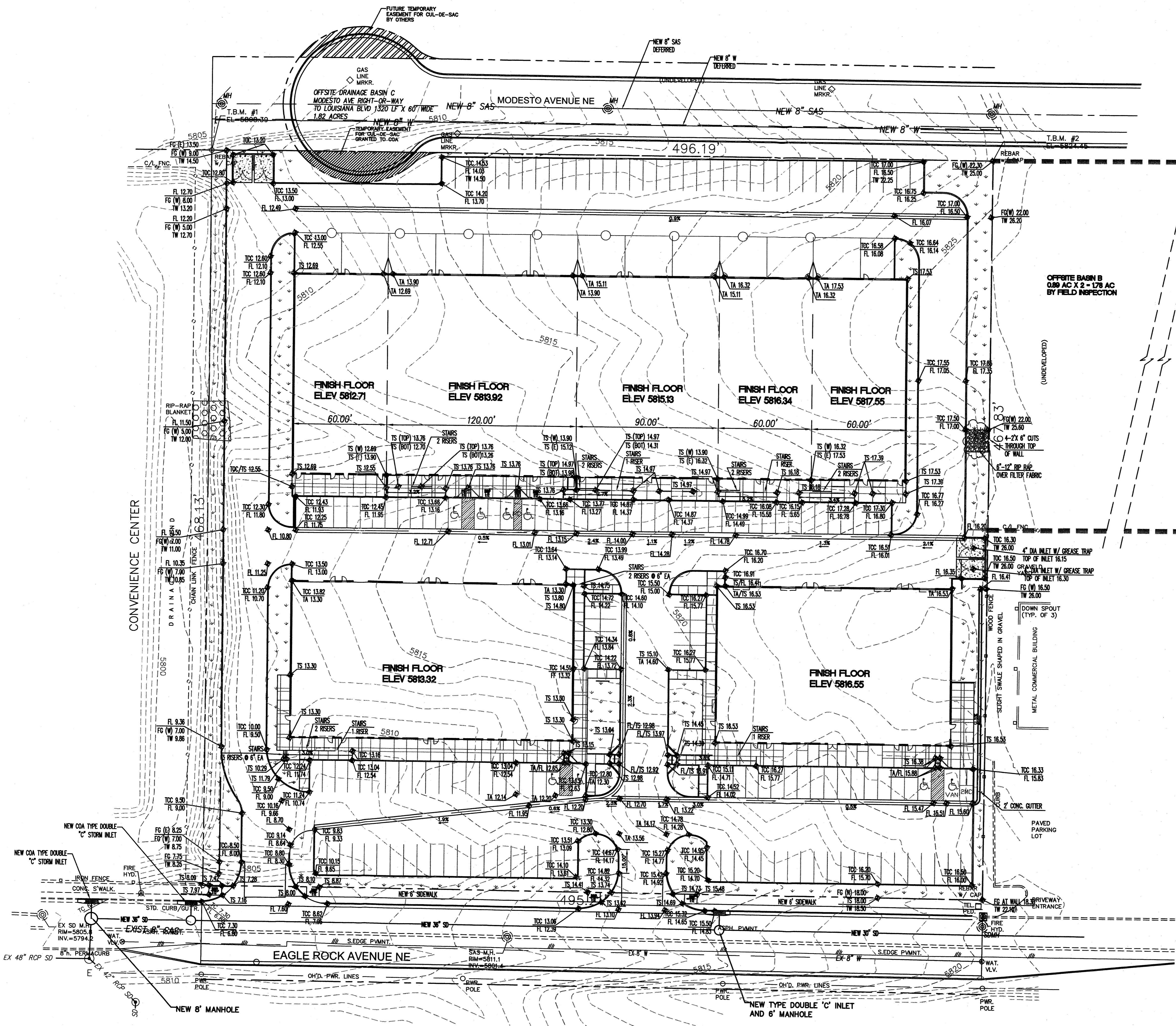
JAMES DE FLON #0007

EAGLE ROCK OFFICE/WAREHOUSE ALBUQUERQUE, NM LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are not to be used, copied, or reproduced in any form without the express written consent of The Hilltop Landscape Architects. This is an original design and made to order. Fees for this design are non-refundable unless otherwise stated. This is an original design and made to order. Fees for this design are non-refundable unless otherwise stated.



DRAWN BY: RMM
REVISION # 4
DATE: 9-6-07
SHEET # 11 OF 11



VICINITY MAP C-18-Z

LEGAL DESCRIPTION
 LOTS 8 - 10 AND 23-25, BLOCK 26, TRACT A,
 UNIT B, NORTH ALBUQUERQUE ACRES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK
 ACS MONUMENT "10-C18", BEING AN ACS MONUMENT, WITH
 AN ELEVATION OF 5774.67

SURVEY NOTES

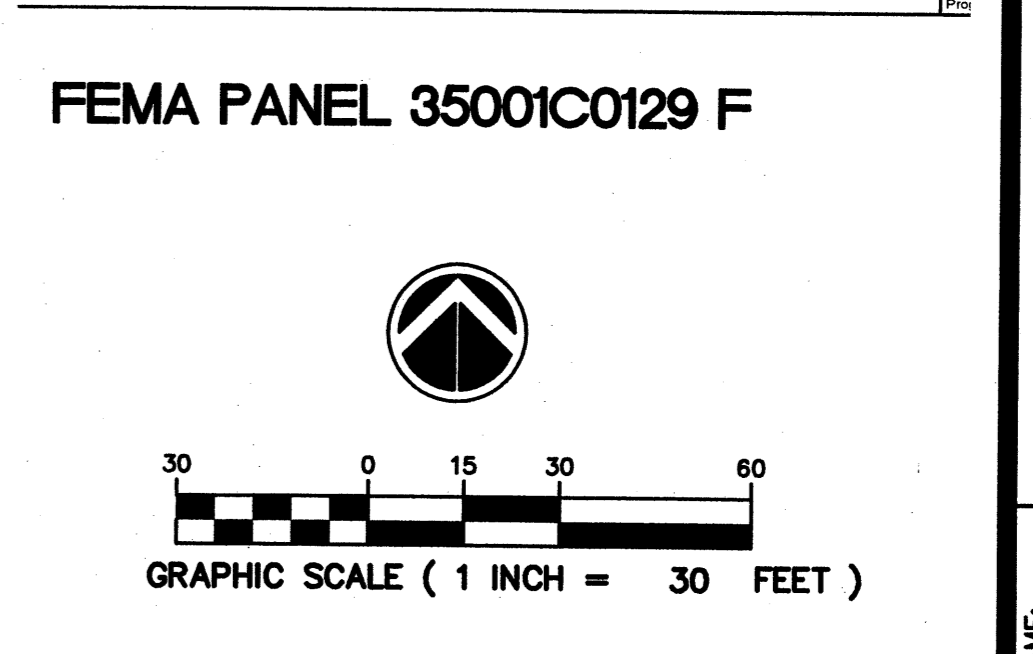
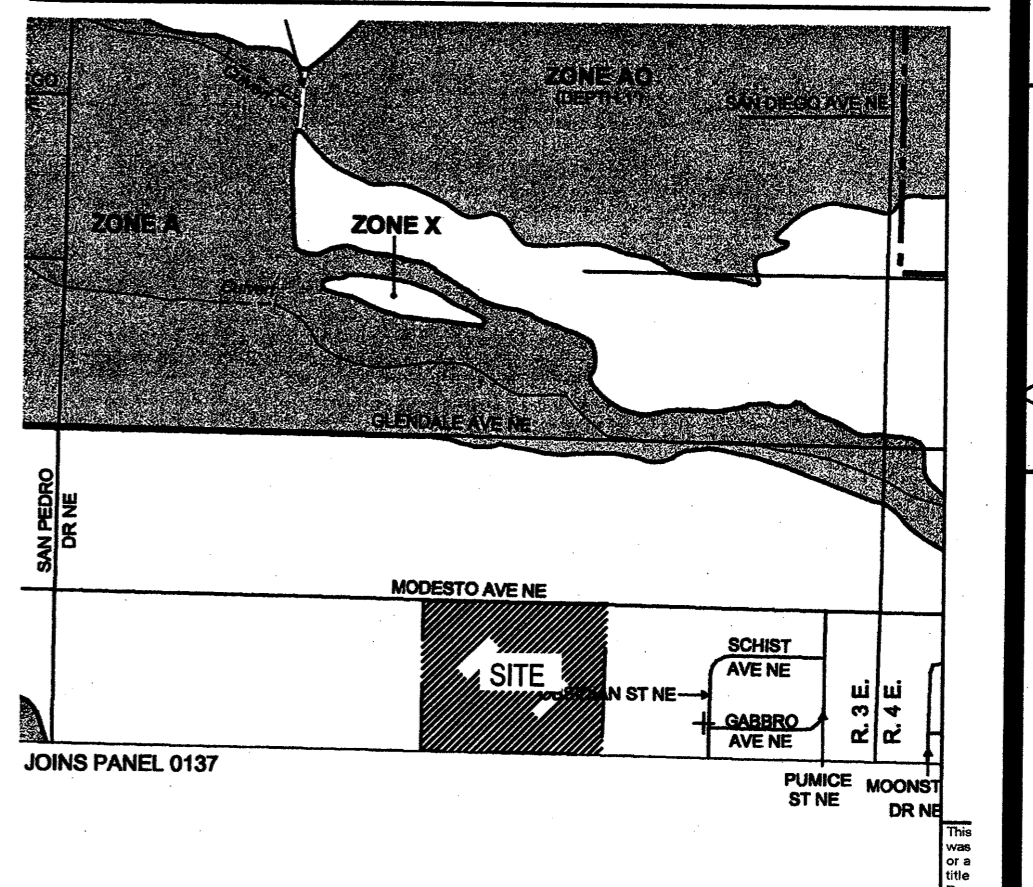
FIELD SURVEY BY: RIO GRANDE SURVEYING CO., ALBUQUERQUE, NM 87194
 SURVEY DATE: MARCH, 2003
 PHONE: (505) 764-8891
 FAX: (505) P. O. BOX 5177

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE
 BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE
 APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT
 GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME
 UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY
 OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER
 INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO
 CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE
 USED BY THE OWNER AS SUCH.

FLOODPLAIN

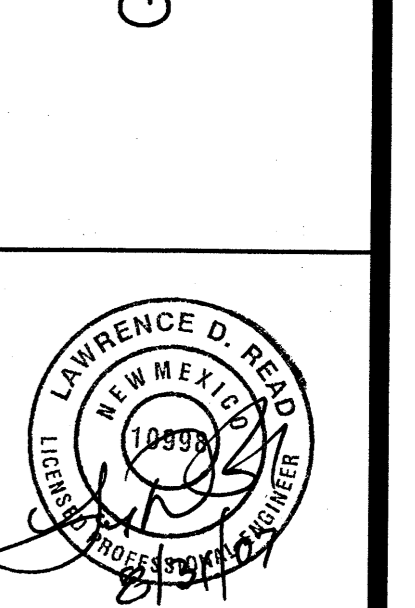
THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY
 DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE
 MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO, COMMUNITY-PANEL NO. 35001C0129 F,
 EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN BELOW



LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE, Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

**CONCEPTUAL
 GRADING PLAN**



**EAGLE ROCK BUSINESS
 6700 EAGLE ROCK AVE
 ALBUQUERQUE, NM**

DRAWING NAME: PROTECTING SHEET
 SHEET C101 OF 3

GENERAL NOTES

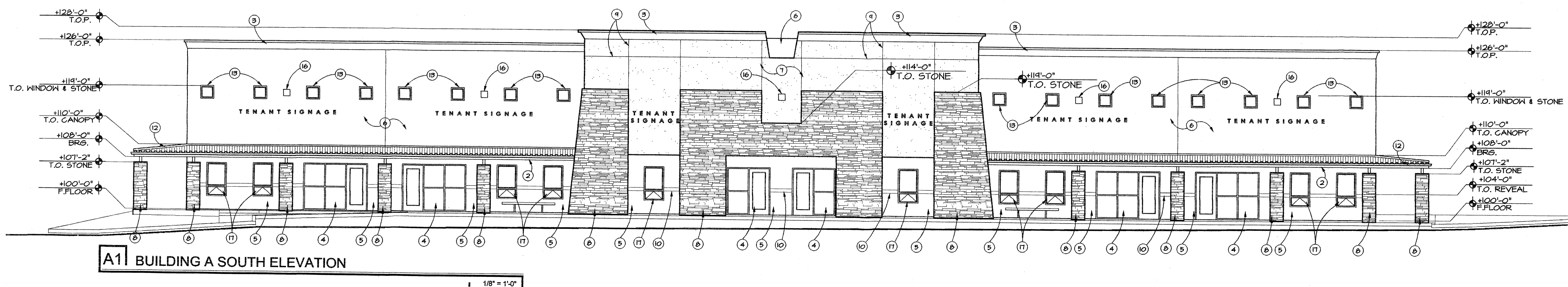
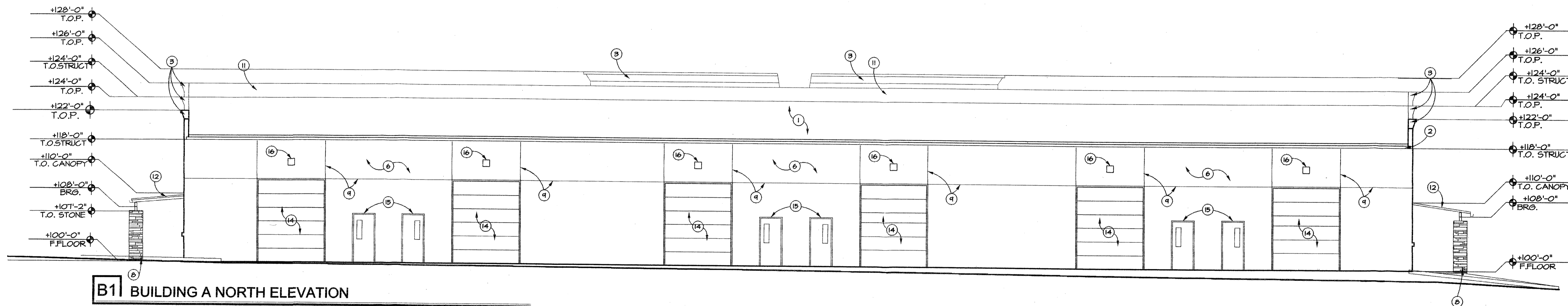
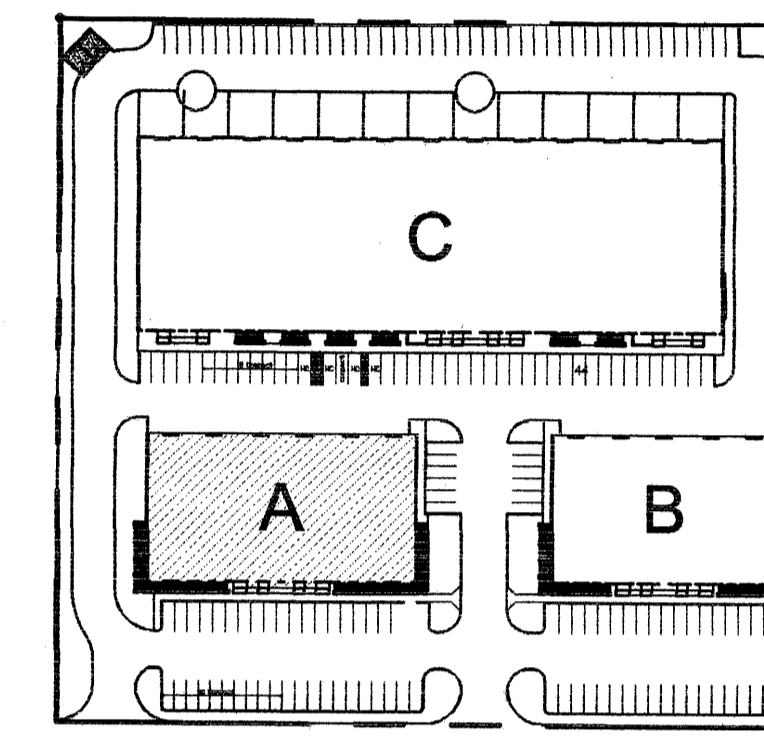
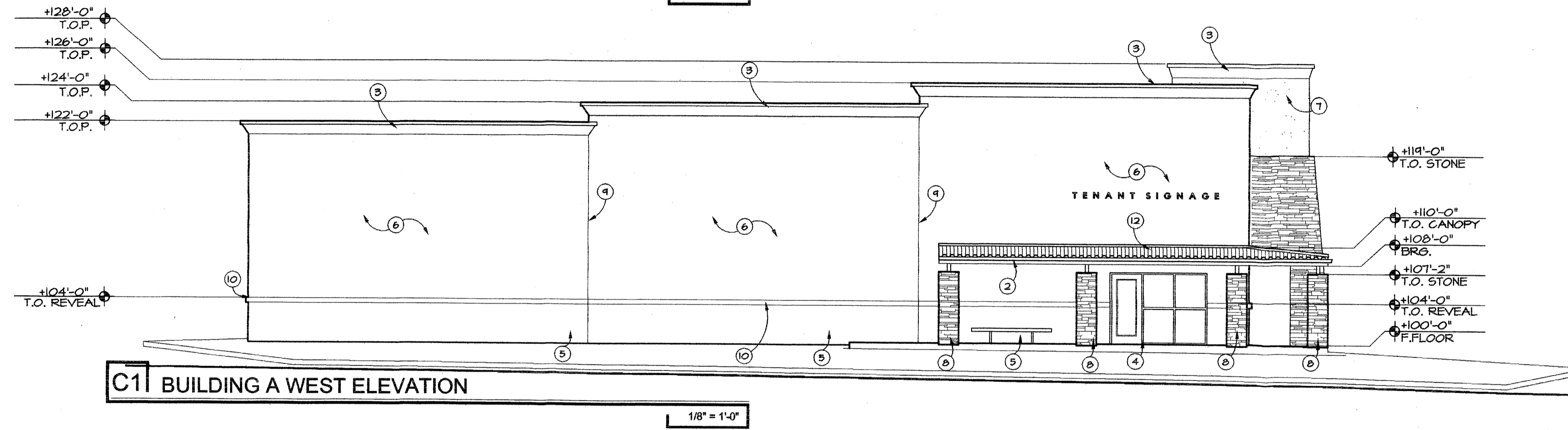
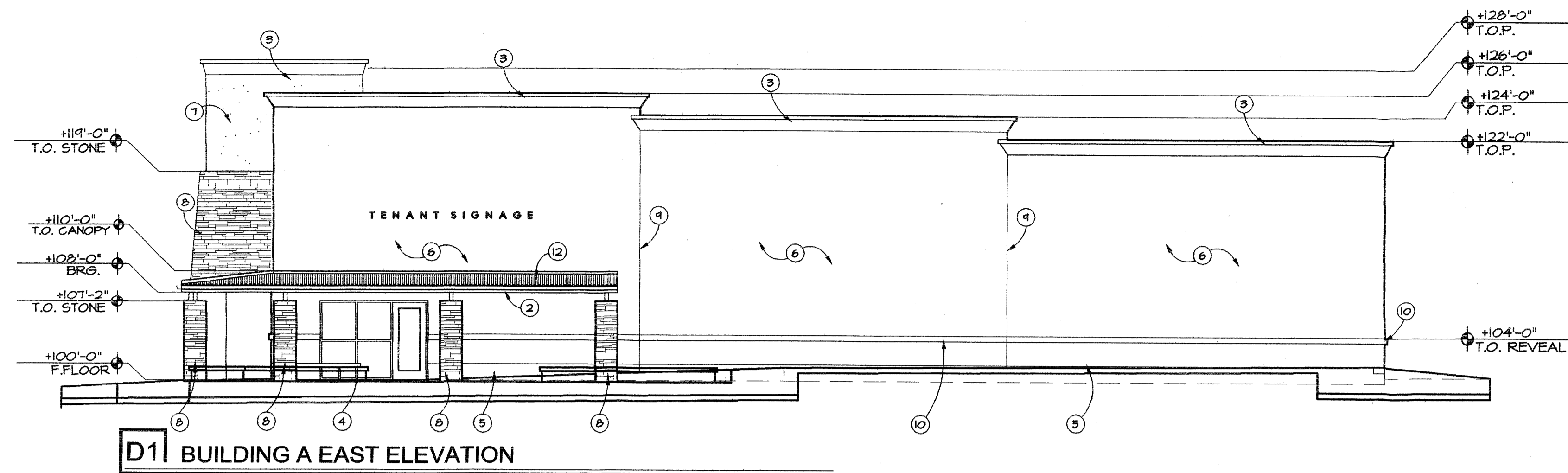
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ. FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC106 ROSE WOOD.
- STUCCO COLOR #2 - COLOR TO MATCH DUNN EDWARDS DEC136 TERRACOTTA SAND.
- STUCCO COLOR #3 - COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK, MHIP-T-115-120.
- 5'-2 1/4" x 3'-0" FIXED WINDOW WITH ANNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



**EDI
NYN
VNC
IARMO
INCS
MENTAL**
142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK
BUSINESS CENTER**
6401 EAGLE ROCK AVE. NW
ALBUQUERQUE, NM, 87113



ISSUE:	BUILDING PERMIT SET
DRAWN:	DMK
CHECKED:	KC
DATE:	09.06.07

REVISIONS

EXTERIOR ELEVATIONS
BUILDING A

0720
A-201A
of XX

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GENERAL NOTES

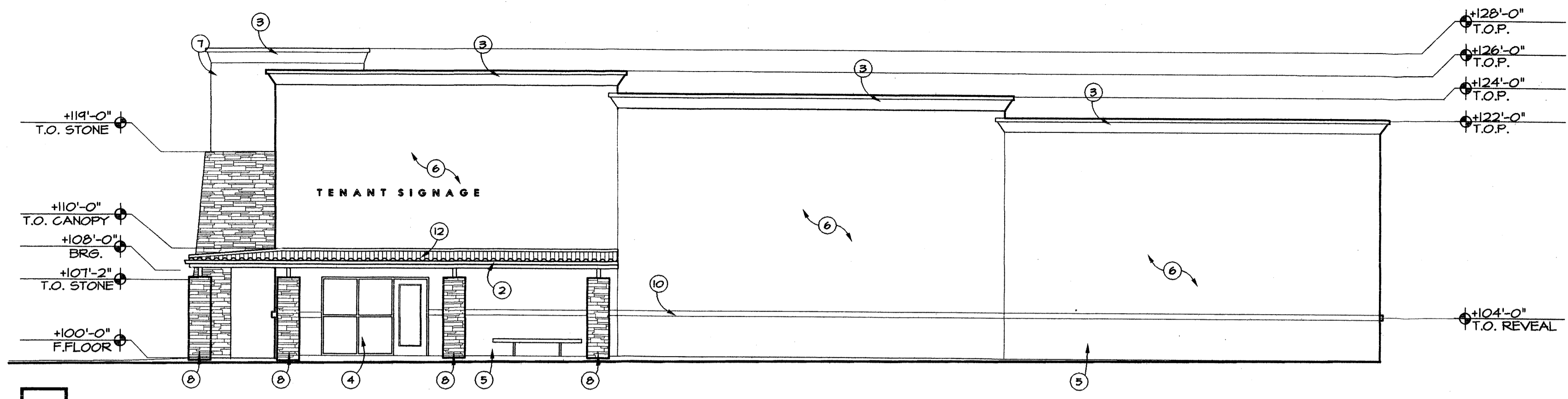
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. TENANT SIGNS TO BE WALL MOUNTED AT A MIN 15'-0" A.F.F. EACH TENANT'S SIGNAGE WILL BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 40 SQ FT.

FINAL SELECTION OF MATERIAL, MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

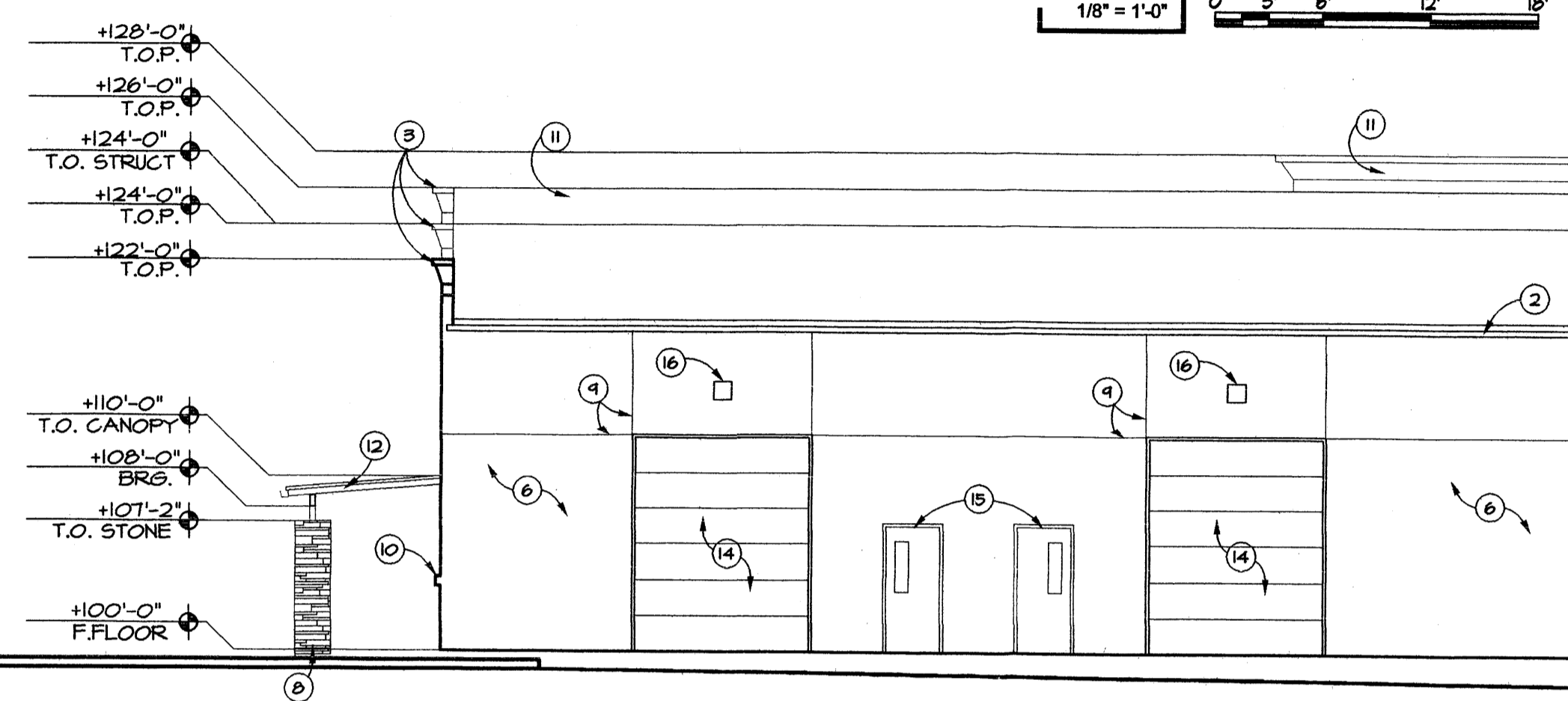
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

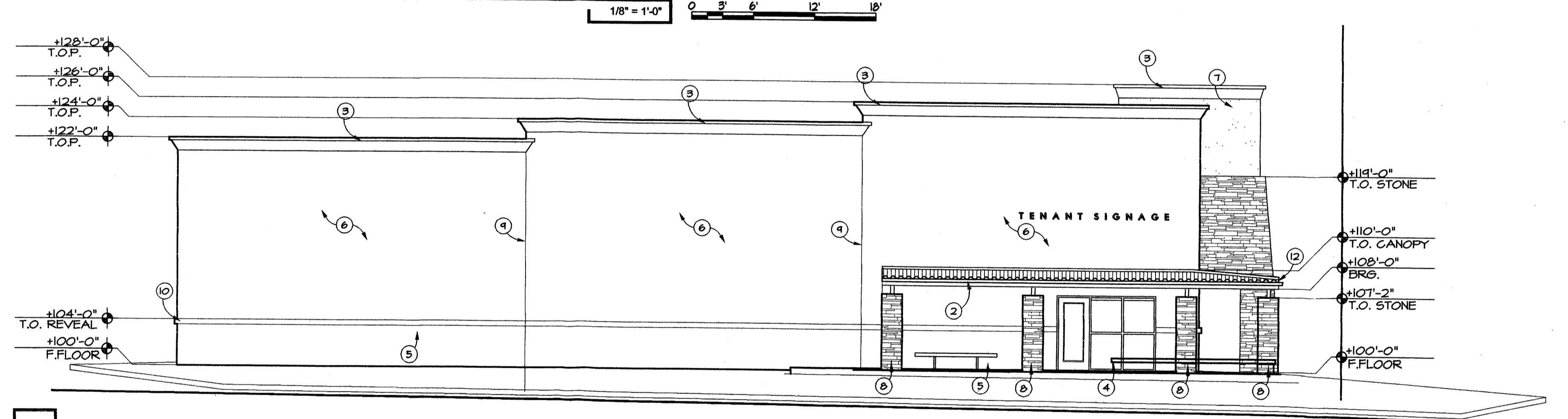
- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING. STUCCO COLOR TO MATCH DUNN EDWARDS DE6106 ROSE WOOD.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DE6106 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6106 TERRACOTTA SAND.
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- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-115-120.
- 5'-2"H x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



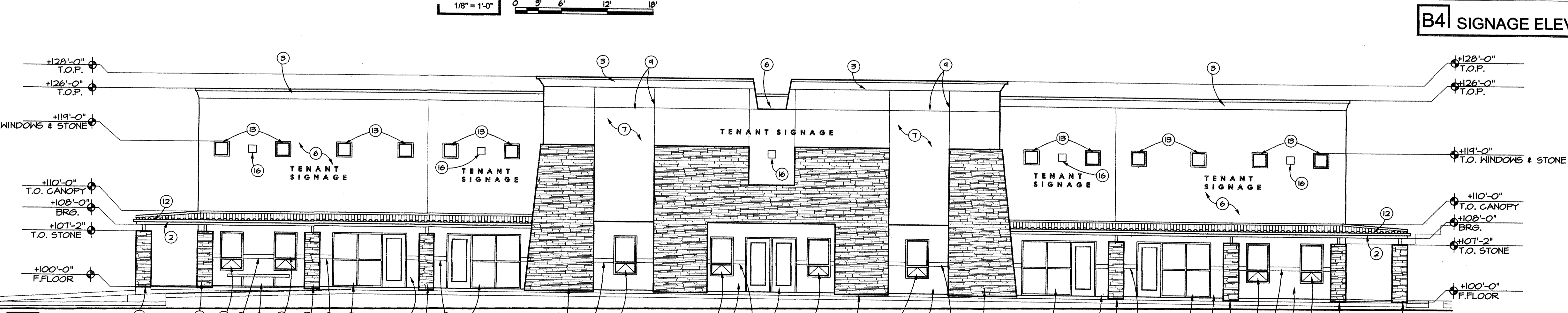
D1 BUILDING B EAST ELEVATION



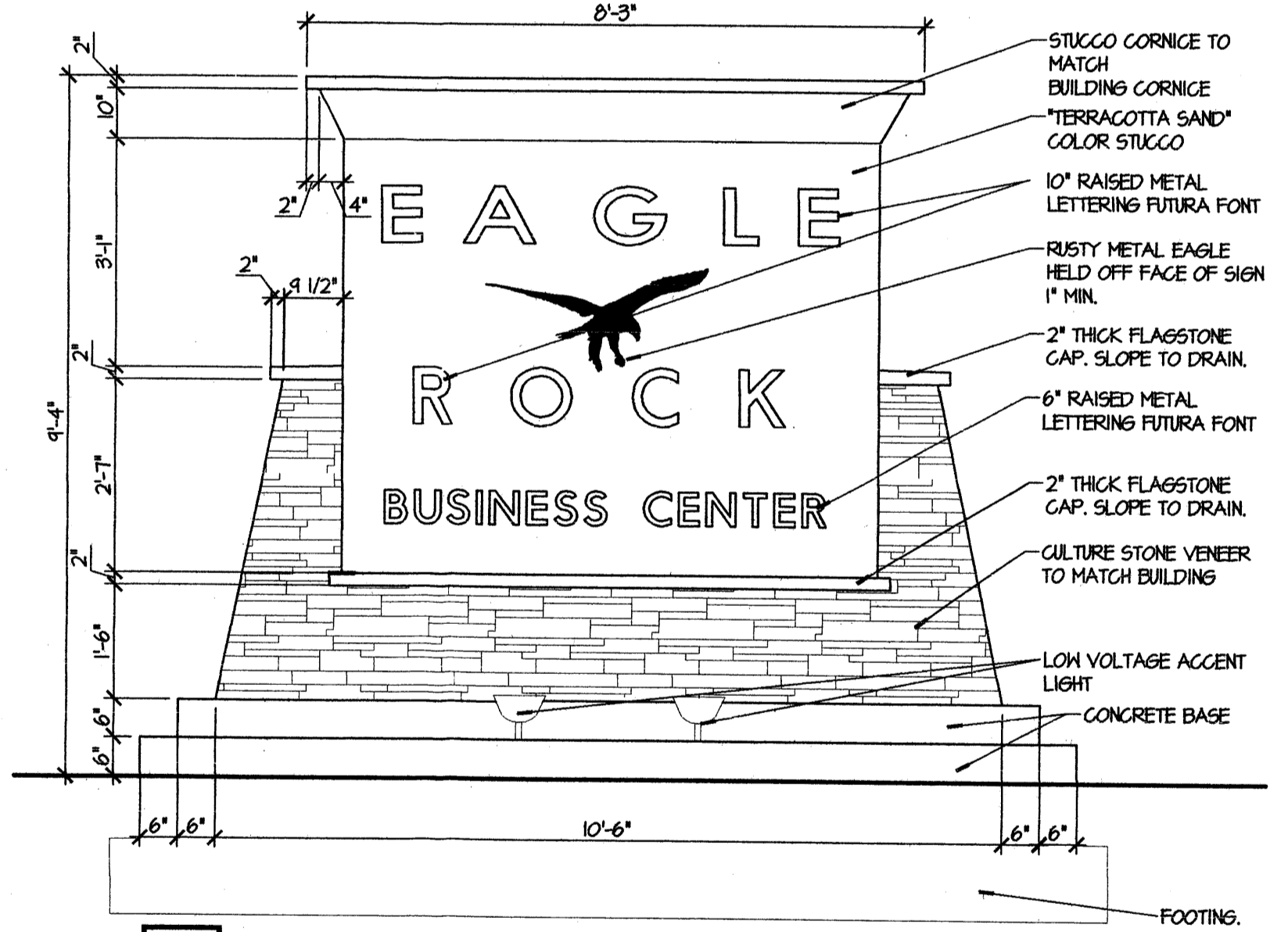
C1 BUILDING B NORTH ELEVATION



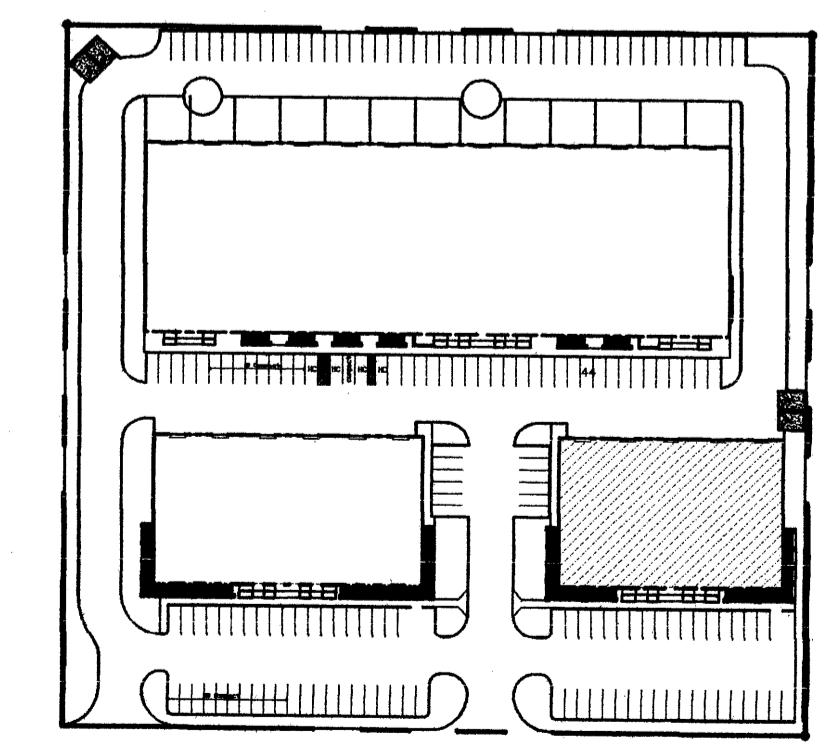
B1 BUILDING B WEST ELEVATION



A1 BUILDING B SOUTH ELEVATION



B4 SIGNAGE ELEVATION



B4 KEY PLAN



EDI
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142 TRUMAN STREET NE
 ALBUQUERQUE, NM 87108
 TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK
 BUSINESS CENTER**
 6401 EAGLE ROCK AVE, NW
 ALBUQUERQUE, NM, 87113



ISSUE:
 BUILDING PERMIT SET

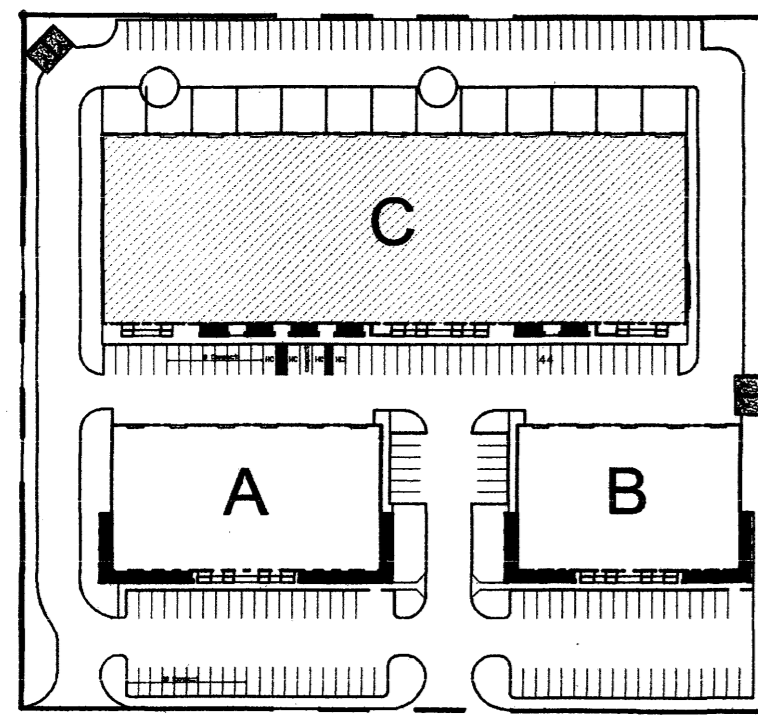
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 CHECKED: KC
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REVISIONS

EXTERIOR
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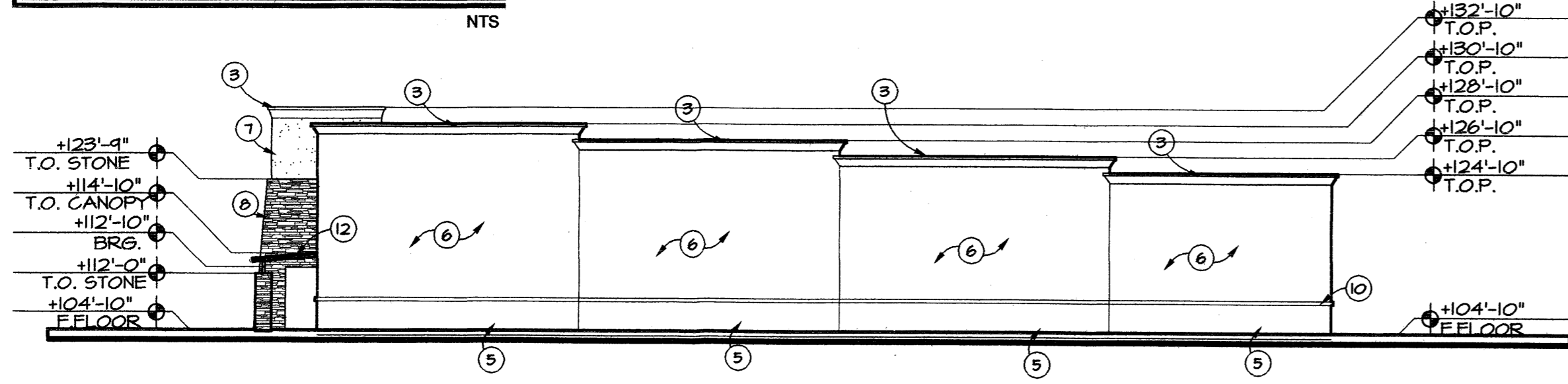
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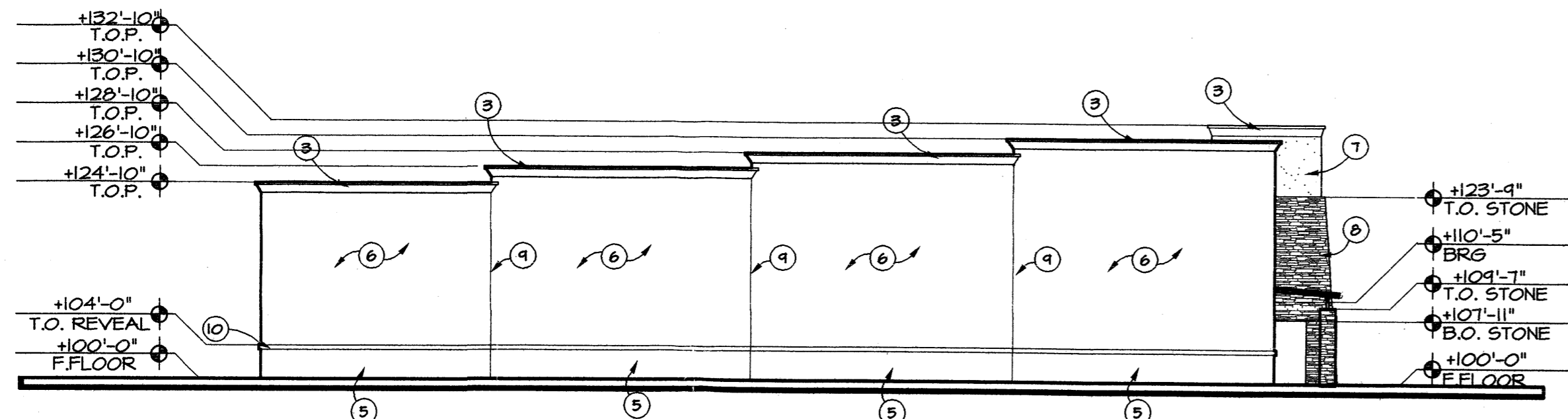
E1 KEY PLAN

NTS



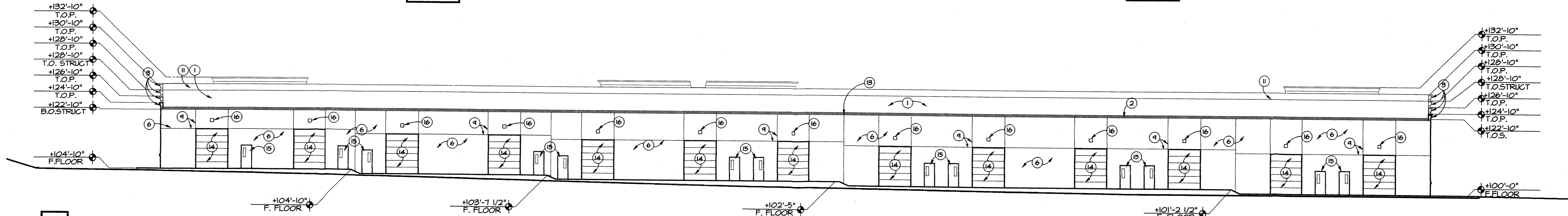
D1 BUILDING C EAST ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



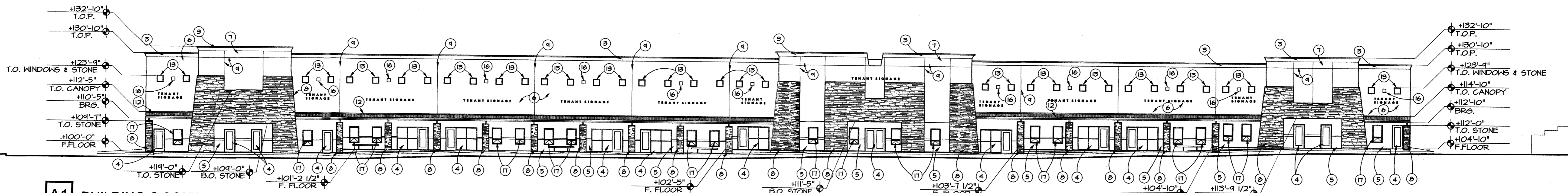
C1 BUILDING C WEST ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



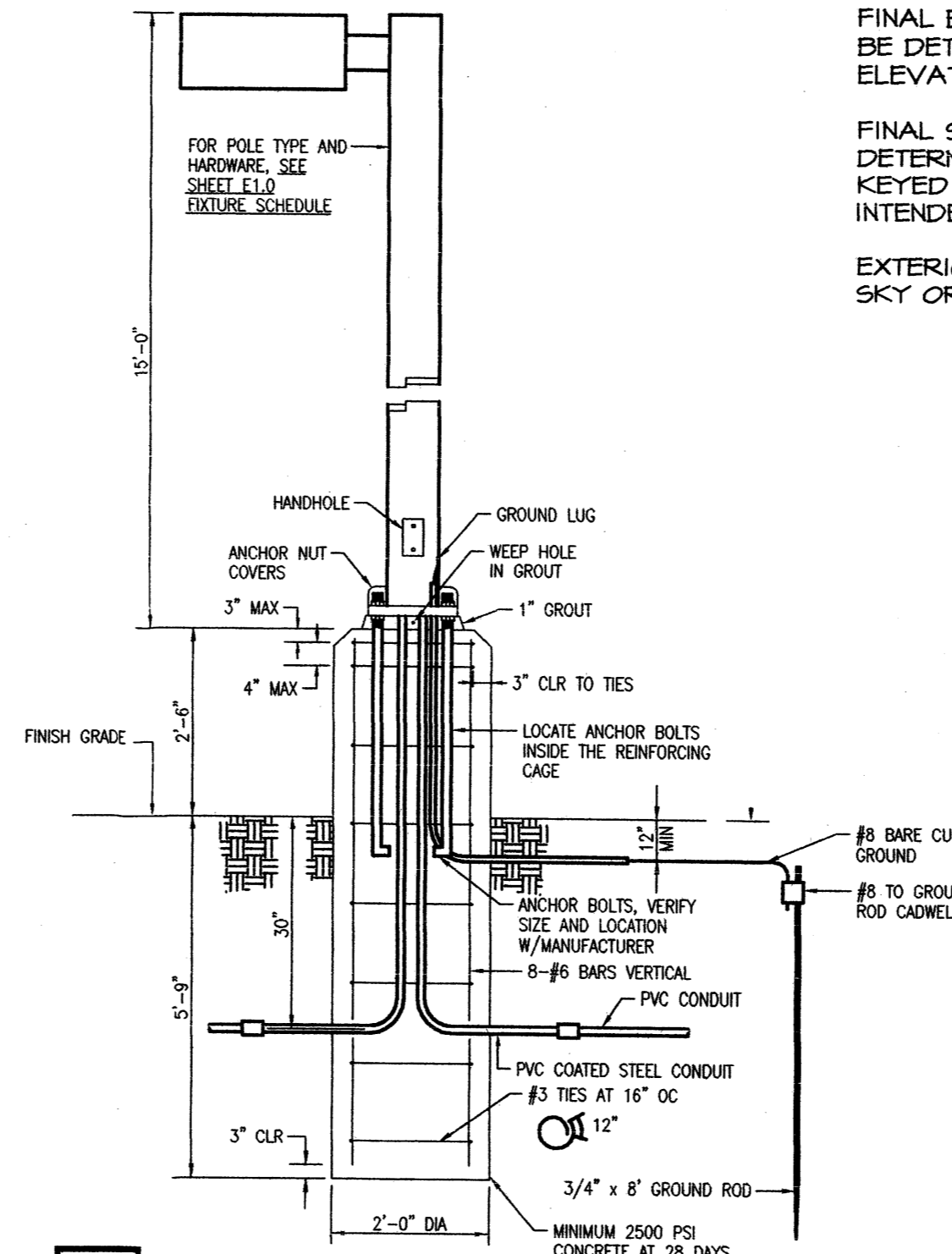
B1 BUILDING C NORTH ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



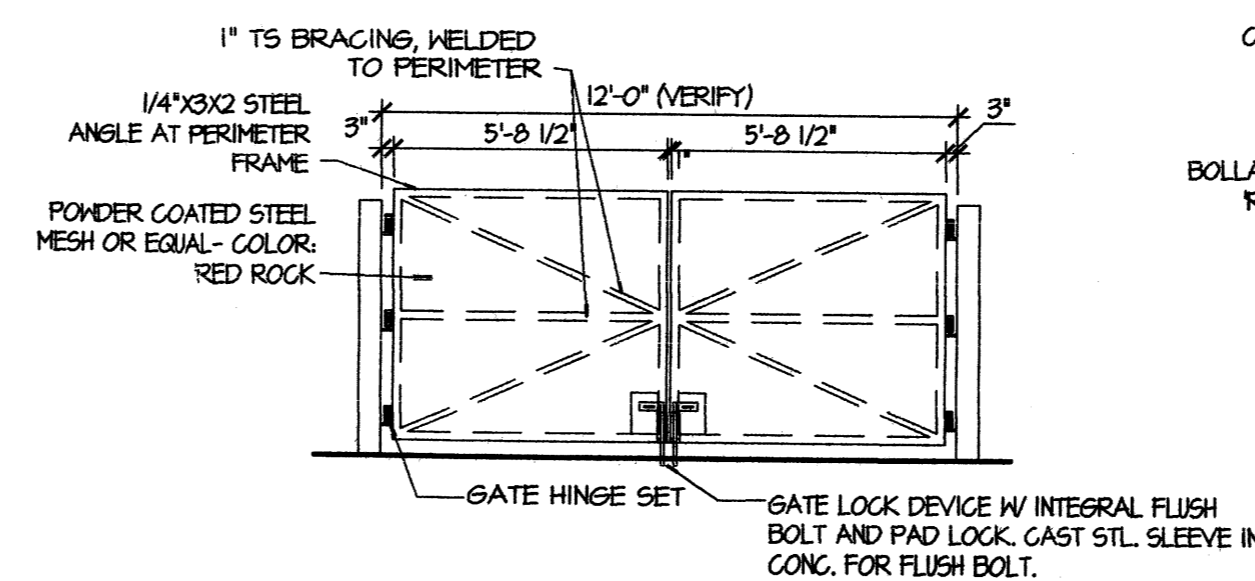
A1 BUILDING C SOUTH ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'

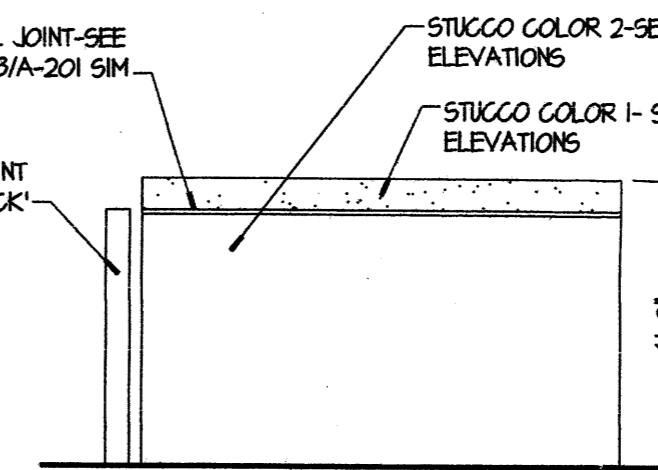


D2 SITE LIGHTING POLE DETAIL

NTS



C2 DUMPSTER ENCLOSURE GATE ELEVATION



GENERAL NOTES

FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.

FINAL SELECTION OF MATERIAL, MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

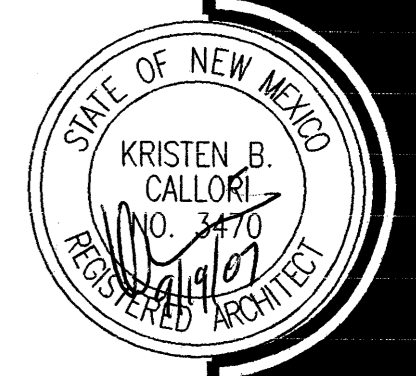
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

- FULLY ADHERED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC706 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK, MHIP-T-175-120.
- 5'-2"H x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71

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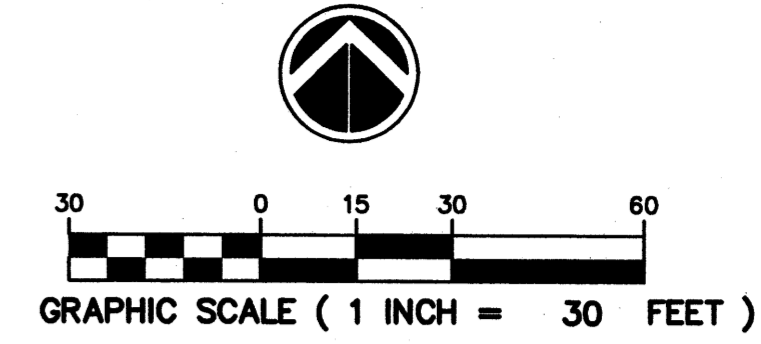
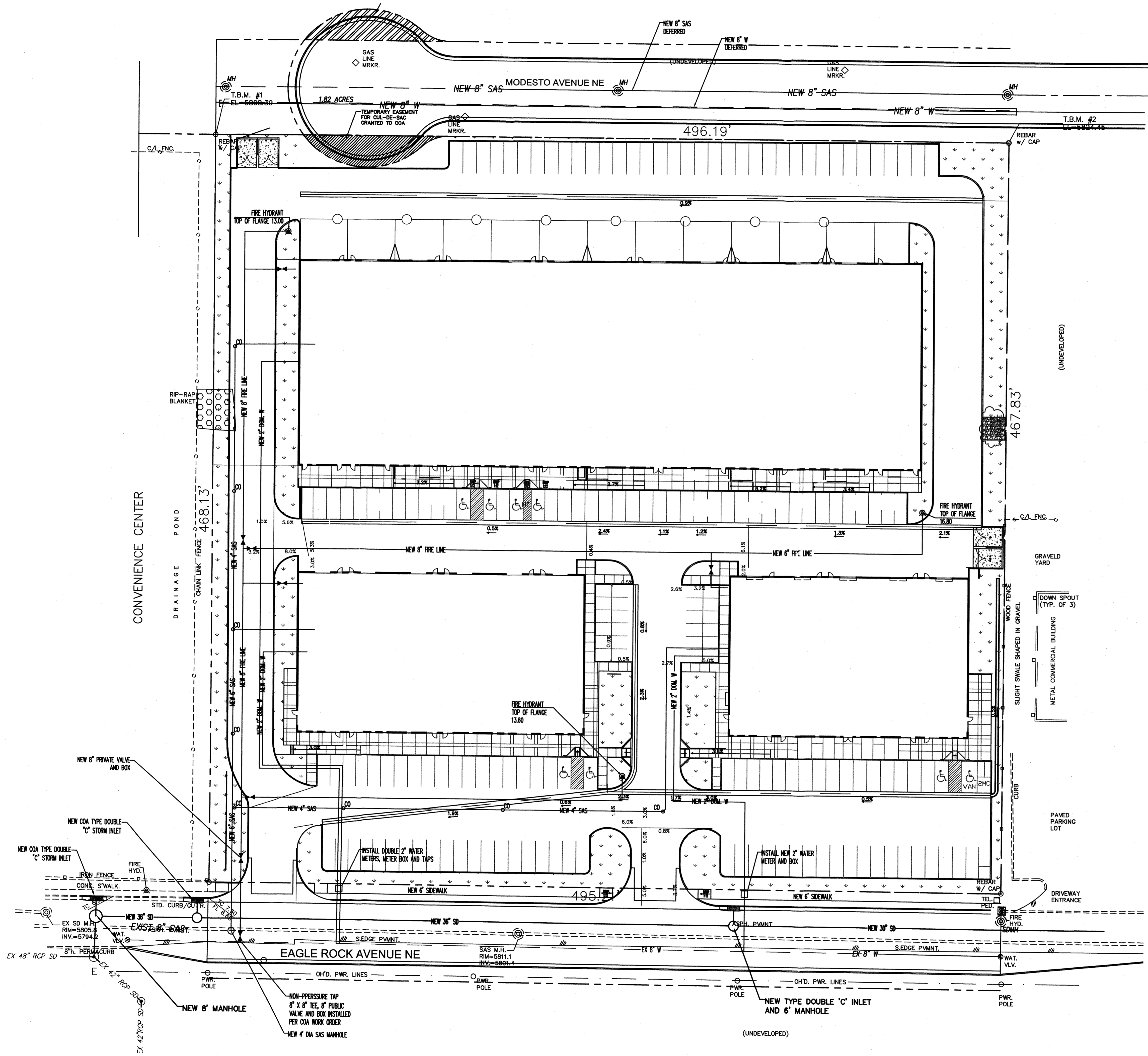
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DATE: 08.06.07

REVISIONS

EXTERIOR ELEVATIONS BUILDING C

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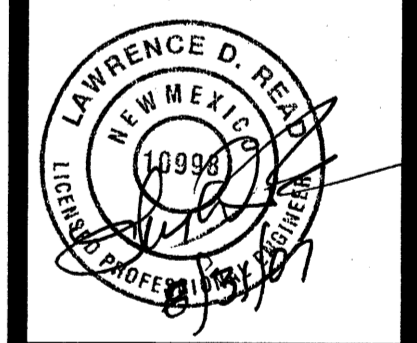
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CONCEPTUAL
 UTILITY PLAN



EAGLE ROCK BUSINESS
 6700 EAGLE ROCK AVE
 ALBUQUERQUE, NM

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'

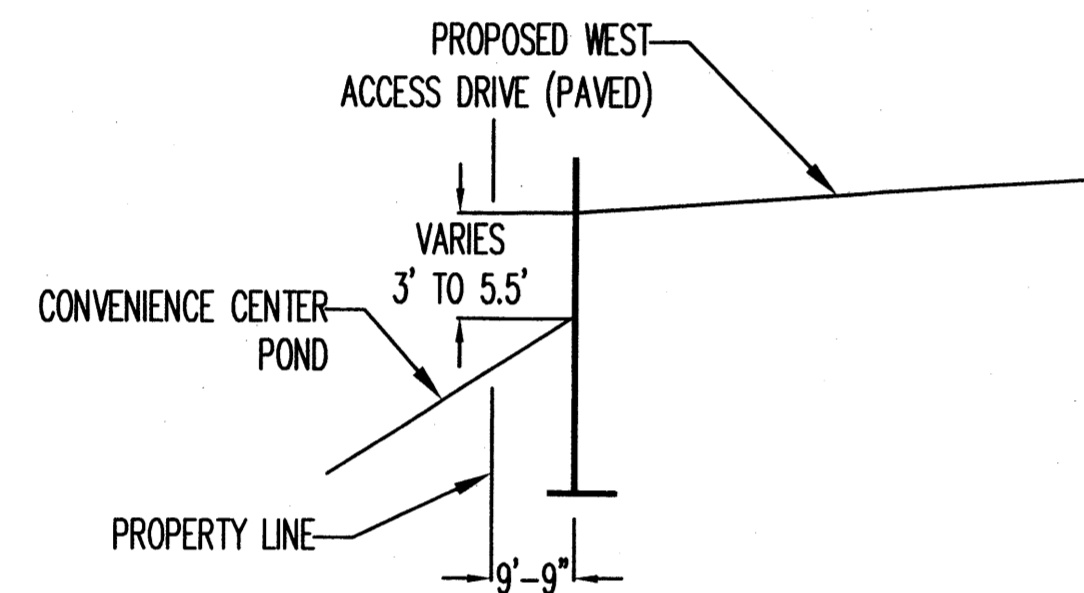
DRAWING NAME: PROTEK PHILDING SHEET
 C102
 OF 3

EAGLE ROCK BUSINESS CENTER

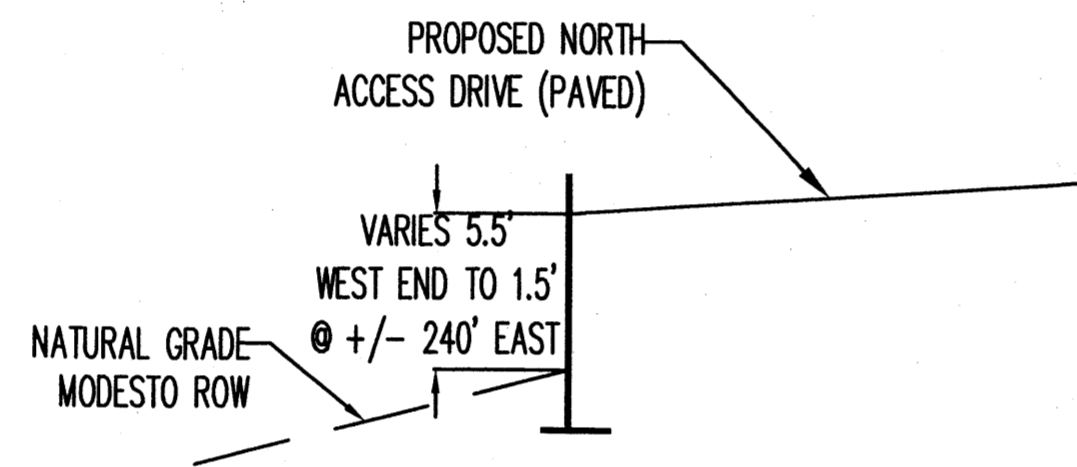
LOTS 8-10 AND 23-25

BLOCK 26, TRACT A, UNIT B

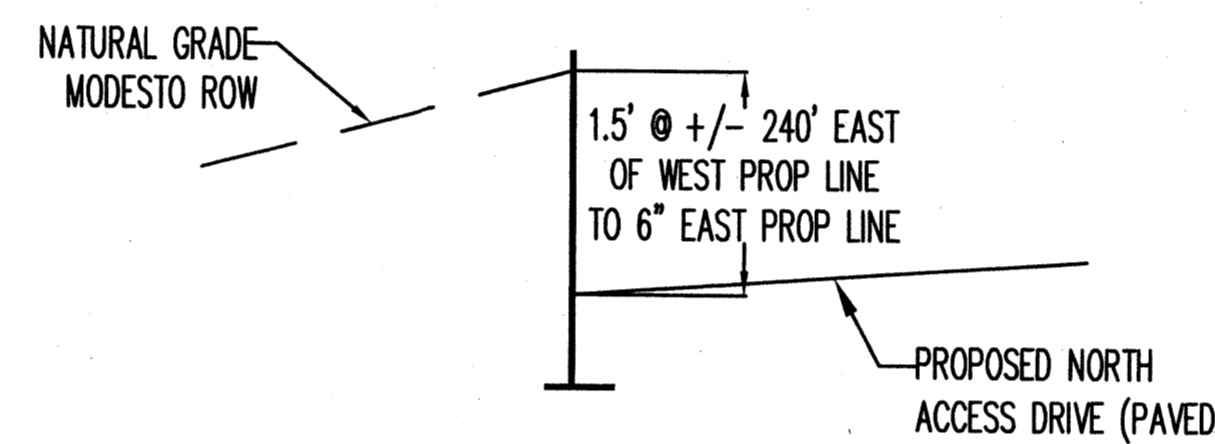
CONCEPTUAL GRADING AND DRAINAGE



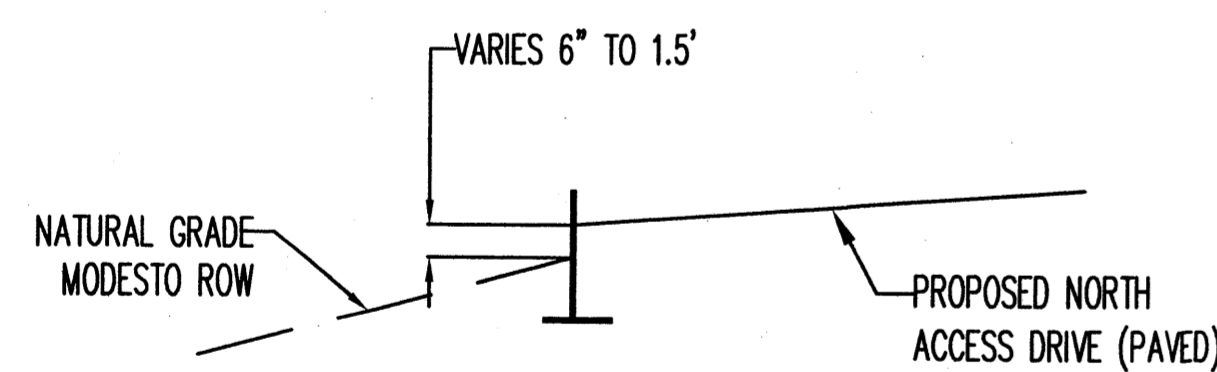
RETAINING WALL - WEST PROPERTY LINE SCHEMATIC DIAGRAM



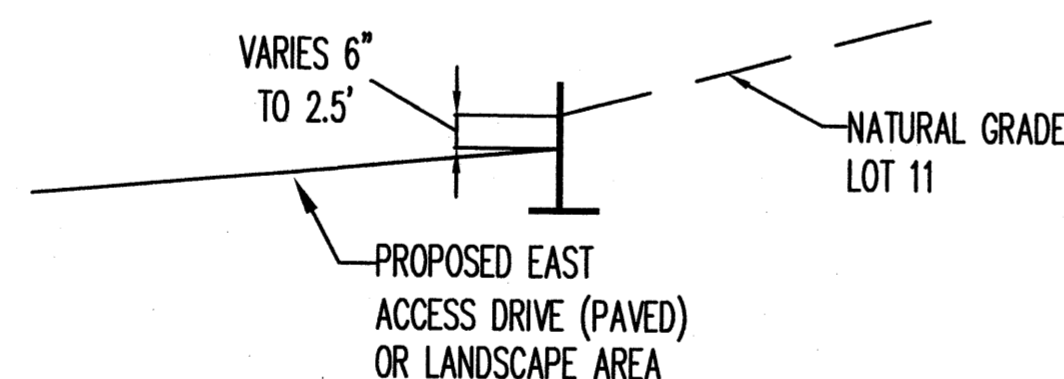
RETAINING WALL - WEST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - EAST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - NORTH END OF EAST RETAINING WALL SCHEMATIC DIAGRAM



RETAINING WALL - EAST RETAINING WALL SCHEMATIC DIAGRAM

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 5.34 ACRES LOCATED ON THE NORTH SIDE OF EAGLE ROCK AVENUE NE AND BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE AS SHOWN ON THE VICINITY MAP. THE PROPOSED DEVELOPMENT IS AN INDUSTRIAL OFFICE/WAREHOUSE FACILITY WITH PAVED PARKING. THE SITE IS CURRENTLY UNDEVELOPED. PARCELS TO THE WEST (COA CONVENIENCE CENTER) AND THE EAST (OFFICE WAREHOUSE) ARE DEVELOPED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0129 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 10-DAY DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS SINCE RETENTION PONDING IS PROPOSED. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR AND 10-DAY PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THIS SITE CURRENTLY SLOPES FROM EAST TO WEST AT AN AVERAGE SLOPE OF 3.3% AS IS STANDARD IN THE NORTH ALBUQUERQUE ACRES AREA. THERE ARE TWO SWALES TRAVERSING THE SITE FROM EAST TO WEST THAT CONCENTRATE RUNOFF FROM THE PARCEL AND OFFSITE BASIN B AND DIRECT IT WEST INTO THE EXISTING SOLIDWASTE CONVENIENCE CENTER DETENTION POND. THE PONDED RUNOFF IS THEN DISCHARGED INTO A 24" CMP STORM DRAIN RUNNING WEST ON EAGLE ROCK.

THIS SITE ACCEPTS OFFSITE RUNOFF FROM TWO UNDEVELOPED PARCELS TO THE EAST. THESE TWO PARCELS, LOTS 11 AND 12 IN OFFSITE BASIN B, ARE UNDEVELOPED.

THE FIRST 600 FEET OF MODESTO AVE WEST OF LOUISIANA HAS THE SOUTHERN HALF OF THE STREET AND SOUTH SIDEWALKS CONSTRUCTED. THE REMAINDER OF MODESTO, INCLUDING THE PORTION NORTH OF THIS SITE ARE UNIMPROVED. THE EXISTING SLOPE OF THE ROW IS TOWARD THE WEST NORTHWEST AWAY FROM THIS PARCEL SO MODESTO AVENUE RIGHT-OF-WAY DOES NOT IMPACT THIS SITE.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT ON THIS SITE IS ABOUT 82,000 SQUARE FEET OF OFFICE/WAREHOUSE SPACE THAT IS DIVIDED INTO THREE BUILDINGS. THE PAVED PARKING AREAS SURROUND THE BUILDING ENVELOPES AS SHOWN ON THE GRADING PLAN. RUNOFF GENERATED ONSITE IS ROUTED THROUGH THE DRIVE AISLES TOWARD THE SOUTHWEST CORNER OF THE SITE WHERE IT WILL DISCHARGE, THROUGH THE DRIVEPAD, INTO EAGLE ROCK AVE. A STORM DRAIN IS PLANNED IN EAGLE ROCK CONNECTING TO THE EXISTING CAPPED 30" STORM DRAIN EAST OF THIS SITE NEAR THE CORNER OF OBSIDIAN ROAD AND EAGLE ROCK EXTENDING WEST IN EAGLE ROCK TO CONNECT TO THE EXISTING 48" STORM DRAIN FROM OAKLAND ESTATES THAT IS STUBBED OUT JUST WEST OF THIS SITE. THIS PROJECT WILL CONSTRUCT THE STORM DRAIN ACROSS THE FRONTAGE OF THIS PARCEL WITH THE REQUIRED STORM INLETS. THE STORM DRAIN IS CONCEPTUALLY DESIGNED TO BE 30 AND 36" RCP AND AT LEAST TWO STORM INLETS WERE ANTICIPATED IN THE CONCEPTUAL DESIGN. THIS GRADING PLAN HAS PROPOSED TWO DOUBLE 'C' INLETS NEAR THE WEST PROPERTY LINE TO QUICKLY INTERCEPT THE STORMWATER DISCHARGE FROM THIS SITE.

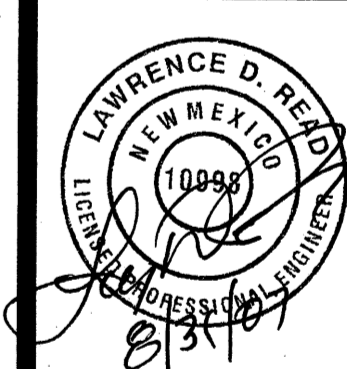
THE PROPOSED GRADING PLAN CONTINUES TO ALLOW UNDEVELOPED RUNOFF FROM LOTS 11 AND 12 (OFFSITE BASIN B) TO ENTER THIS SITE THROUGH OPENINGS IN THE EAST WALL. THIS RUNOFF JOINS THE RUNOFF GENERATED ONSITE AND IS DISCHARGED INTO EAGLE ROCK WITH THE ONSITE RUNOFF. THIS GRADING PLAN ALSO ELIMINATES THE RUNOFF FROM THIS SITE PLUS BASIN B THAT IS NOW COLLECTED IN THE CONVENIENCE CENTER DETENTION POND.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
SITE	5.2737	100.00	0.00	0.00	0.00	0.66	0.29	12,635	0.29	12,635	9.86
OFFSITE BASIN B	1.7800	100.00	0.00	0.00	0.00	0.66	0.10	4,265	0.10	4,265	3.33
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
PROPOSED CONDITIONS											
SITE	5.2737	0.00	0.00	11.60	88.40	2.24	0.98	42,803	1.18	51,264	25.51
OFFSITE BASIN B	1.7800	0.00	0.00	0.00	100.00	2.36	0.35	15,249	0.42	18,480	8.94
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E _i (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _{pi} (cfs)					
WEIGHTED E (in) = (E _a)(%A) + (E _b)(%B) + (E _c)(%C) + (E _d)(%D)						ZONE = 3					
V _{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12						P _{6-HR} (in.) = 2.60					
V _{10DAY} (acre-ft) = V _{6-HR} + (A _o)(P _{10DAY} - P _{6-HR})/12						P _{24-HR} (in.) = 3.10					
Q (cfs) = (Q _{pi})(A _o) + (Q _{ro})(A _o) + (Q _{rc})(A _c) + (Q _{ro})(A _c)						P _{10DAY} (in.) = 4.90					

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CONCEPTUAL HYDROLOGY INFO



EAGLE ROCK BUSINESS
6700 EAGLE ROCK AVE
ALBUQUERQUE, NM

DRAWING NAME: PROTEK PHIDING SHEET
C100
3

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