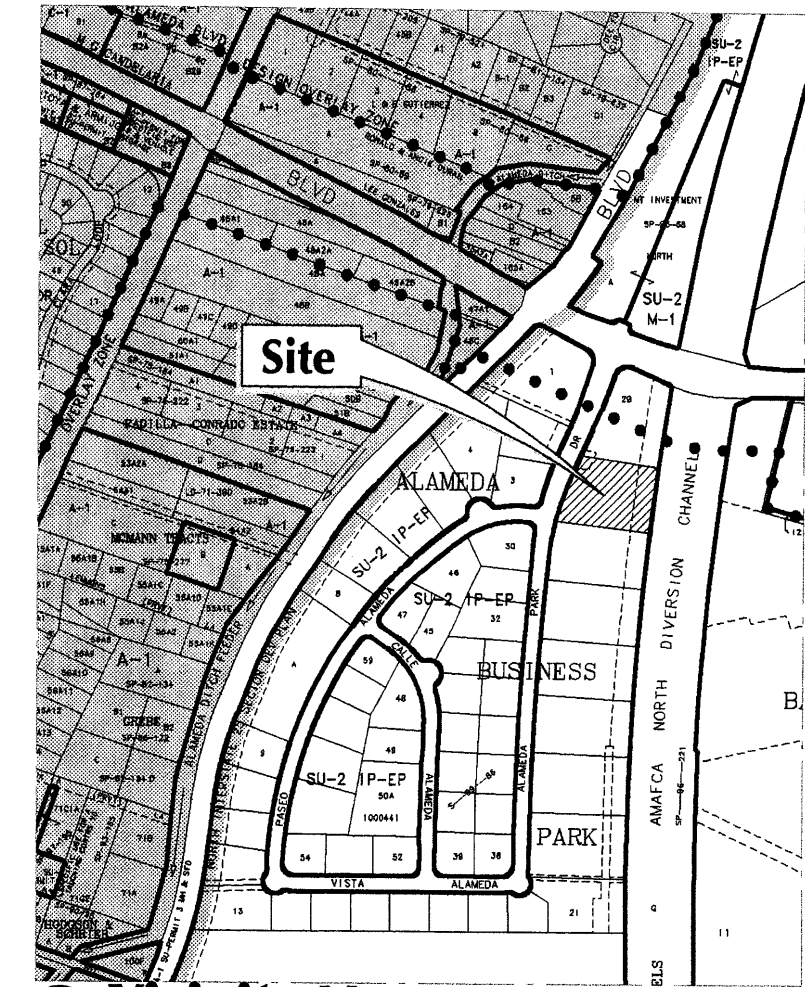
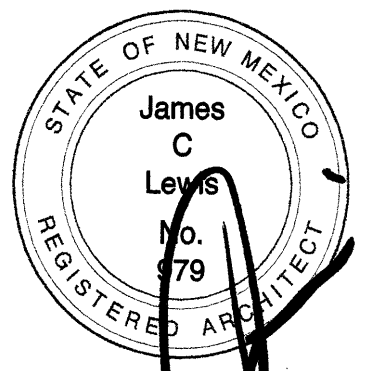


8700 Alameda Park Warehouse

8700 Alameda Park Drive NE • Albuquerque, New Mexico

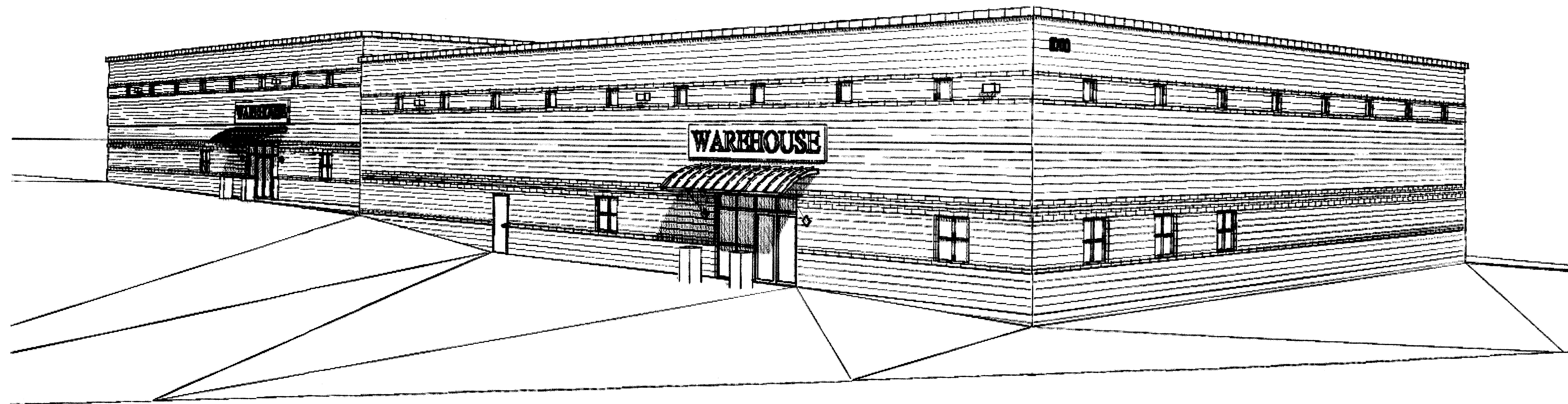


Vicinity Map



ENGINEER

A Project Title



N Prospective

PROJECT ADDRESS:
8700 Alameda Park Drive NE,
Albuquerque, NM 87113
(Alameda Blvd. and Alameda Park Dr.)

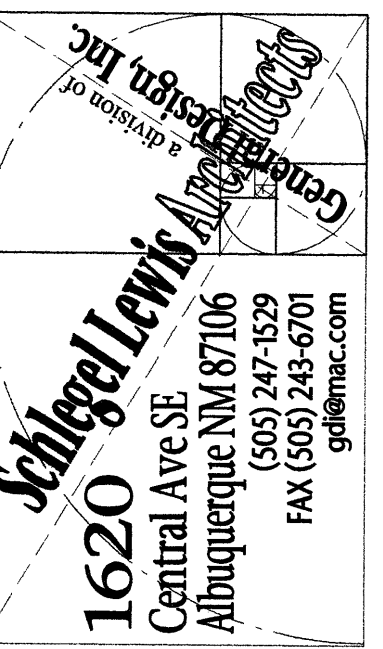
LEGAL DESCRIPTION
LOT: 28
SUBDIVISION: Alameda Business Park

LAND USE: SU-2 IP-EP

ZONE ATLAS PAGE: C-16-Z

PARKING CALCULATIONS:
See sheet SDP-2 for parking calculations.

LANDSCAPE CALCULATIONS:
See sheet SDP-4 for landscape plan.



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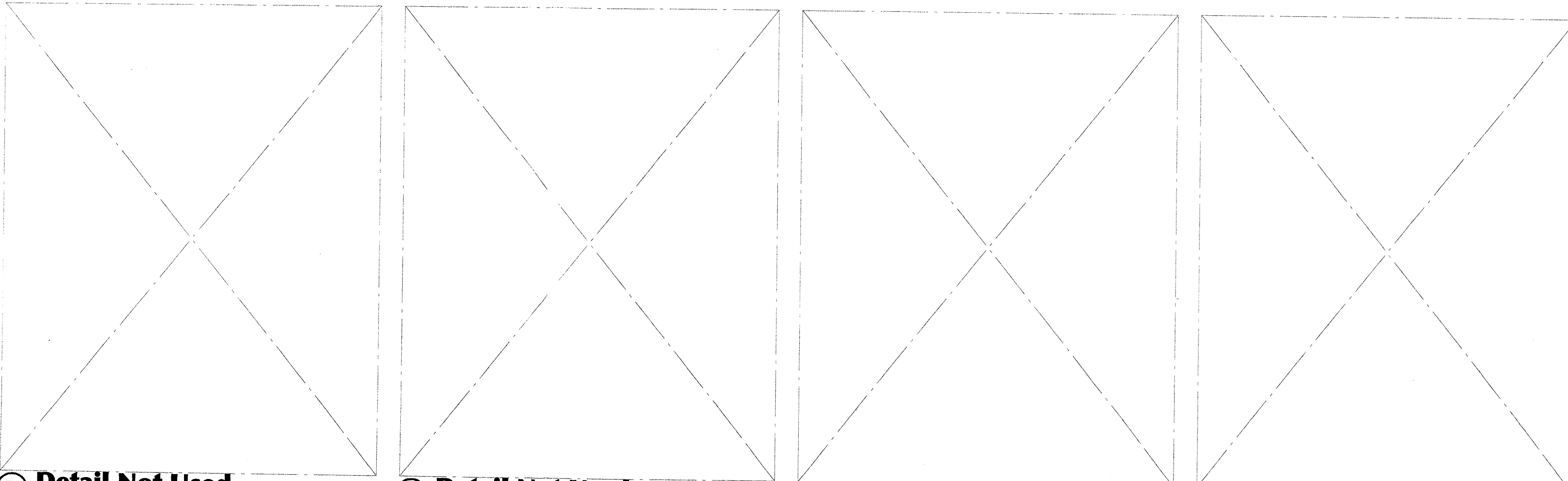
Site Development Plan for Building Permit
8700 Alameda Park Warehouse
8700 Alameda Park Drive NE
Albuquerque New Mexico 87113

S Legal Information

- SDP-1 Cover Sheet
- SDP-2 Site Plan
- SDP-3 Landscape Plan
- SDP-4 Grading Plan
- SDP-5 Building Elevations

ISSUE DATE:
01 April 2004

REVISIONS:
12 April 2004



T Detail Not Used

U Detail Not Used

V Detail Not Used

W Detail Not Used

OWNER

Annodam Investments, LLC
P.O. Box 95050
Albuquerque, NM 87199
(505)821-6333, Fax: (505) 821-2003
E-mail: tony@nmframer.com
Contact: Tony Pisto

CIVIL ENGINEER

D. Mark Goodwin and Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200, Fax: (505) 797-9539
E-mail: dmg@swcp.com
Contact: Mark Goodwin

ARCHITECT

Schlegel Lewis Architects
1620 Central Ave. SE
Albuquerque, NM 87106
(505) 247-1529, Fax: (505) 243-6701
E-mail: gdi@mac.com
Contact: James Lewis

LANDSCAPE

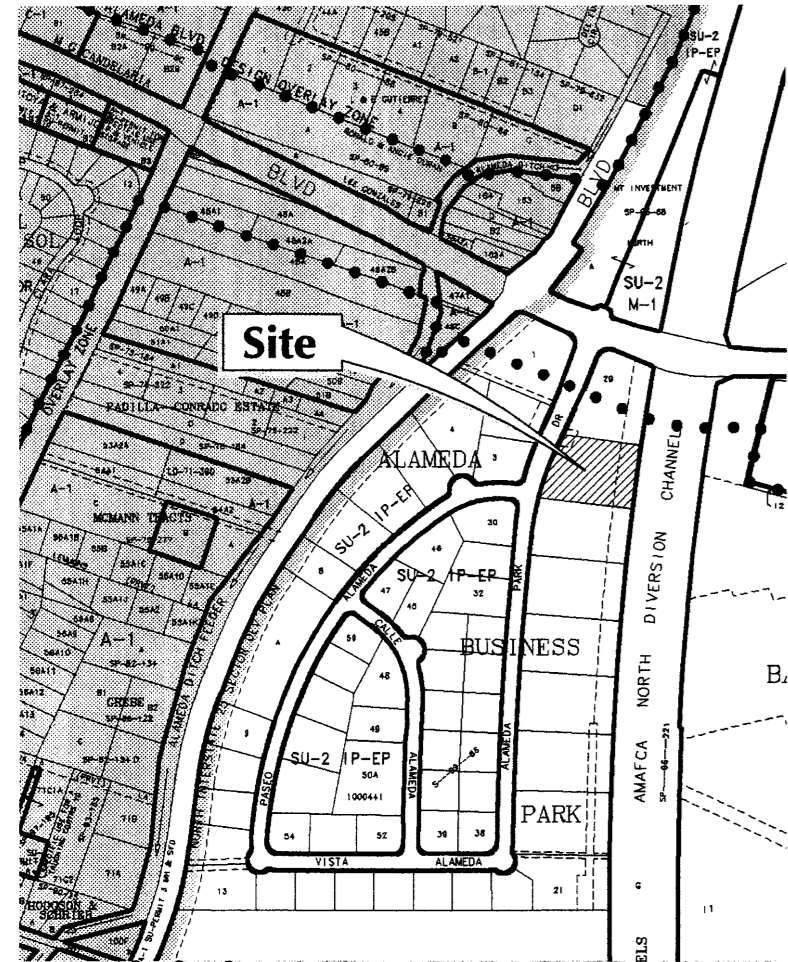
The Hilltop
7909 Edith NE
Albuquerque, NM 87184
(505) 898-9690, Fax: (505) 898-7737
E-mail: cmd@hilltoplandscaping.com
Contact: Carrie Denton

X Project Team

Z Sheet Index

Cover Sheet

PROJECT 0406 SHEET
SDP-1
OF 5

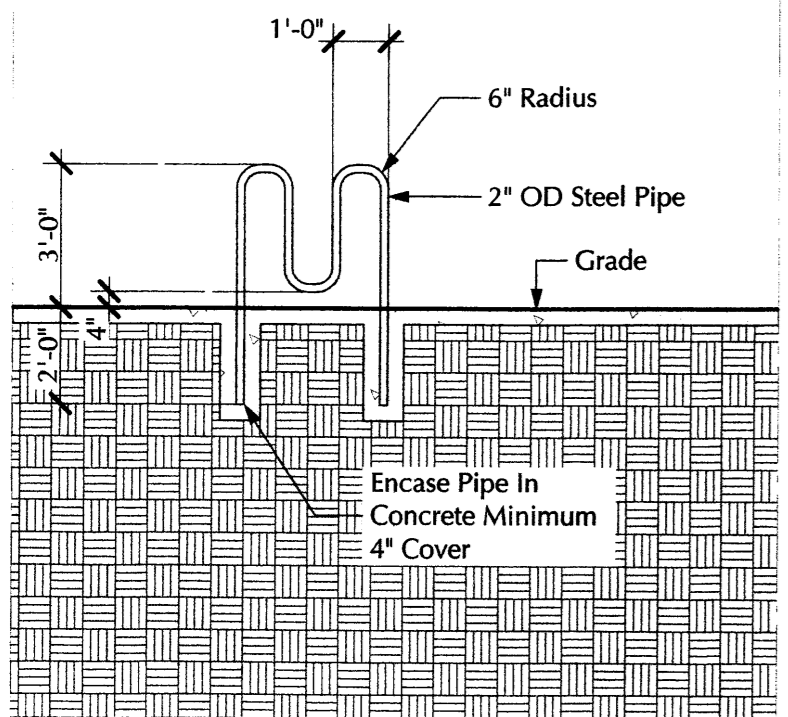


A Vicinity Map

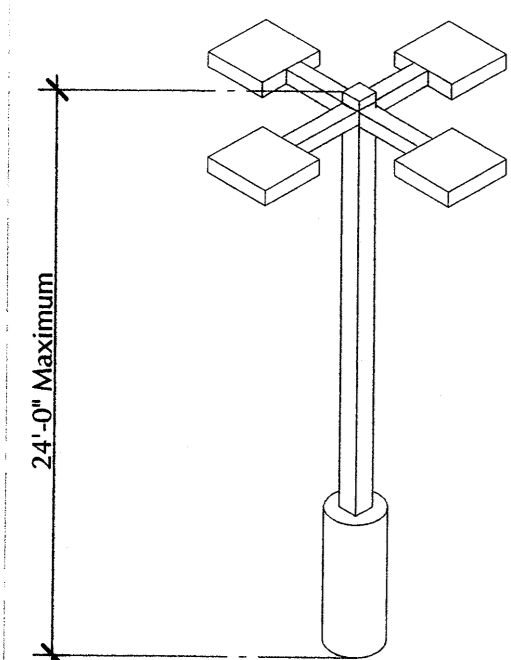
PARKING CALCULATIONS:
 Required: 43 spaces
 (Assume 30% office, 70% warehouse)
 (Office: 6747/200=34)
 (Warehouse: 17542/2000=9)
 Provided:
 Standard Spaces 46 Spaces
 HC Space 3 Spaces
 Total 49 Spaces

BICYCLE PARKING:
 Required: 1 space/20 parking spaces
 49 spaces/20 = 3 spaces

G Parking

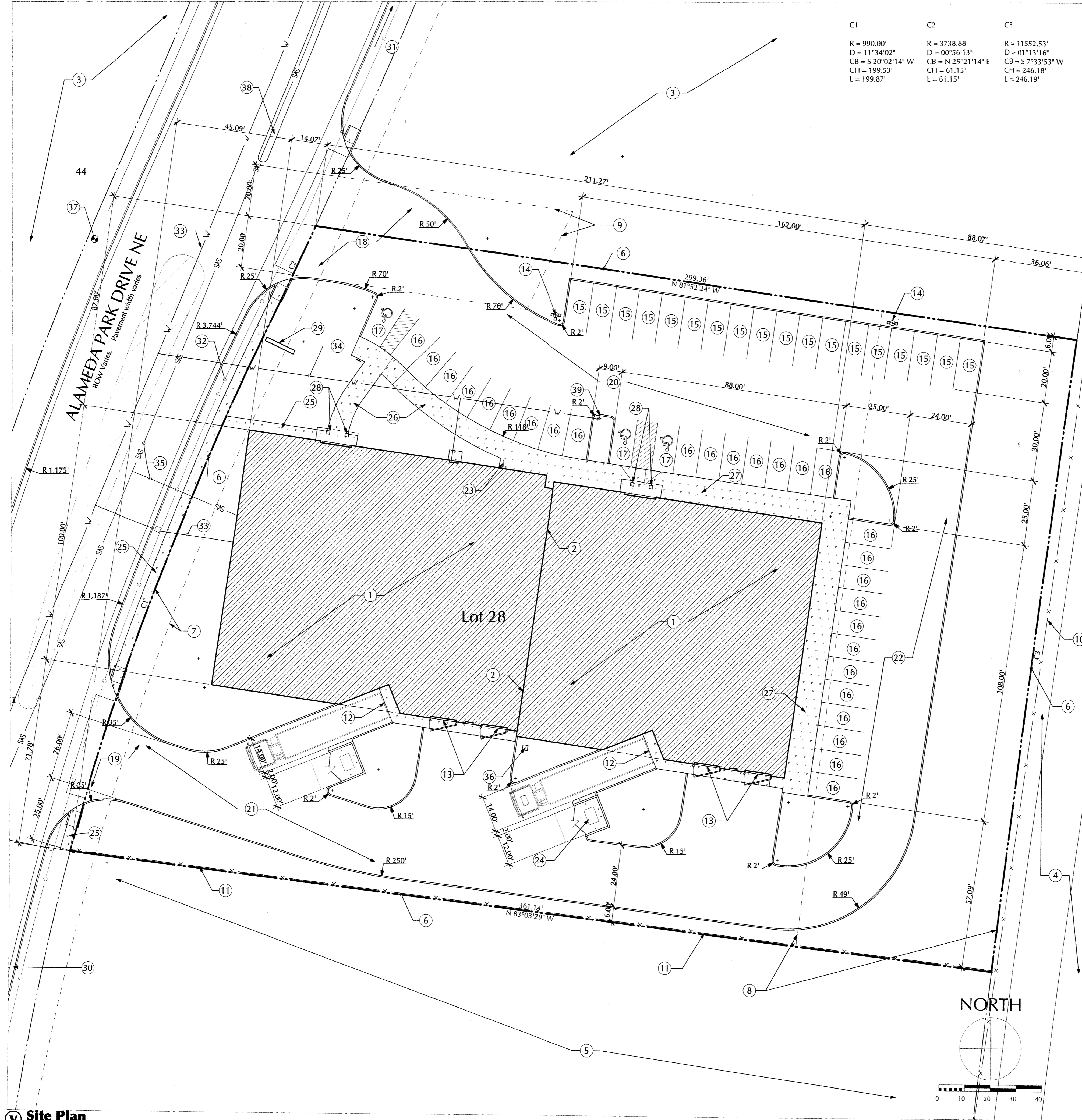


N Bike Rack



Number Of Light Fixtures On Pole Varies. See Site Plan. All parking lot lighting shall be high pressure sodium shoebox full cutoff type fixtures. Light Fixtures Shall Be Fully Horizontal Lamps So That No Fugitive Light Shall Escape Beyond The Property Line.

T Light Pole Detail



V Site Plan

- Proposed 22518 square foot warehouse, sales/display building
- Area separation wall (divides building into two buildings)
- Vacant land
- AMAFCA North Diversion Channel
- COA ball fields (under construction)
- Property line-typical
- Existing 10' Public utility easement
- Existing 76.64' flowage easement
- Existing private common access easement for lots 28 & 29
- Existing chain link fence
- 4' high chain link fence
- Loading Dock
- Overhead door with security gate
- Site lighting fixture, see detail 'T' on this sheet.
- Typical parking space 9'x20' (8'-6" minimum)
- Typical parking space at sidewalk 9'x20' (18' + 2' overhang) (8'-6" minimum)
- Typical HC parking space 8'-6" x 20' (18' + 2' overhang)
- Proposed 40' wide common driveway. Construct per COA standards.
- Proposed 26' wide private driveway. Construct per COA standards.
- 30' wide drive aisle (asphalt paving)
- 26' wide drive aisle (asphalt paving)
- 24' wide drive aisle (asphalt paving)
- Bicycle rack with 3 spaces minimum.
- Refuse enclosure, see detail 'W' on sheet SDP-5 for elevations.
- Proposed 4' wide concrete sidewalk
- 8' Wide concrete sidewalk
- 10' Wide concrete sidewalk
- Security bollards
- Monument sign, see detail 'Y' on sheet SDP-5
- Existing fire hydrant located across the street at corner of Alameda Park and Paseo Alameda. Approximately 90' southwest of the southwest property corner.
- Existing fire hydrant located approximately 110' north of the northwest property corner
- Natural gas line
- Water line
- Fire protection line
- Sanitary sewer line
- Electrical transformer location
- Location of person for roof screen detail, detail 'T' on sheet SDP-5
- Existing street median
- New private fire hydrant

Keyed Notes

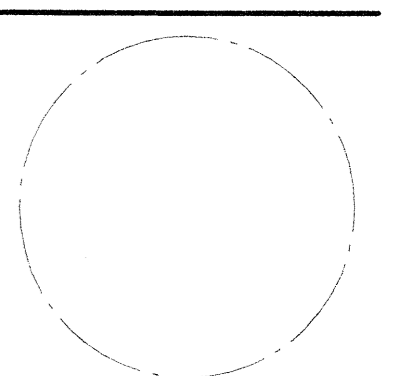
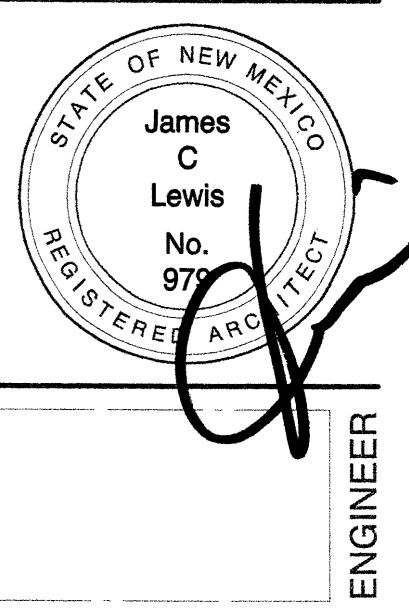
PROJECT NUMBER: 1003370
 APPLICATION NUMBER: 04-00527
 Is an Infrastructure List Required? () Yes (✓) No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB Development Plan Approval

Traffic Engineer, Transportation Department	<i>Roger A. Ryan</i>	4/14/04
Utility Development	<i>Christina Dandora</i>	4/14/04
Parks and Recreation Department	<i>Brad L. Bishop</i>	4/14/04
City Engineer	<i>N/A</i>	
Environmental Health Department (conditional)	<i>Michael Holton</i>	4-14-04
Solid Waste Management	<i>Sharon Malton</i>	4/14/04
DRB Chairperson, Planning Department		

* Environmental Health, if necessary

Approvals



General Design, Inc.
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 243-1529
 FAX (505) 243-5701
 gdl@mac.com

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Site Development Plan for Building Permit
8700 Alameda Park Warehouse
 8700 Alameda Park Drive NE
 Albuquerque, New Mexico 87113

ISSUE DATE:
 01 April 2004
 REVISIONS:
 12 April 2004

Site Plan
 PROJECT 0406 SHEET **SDP-2**
 OF 5

PROJECT 1003370

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.

1-1/2" Santa Ana tan Gravel over filter fabric shall be placed in all landscape areas which are not designed to receive seed.

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.

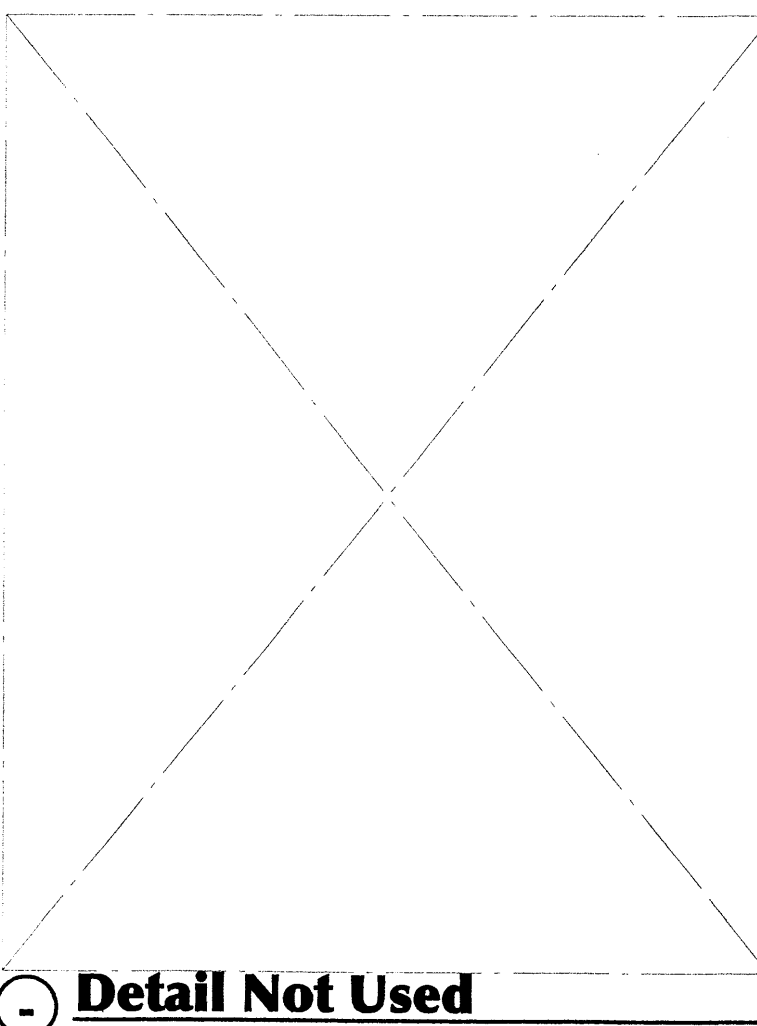
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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

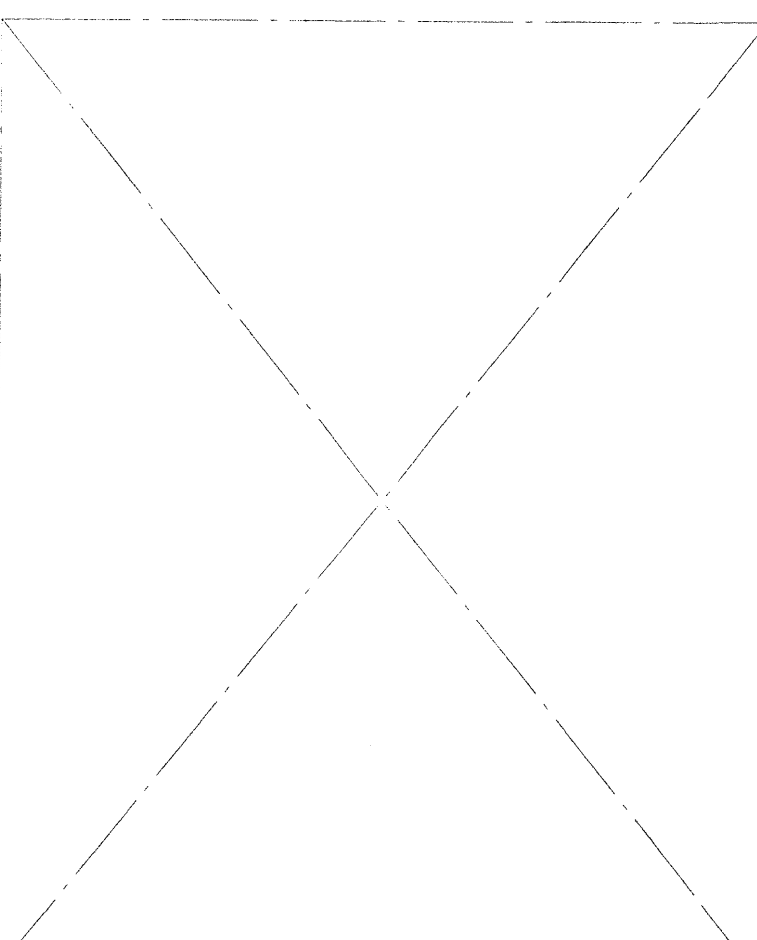
Irrigation maintenance shall be the responsibility of the Property Owner.

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

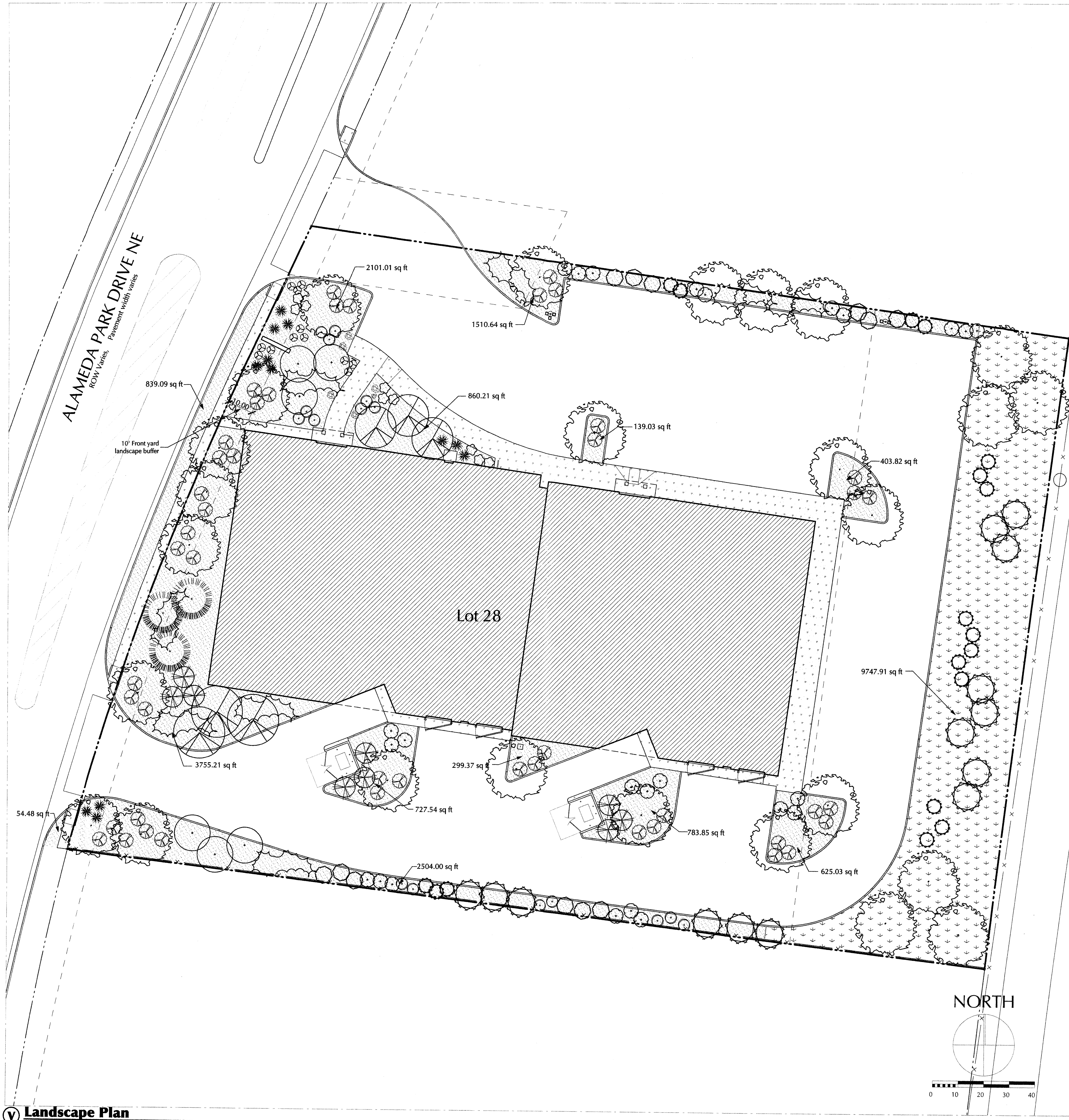
Landscape Notes



Detail Not Used



Detail Not Used



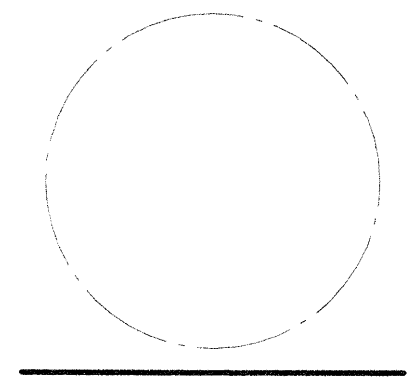
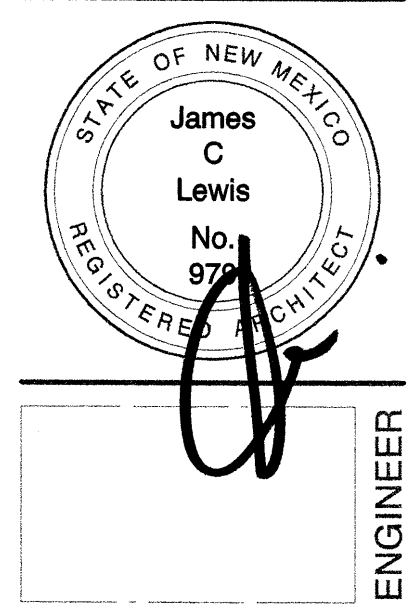
Landscape Plan

Total Lot Area:	83,648 sf
Total Building Area:	22,518 sf
Net lot Area:	61,130 sf
Landscaping Requirement:	15%
landscape Requirement (15%):	9,170 sf
Total Bed Provided:	14,602 sf
Groundcover Requirement:	75%
Total Groundcover Requirement:	10,951 sf
Total Groundcover Provided:	11,609 sf
Total Sod Provided:	0 sf
Total Native Seed Provided:	7947 sf
Total landscape Provided:	24,350 sf (40%)

landscape Calculations

- ARIZONA ASH (H) 26
Fraxinus velutina
2" Cal.
- AUSTRIAN PINE (H) 3
Pinus nigra
6"-8"
- DESERT WILLOW (L) 14
Chilopsis linearis
15 Gallon
- CHINESE PISTACHE 6
Pistachia chinensis
2" Cal.
- SILVERBERRY (M) 9
Elaeagnus pungens
5 Gallon 100sf
- LEYLANDII CYPRESS (M) 6
Cupressocyparis leylandii
15 Gallon
- FOUR WING SALT BUSH 25
Atriplex canescens
5 Gallon
- THREE-LEAF SUMAC (L) 18
Rhus trilobata
5 Gallon 36 square feet
- RED YUCCA (L) 12
Hesperaloe parviflora
5 Gallon
- RUSSIAN SAGE (M) 16
Perovskia atriplicifolia
5 Gallon
- GREYLEAF COTONEASTER 24
Cotonaster buxifolius
5 Gallon
(Symbol indicates 3 plants)
- APACHE PLUME (L) 12
Fallugia paradoxa
5 Gallon 25 square feet
- POTENTILLA (M) 9
Potentilla fruticosa
2 Gallon
- HONEYSUCKLE (M) 37
Lonicera sempervirens
1 Gallon 200sf
Unstaked-Groundcover
- WILDFLOWER 36
1 Gallon 4sf
- Bolders
- 1-1/2" Santa ana tan gravel with filter fabric
- Crimp straw / native seed
- Commercial grade steel edging

landscape Legend



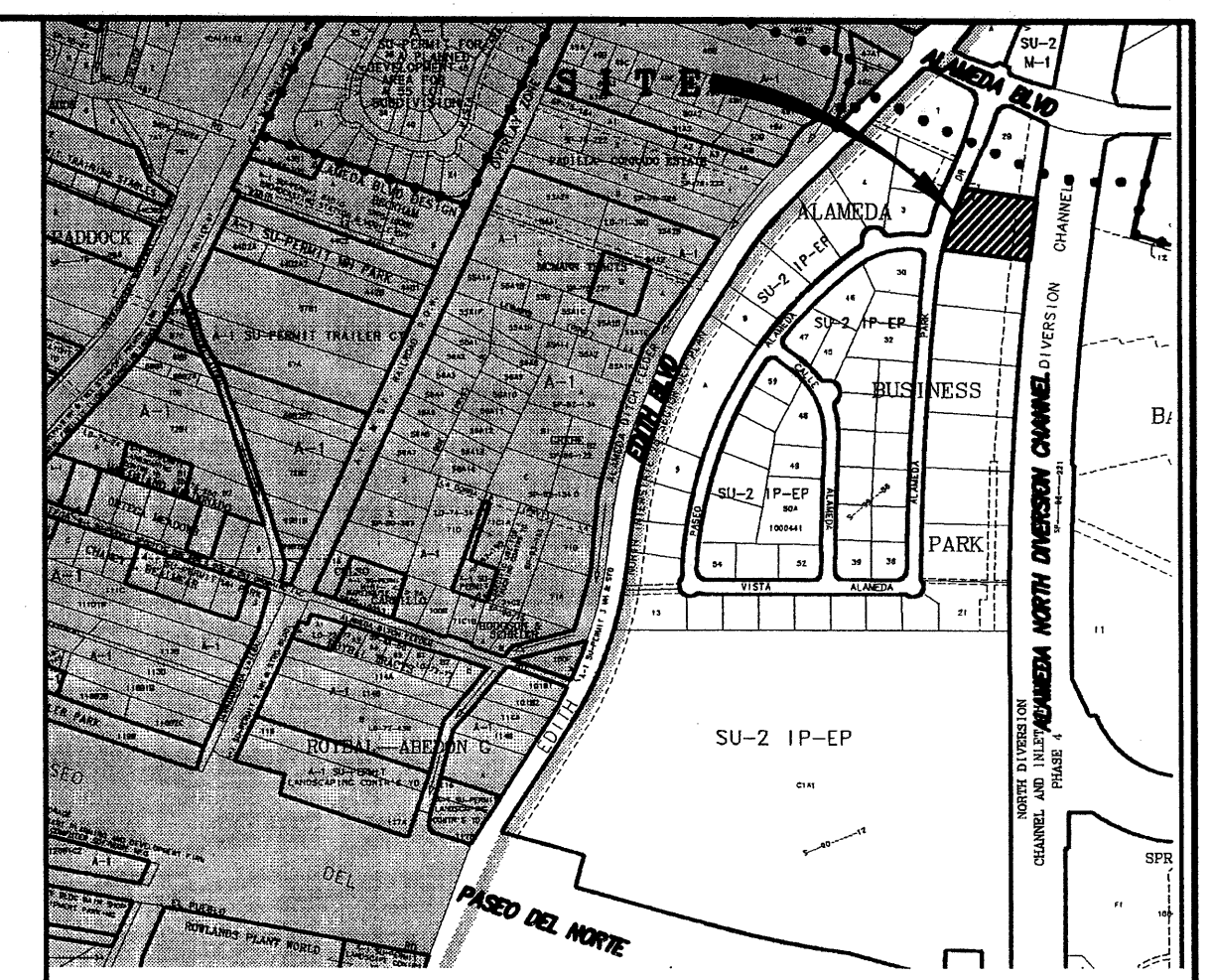
Schlegal Lewis Architects, Inc.
1620 Central Ave. SE
Albuquerque, NM 87106
(505) 247-1529
FAX (505) 245-6701
gsl@slaw.com

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ISSUE DATE:
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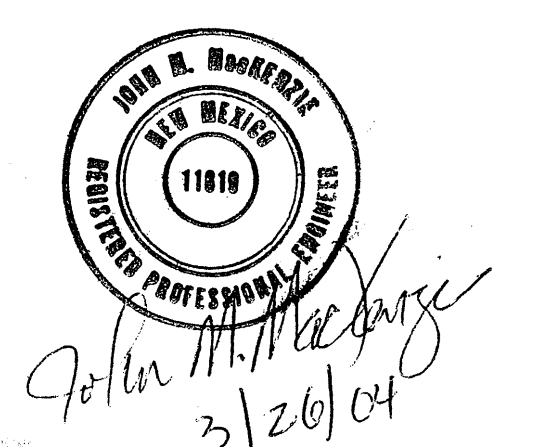
Landscaping Plan
PROJECT 0406 SHEET **SDP-3** OF 5



VICINITY MAP ZONE MAP: C-16-Z

ACS BENCHMARK
 BENCHMARK FOR THIS PROJECT IS AN AMAFCA BRASS TABLET STAMPED "INDCT-182", SET ON CONCRETE POST PROJECTING 0.3 FEET ABOVE GROUND LOCATED SOUTH OF THE RICHFIELD ROAD BRIDGE OVER THE AMAFCA NORTH DIVERSION CHANNEL. X= 393,931.76, Y= 1,520,664.05 (NAD 1927). ELEVATION= 5,064.4 (SLD 1929)

LEGAL DESCRIPTION
 LOT 28, ALAMEDA BUSINESS PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

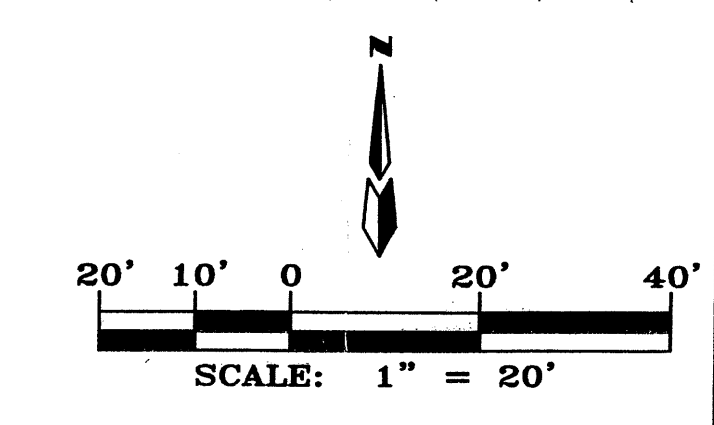


LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	EXISTING CURB & GUTTER
■	EXISTING INLET
●	EXISTING SANITARY SEWER LINE
○	EXISTING SANITARY SEWER MANHOLE
---	EXIST. WL
---	EXISTING WATERLINE
---	EXISTING GATE VALVE
---	EXISTING WATER SERVICE METER
○	EXISTING FENCE
FL=36.8	EXISTING FLOWLINE ELEVATION
37.6	EXISTING SPOT ELEVATION
48	PROPOSED CONTOUR LINE
---	PROPOSED RETAINING WALL/WALL
85.00	PROPOSED SPOT ELEVATION
48.80 48.30	PROPOSED TOP CURB ELEVATION PROPOSED FLOWLINE ELEVATION

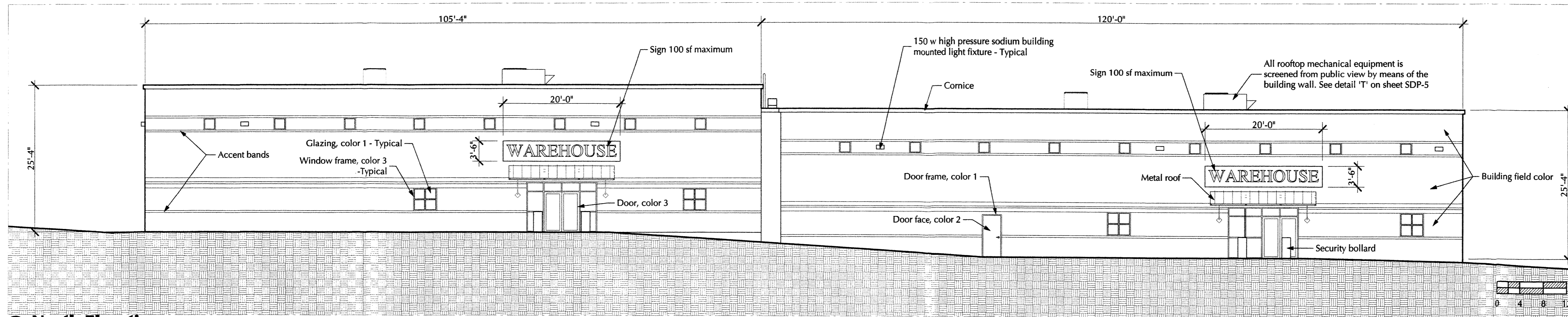
**8700 ALAMEDA PARK WAREHOUSE
 GRADING & DRAINAGE PLAN**

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



Designed: JSD Drawn: DER Checked: DMG Sheet 1 of 1
 Scale: 1" = 20' Date: 03-24-04 Job: A04011

A04JOBS/A4011ABP/A4011GD-20/03-24-04/ACH DER

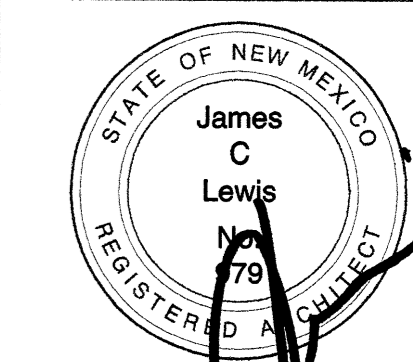


A North Elevation

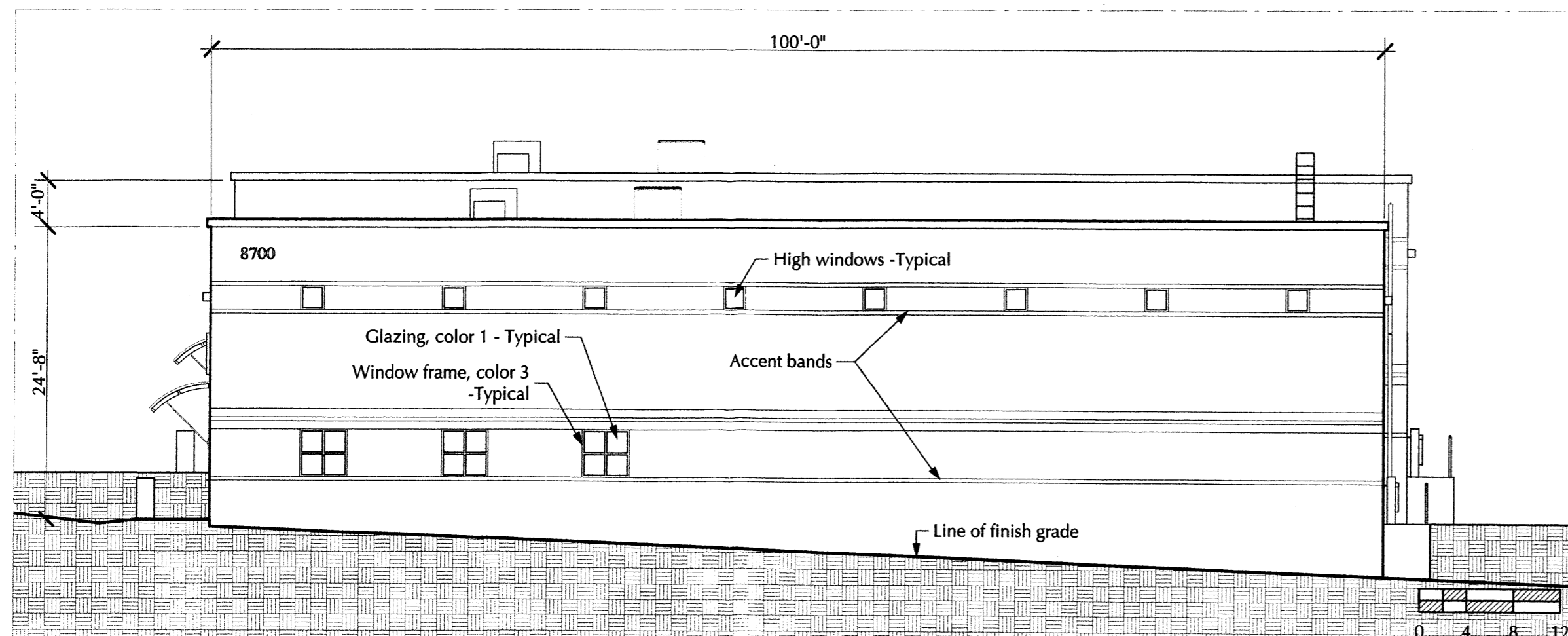
All signage shall comply with the City of Albuquerque Compressive Zoning Code and the following:

- Projecting signs and roof signs are not allowed.
- A maximum of one building mounted sign per tenant. Total building mounted signage are per building shall not exceed 15% of the area of the facade.
- The height of any portion of building mounted signs shall not exceed 3'-6"
- No portion of the sign shall protrude more than 6" from the building face on which it is mounted.
- Signs shall be illuminated either internally or indirectly.
- Sign colors shall be a dark color (such as red, green or blue) on a white or off white background.
- Sign materials may be metal, plastic or painted wood.

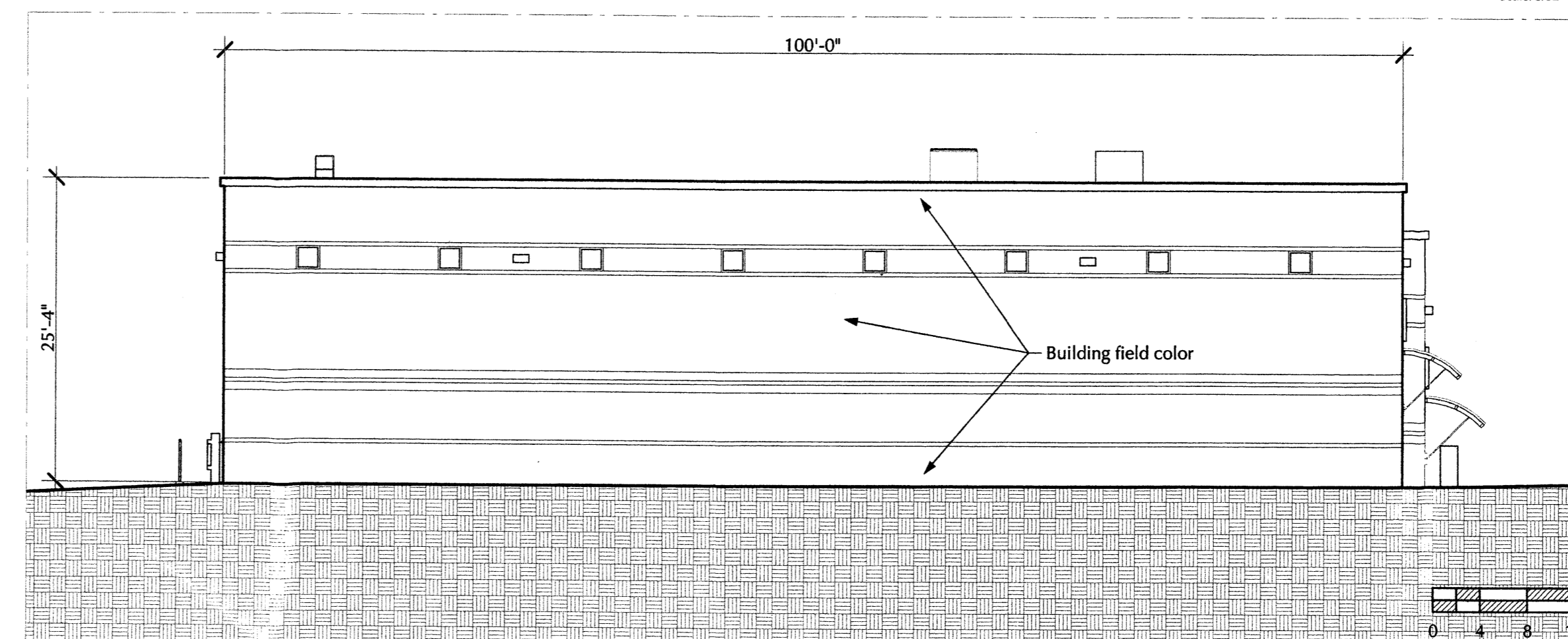
F Sign Notes



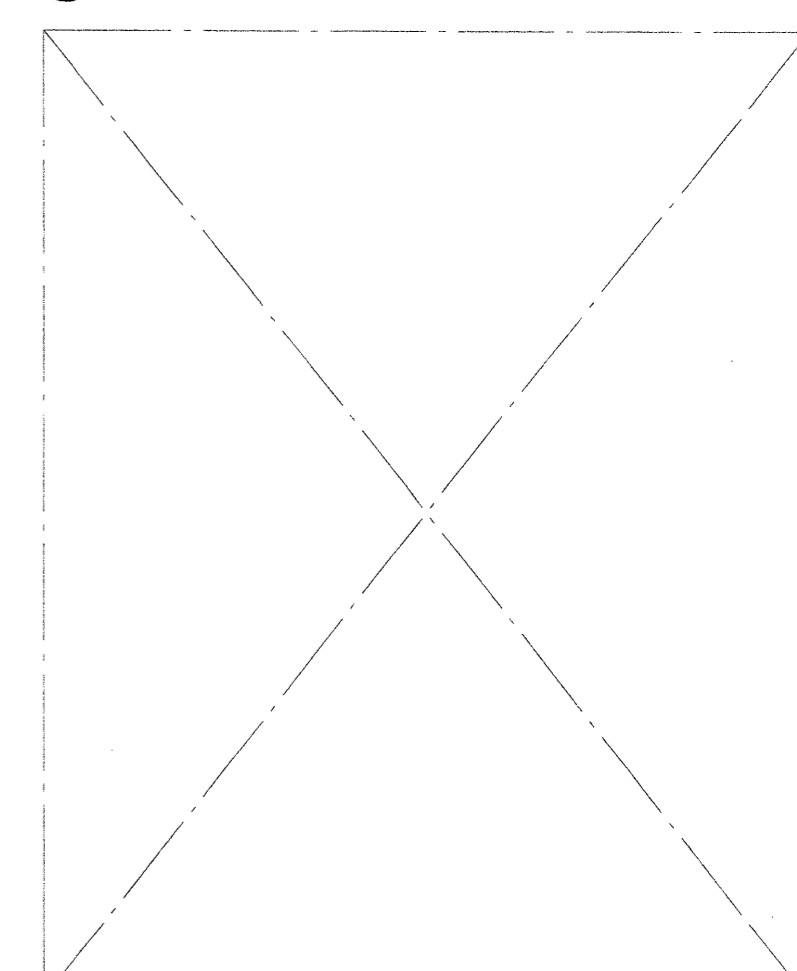
ENGINEER



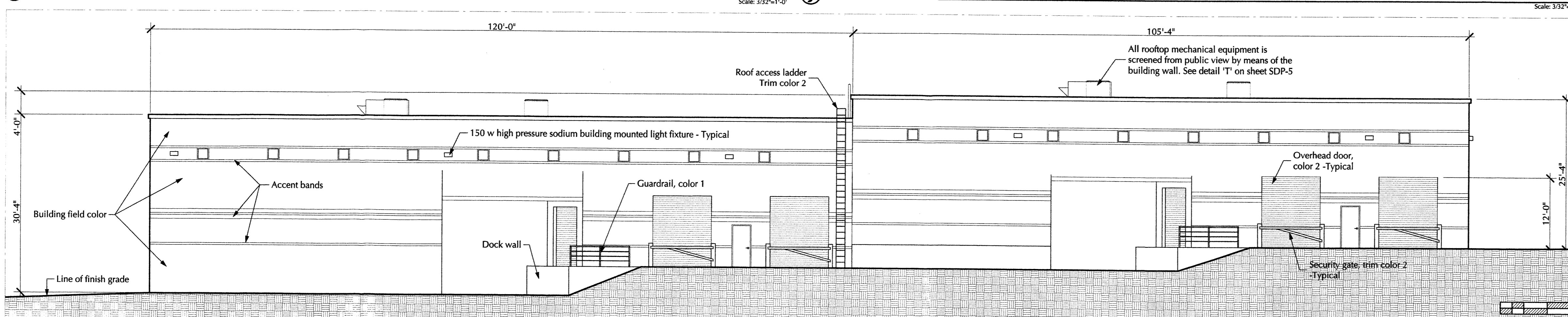
G West Elevation



J East Elevation



- Detail Not Used



N South Elevation

BUILDING MATERIALS

- Building field: Tan split-face block
- Accent bands: Smooth gray block
- Cornice: Smooth gray block
- Dock wall: Gray concrete

PAINTED TRIM

- Color 1: Light gray
- Color 2: Dark gray

DOORS & WINDOWS

- Color 1: Light gray painted metal
- Color 2: Dark gray painted metal
- Color 3: Clear Aluminum window frame

GLAZING

- Color 1: Tinted gray glass

METAL ROOFING

- Color 1: Light gray galvalume

SIGNAGE

- Illuminated channel letters or internally illuminated light box

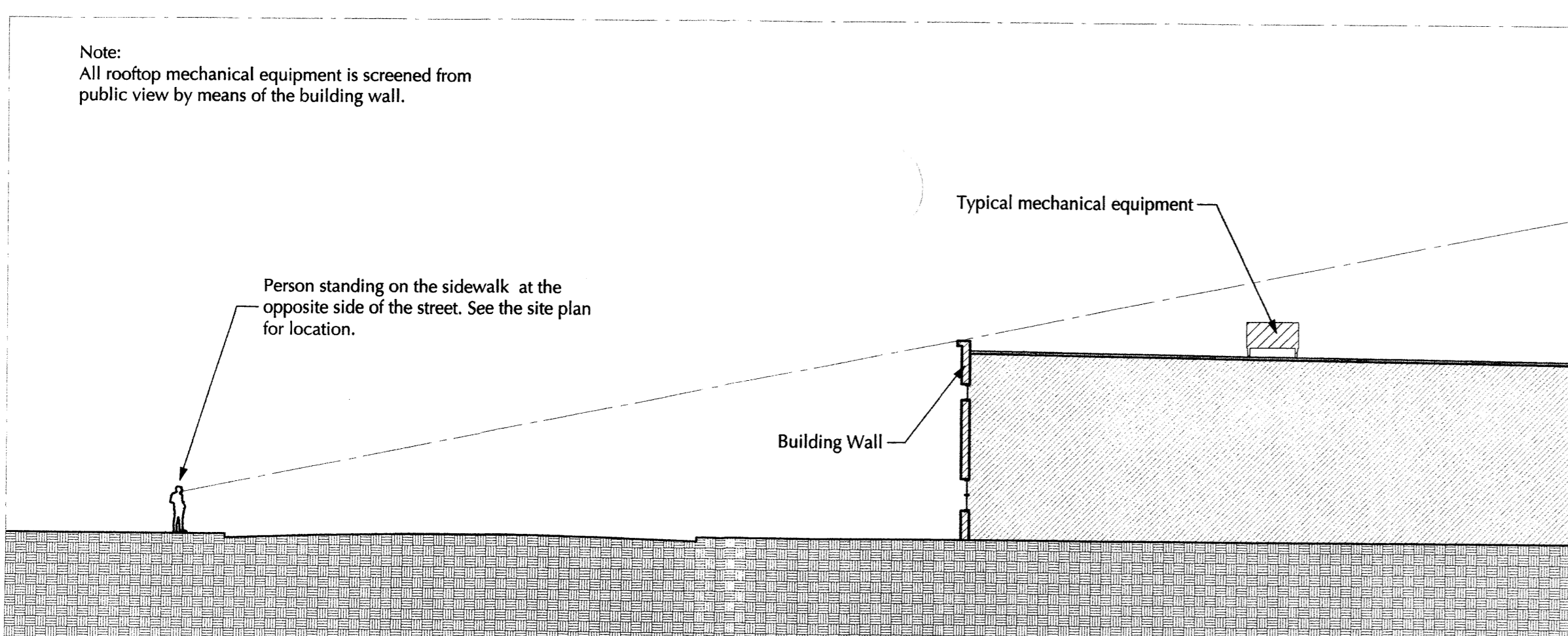
Schlegel Lewis Architects
 a division of
General Sign Inc.
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-4520
 FAX (505) 249-6701
 gsa@slaw.com

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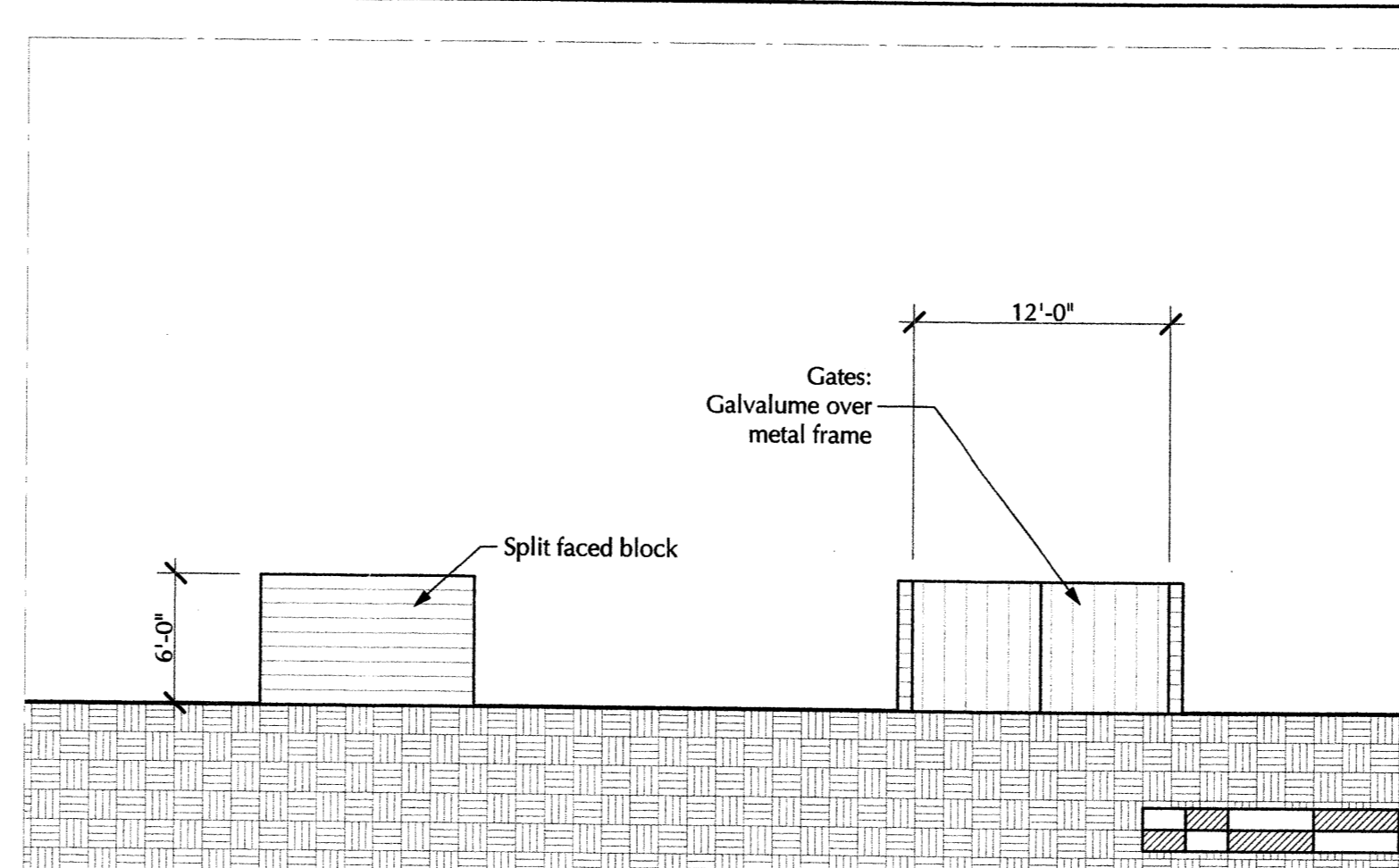
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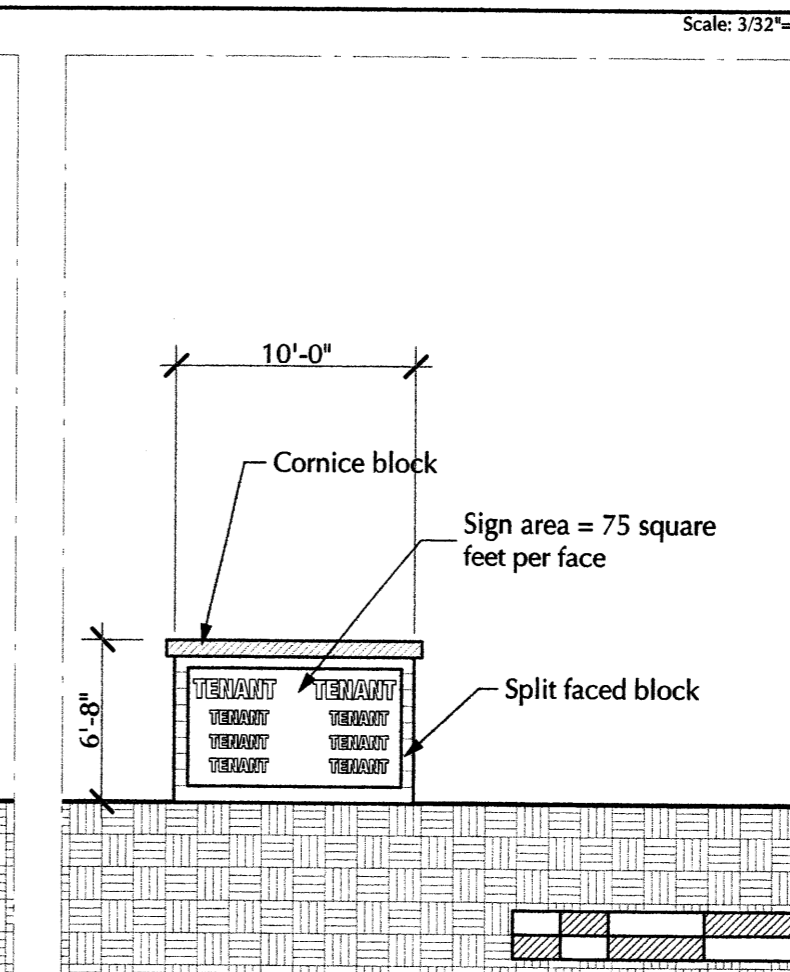
Elevations
 PROJECT SHEET
 0406 **SDP-5**
 OF 5



T Roof Screen Detail



W Dumpster Elevation



Y Sign Elevation

Z Colors and Finishes