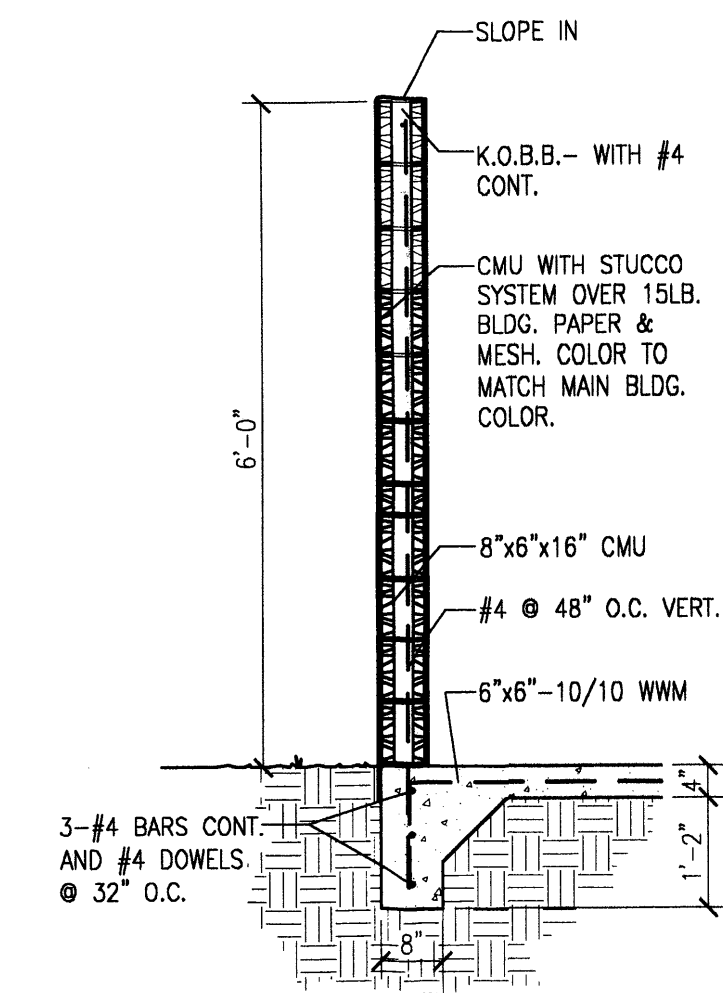
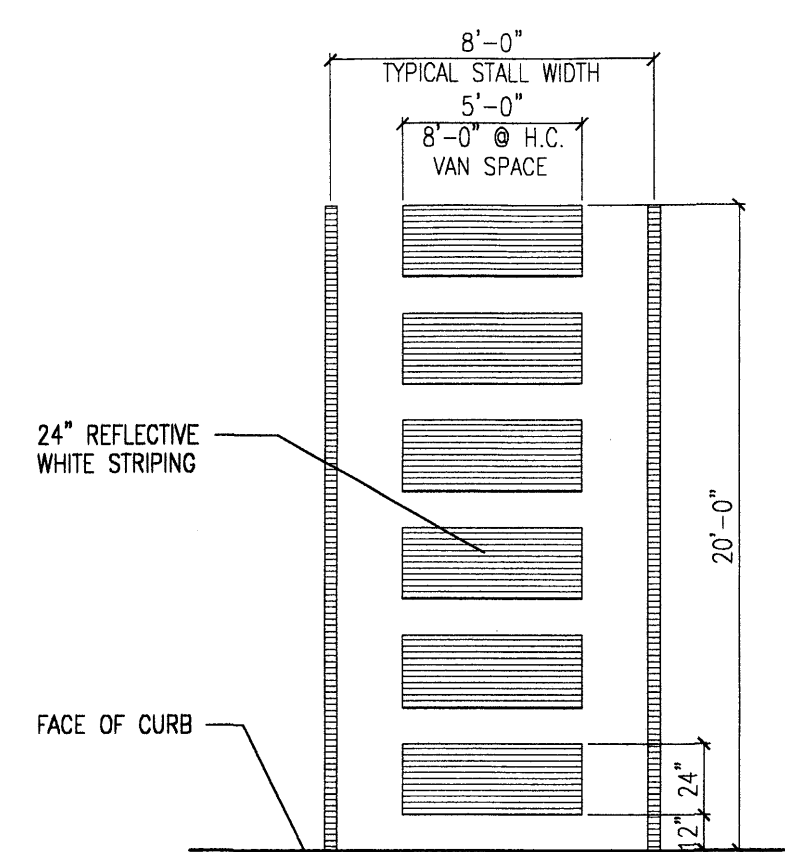


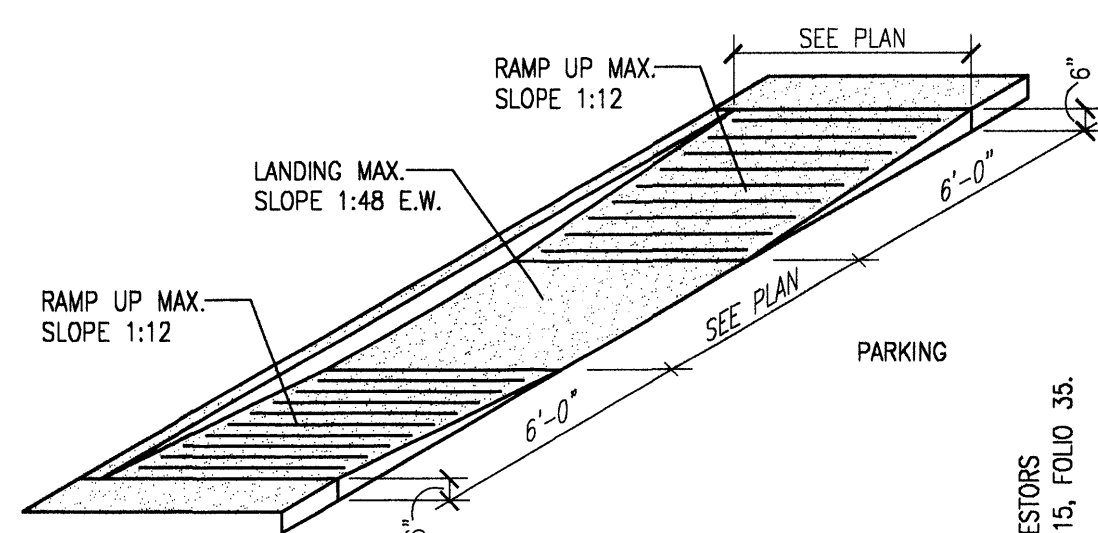
2 Dumpster Enclosure Plan
Scale: 1/2"=1'-0"



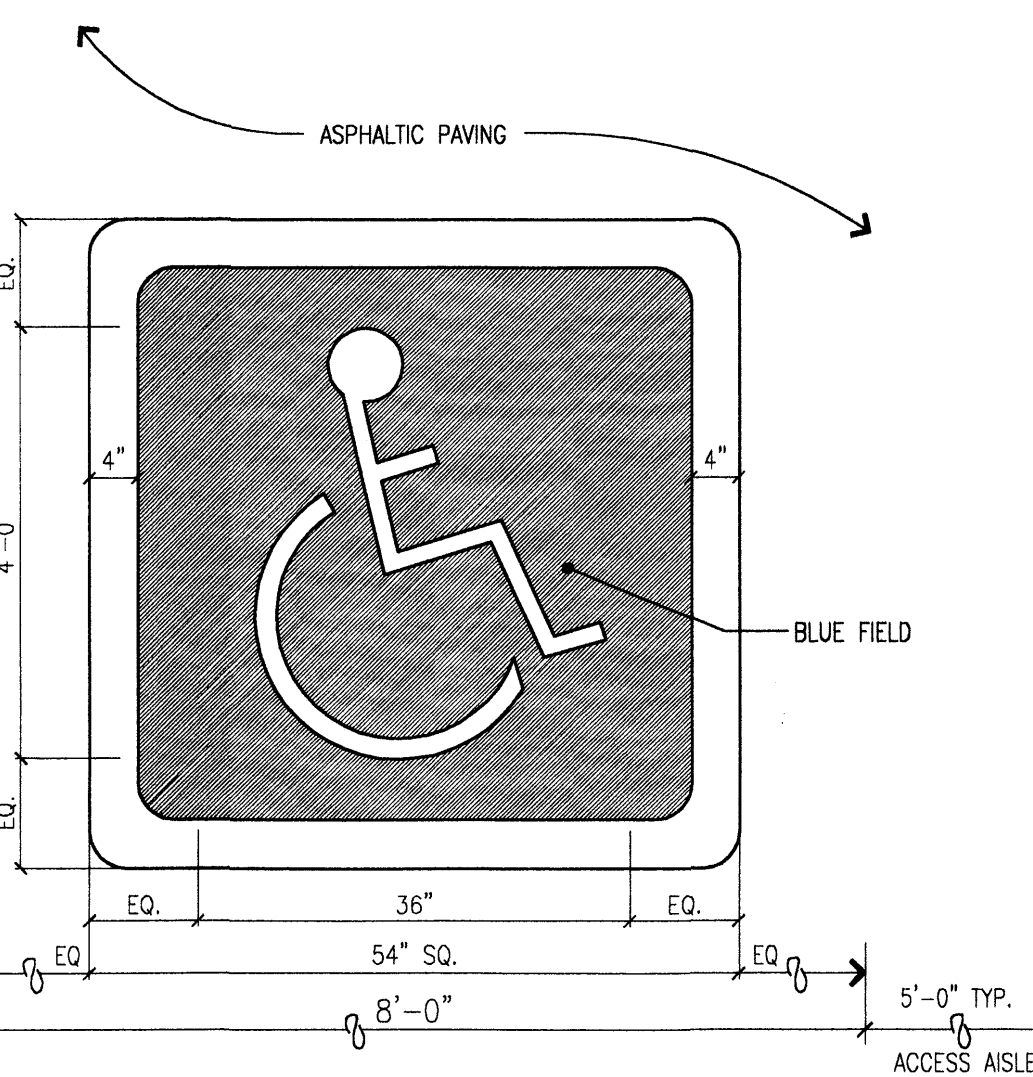
3 Enclosure Wall Section
Scale: 1/4"=1'-0"



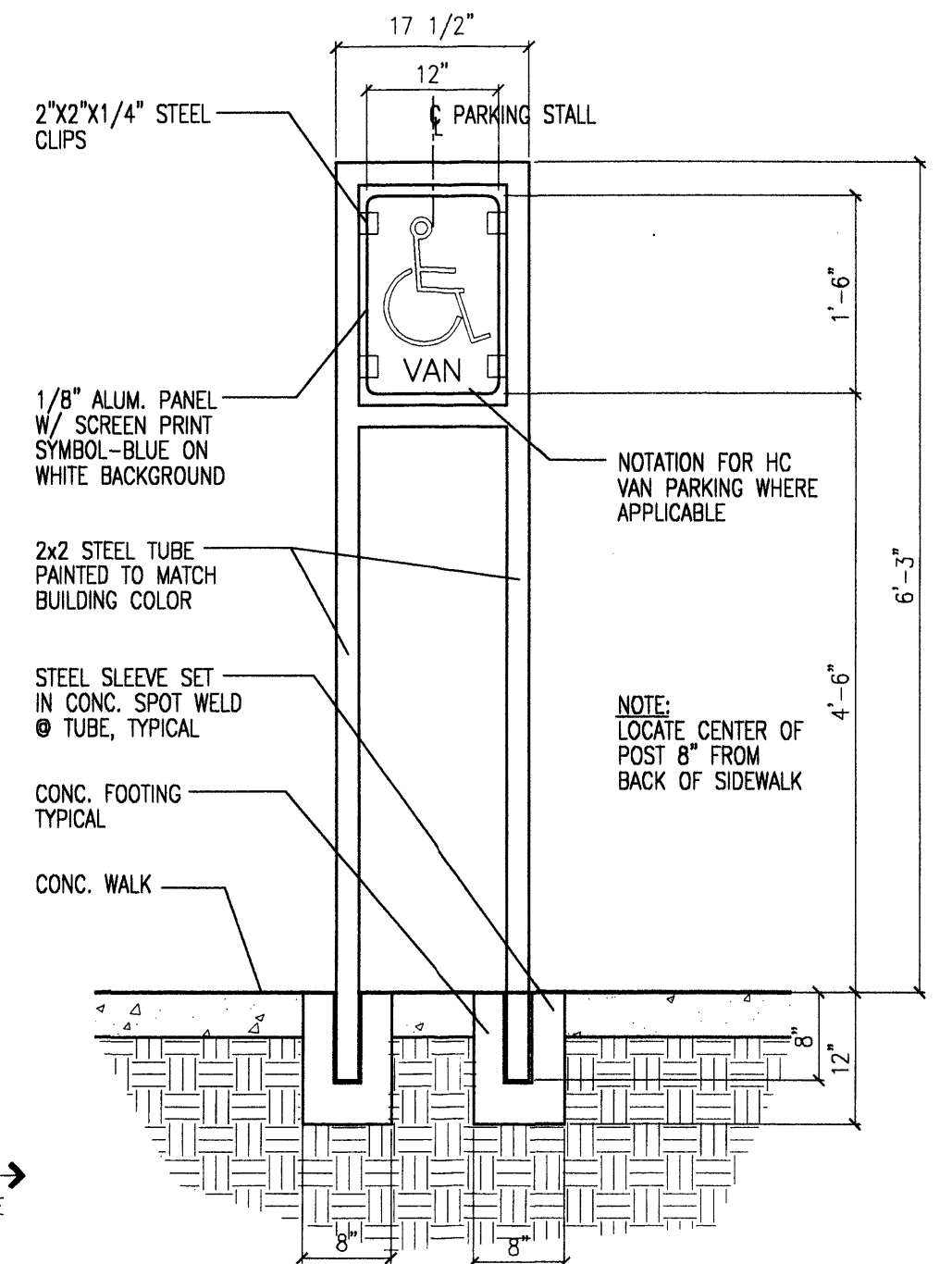
4 HC Parking Striping Detail
Scale: 3/8"=1'-0"



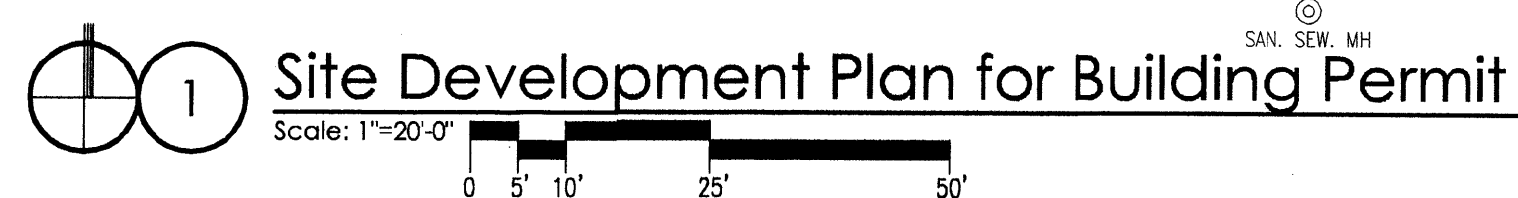
5 H.C. Ramp Detail
Scale: N.T.S. (Isometric)



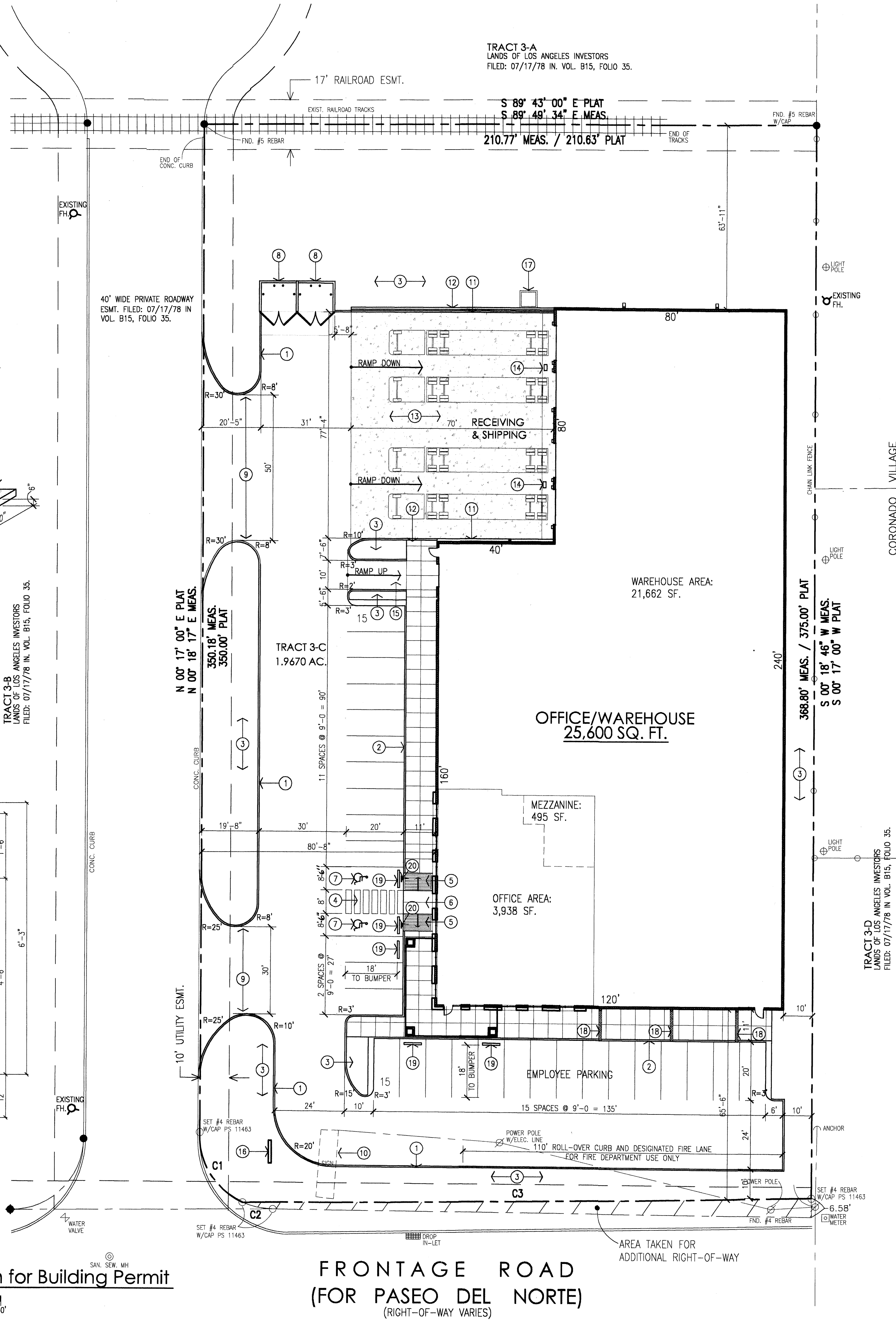
6 HC Pavement Sign Detail
Scale: 3/4"=1'-0"



7 HC Parking Sign Detail
Scale: 3/4"=1'-0"



1 Site Development Plan for Building Permit
Scale: 1/2"=20'-0"



FRONTAGE ROAD
(FOR PASEO DEL NORTE)
(RIGHT-OF-WAY VARIES)

CODE DATA:

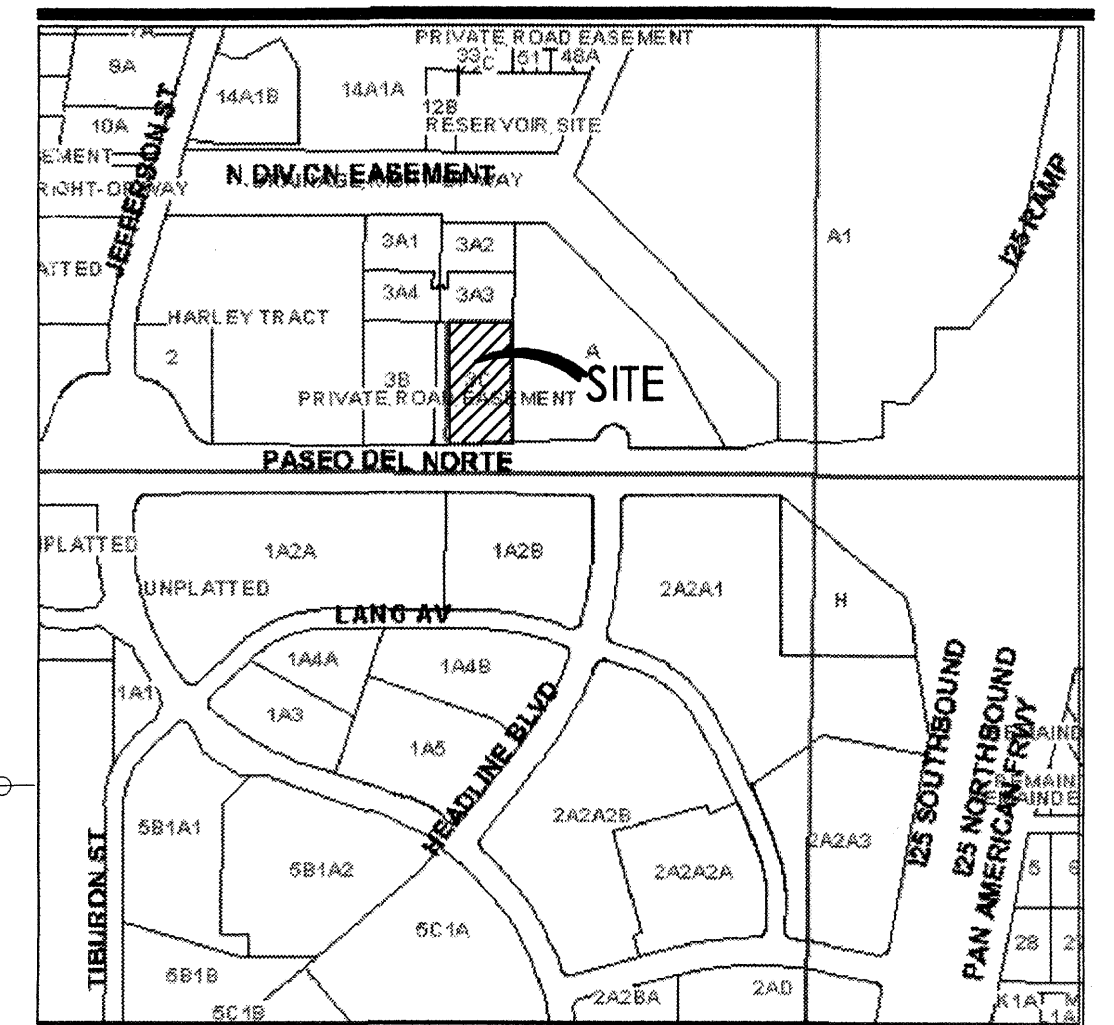
LEGAL DESCRIPTION: TRACT 3-C OF LANDS OF LOS ANGELES INVESTORS
 CURRENT ZONING: SU-2, M1
 ZONE ATLAS PAGE: C-17-Z
 BUILDING AREA: 25,600 GROSS BUILDING SQUARE FOOTAGE
 OFFICE: 3,894 GROSS SQUARE FEET
 WAREHOUSE: 21,706 GROSS SQUARE FEET
 MEZZANINE: 495 GROSS SQUARE FEET
 OCCUPANCY GROUP: B & S2 (OFFICE AND MODERATE HAZARD STORAGE)
 OCCUPANCY LOAD: 84 TOTAL OCCUPANTS
 OFFICE: 3,894 SF/100 = 39 OCCUPANTS
 WAREHOUSE: 21,706 SF/500 = 44 OCCUPANTS
 MEZZANINE: 495 SF/500 = 1 OCCUPANT
 CONSTRUCTION TYPE: V-N FULLY-SPRINKLERED
 PARKING CALCULATIONS: 30 SPACES REQUIRED
 30 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES
 OFFICE: 3,894 SF/200 = 20 SPACES
 WAREHOUSE: 21,706 SF/2,000 = 10 SPACES

KEYED NOTES:

- [1] CONCRETE CURB.
- [2] CONCRETE SIDEWALK.
- [3] LANDSCAPING.
- [4] HC AISLE STRIPING. SEE 4/C1
- [5] HC RAMP. SEE 5/C1
- [6] THIS AREA FLUSH WITH ASPHALT PAVING.
- [7] HC PAVEMENT SIGN. SEE 6/C1
- [8] CMU DUMPSTER ENCLOSURE. SEE 2/C1
- [9] CURB CUT.
- [10] EXISTING PYLON SIGN TO BE REMOVED.
- [11] 12" WIDE CONCRETE CURB.
- [12] CONCRETE RETAINING WALL WITH 42" HIGH CHAINLINK FENCE.
- [13] CONCRETE LOADING DOCK. 6% SLOPE DOWN.
- [14] DOCK DRAIN.
- [15] 10' WIDE CONCRETE RAMP.
- [16] 8' WIDE x 6' HIGH MONUMENT SIGN. SEE DETAIL 5/401
- [17] 400 AMP TRANSFORMER.
- [18] SIDEWALK GUTTER BOX.
- [19] CONCRETE PARKING BUMPER (5)
- [20] HC PARKING SIGN. SEE 7/C1

No.	RADIUS	LENGTH	DELTA	CHORD BEARING, DISTANCE
C-1	25.00'	28.52'	65° 36' 36"	S 31° 06' 49" E, 27.09'
C-2	25.00'	10.75'	24° 38' 11"	N 77° 15' 01" W, 10.67'
C-3	11,359.16'	195.07'	00° 59' 02"	S 89° 15' 17" W, 195.06'

VICINITY MAP:



PROJECT NUMBER: 1003383 APPLICATION NUMBER: 04-00569

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) DATED: April 21, 2004 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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 SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

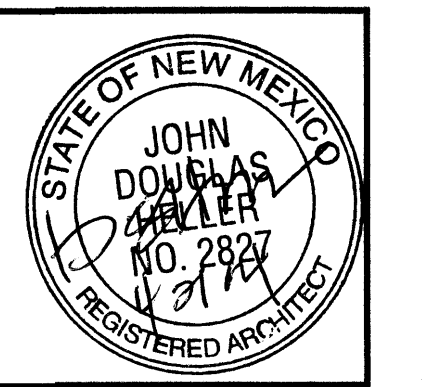
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 TRAFFIC ENGINEER, TRANSPORTATION DIVISION
[Signature] 4-28-04
 UTILITIES DEVELOPMENT
[Signature] 4-28-04
 PARKS AND RECREATION DEPARTMENT
[Signature] 4/28/04
 CITY ENGINEER
 N/A
 *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
[Signature] 4-28-04
 SOLID WASTE MANAGEMENT
[Signature] 4/28/04
 DRB CHAIRPERSON, PLANNING DEPARTMENT

revision
 by
 date
 rev



Mullen Heller
Architecture P.C.

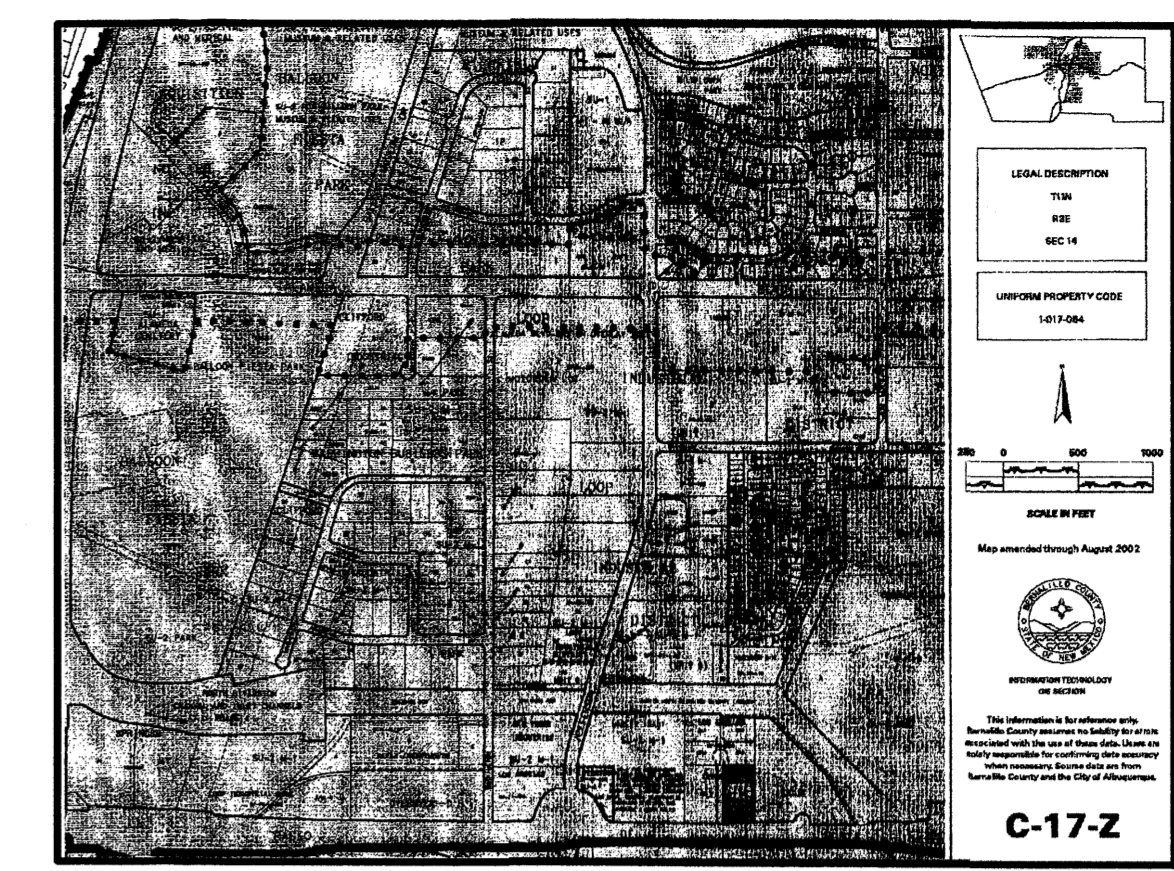
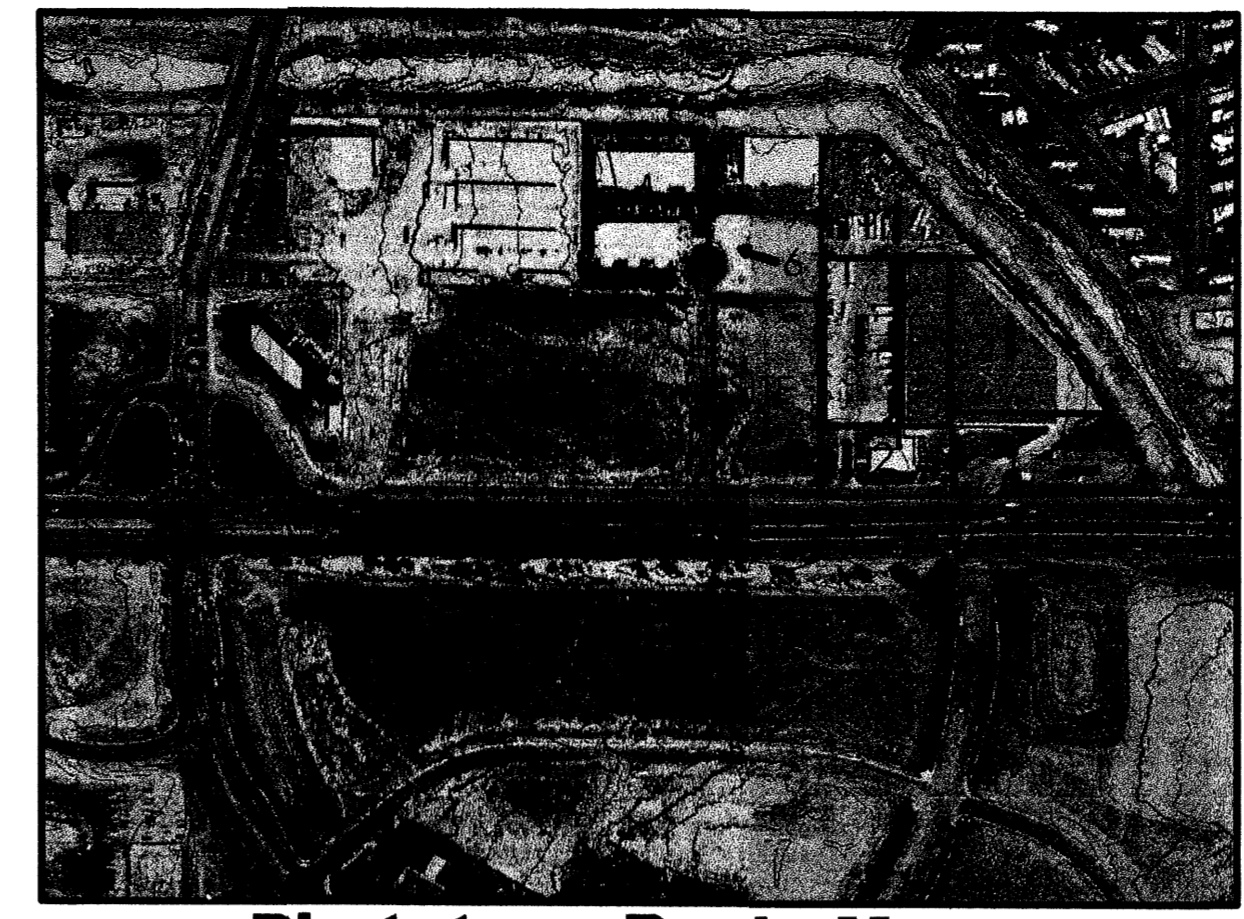
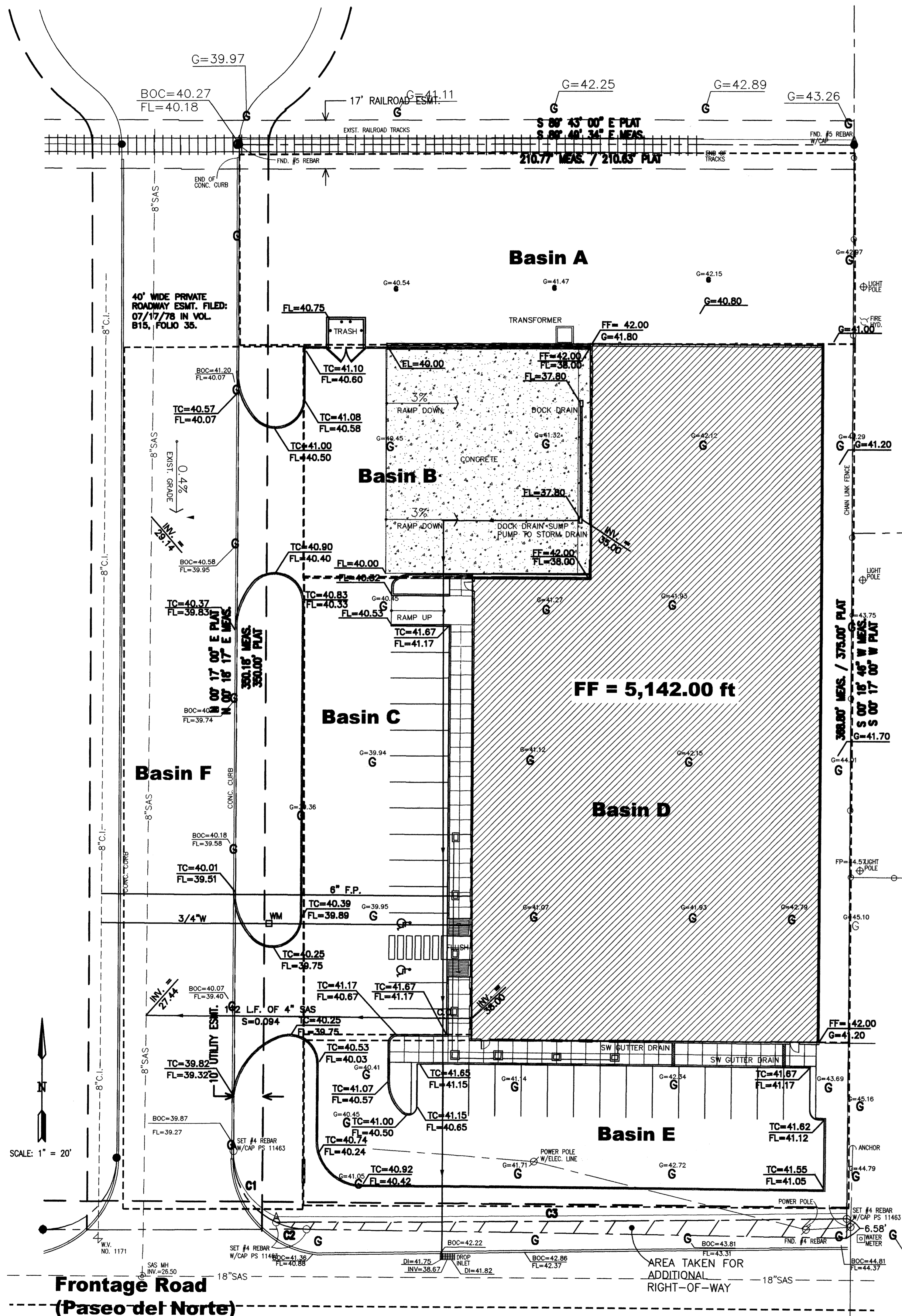
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]



03-37
 mms
 project number
 drawn by
 project manager
 date
 Douglas Heller, AIA
 4/13/04

ROYAL PACIFIC WAREHOUSE
 Paseo Del Norte (Frontage Road)
 Albuquerque, New Mexico
 Architectural Site Plan - DRB

sheet-
 C1



Hydrologic Calculations - COA DPM 22.2

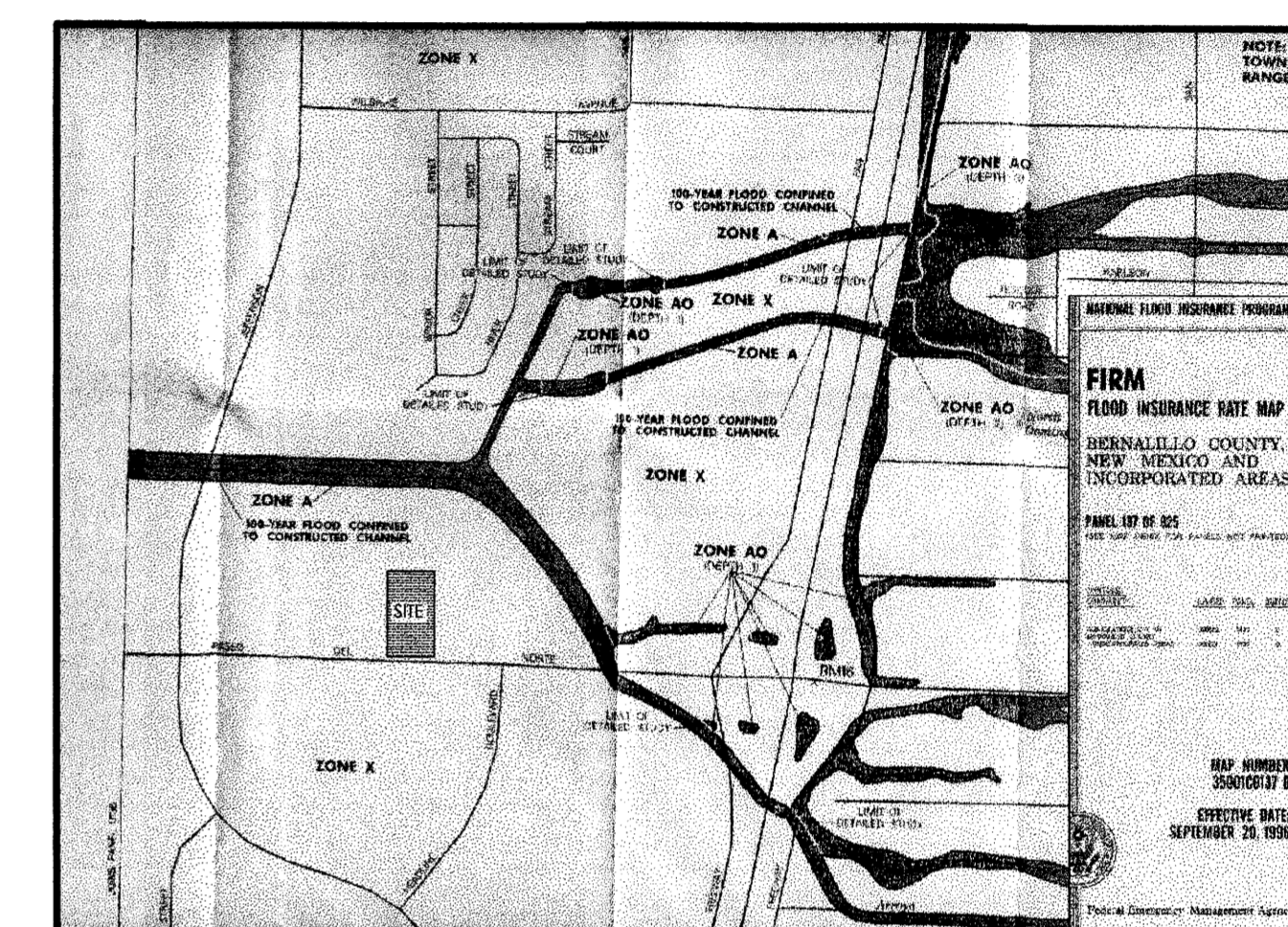
Royal Pacific Warehouse
Paseo del Norte and Jefferson
April 2004

Precipitation Zone 2	(INCHES)	PSD	P-500	P-1000	P-2000	P-5000	P-10000
2.01	2.35	2.75	3.3	3.95			
Excess (inches)	0.53	0.78	1.13	2.12	0.53	0.78	1.13
Peak (cfs/acre)	1.56	2.28	3.14	4.7	1.56	2.28	3.14
Discharge							

Drainage Areas	Land Treatments - Proposed Developed Conditions				Land Treatments - Allowable Developed Conditions			
	A	B	C	D	A	B	C	D
Subbasin A	0.00	0.00	0.32	0.00	0.00	0.05	0.00	0.27
Subbasin B	0.00	0.00	0.18	0.00	0.00	0.03	0.00	0.15
Subbasin C	0.00	0.00	0.42	0.00	0.00	0.06	0.00	0.36
Subbasin D	0.00	0.00	0.96	0.00	0.00	0.10	0.00	0.56
Subbasin E	0.00	0.00	0.26	0.00	0.00	0.04	0.00	0.21
Subbasin F	0.00	0.00	0.41	0.00	0.00	0.06	0.00	0.35
Offsite	0%	0%	100%	0%	0%	16%	0%	86%
Subbasin 1	0.00	0.24	0.00	1.36	1.60	0.00	0.24	0.00
Subbasin 2	0.00	0.14	0.00	0.77	0.90	0.00	0.14	0.00
Subbasin 3	0.00	0.33	0.00	1.87	2.20	0.00	0.33	0.00
Subbasin 4	0.00	0.27	0.00	1.53	1.80	0.00	0.27	0.00
Subbasin 5	0.00	0.18	0.00	1.02	1.20	0.00	0.18	0.00
Subbasin 6	0.00	0.15	0.00	0.85	1.00	0.00	0.15	0.00
Offsite	0%	16%	0%	86%	0%	16%	0%	86%

Discharge	Peak Flow Rate - Existing Conditions				Peak Flow Rate - Developed Conditions			
	A	B	C	D	A	B	C	D
Subbasin A	0.00	0.00	1.00	0.00	1.30	0.00	0.11	0.00
Subbasin B	0.00	0.00	0.57	0.00	0.87	0.00	0.06	0.00
Subbasin C	0.00	0.00	1.32	0.00	1.33	0.00	0.14	0.00
Subbasin D	0.00	0.00	2.07	0.00	2.07	0.00	0.23	0.00
Subbasin E	0.00	0.00	0.79	0.00	0.79	0.00	0.09	0.00
Subbasin F	0.00	0.00	1.29	0.00	1.29	0.00	0.14	0.00
Offsite	0.00	0.55	0.00	6.39	6.94	0.00	0.55	0.00
Subbasin 1	0.00	0.31	0.00	3.60	3.90	0.00	0.31	0.00
Subbasin 2	0.00	0.17	0.00	0.75	0.84	0.00	0.17	0.00
Subbasin 3	0.00	0.52	0.00	7.19	7.81	0.00	0.52	0.00
Subbasin 4	0.00	0.41	0.00	4.79	5.20	0.00	0.41	0.00
Subbasin 5	0.00	0.34	0.00	4.00	4.34	0.00	0.34	0.00
Subbasin 6	0.00	0.28	0.00	3.38	3.68	0.00	0.28	0.00
Offsite	0.00	6.94	0.00	6.94	6.94	0.00	6.94	0.00

Volume	Runoff Volume - Existing Conditions				Runoff Volume - Developed Conditions			
	A	B	C	D	A	B	C	D
Subbasin A	0	0	1,313	0	1,313	0	136	0
Subbasin B	0	0	738	0	738	0	717	0
Subbasin C	0	0	1,723	0	1,723	0	178	0
Subbasin D	0	0	2,707	0	2,707	0	280	0
Subbasin E	0	0	1,025	0	1,025	0	106	0
Subbasin F	0	0	1,882	0	1,882	0	174	0
Offsite	0	680	0	10,466	11,146	0	680	0
Subbasin 1	0	382	0	5,887	6,269	0	382	0
Subbasin 2	0	94	0	1,459	1,553	0	94	0
Subbasin 3	0	764	0	11,774	12,539	0	764	0
Subbasin 4	0	510	0	7,850	8,359	0	510	0
Subbasin 5	0	425	0	6,541	6,968	0	425	0
Subbasin 6	0	425	0	6,541	6,968	0	425	0
Offsite	0	10,466	0	10,466	10,466	0	10,466	0



Site Location

As shown by the Vicinity Map (Zone Atlas Map C-17), the proposed commercial warehouse site is located on a two-acre parcel north of the Paseo del Norte frontage road approximately 600 feet east of Jefferson Boulevard. At present, the site is undeveloped and drains roughly from east to west into the existing roadway. The purpose of this project is to construct a 25,400 square foot commercial building, pavement, and parking facilities.

Legal Description

Tract 3-C, Lands of Los Angeles Investors, Albuquerque, New Mexico. Section 14, T 11 N, R 3 E, N.M.P.M.

Benchmark

Basis of elevation is from City of Albuquerque bench mark '15-C17' with elevation stamped 5,148.68 feet.

Flood Zone

As shown by Panel 137of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for the City of Albuquerque, New Mexico, dated September 20, 1996, this site does not lie within a designated flood hazard zone.

Existing Grading

Currently, the project site drains from east to west across the undeveloped two-acre lot to the private north/south roadway located along the western property boundary. The roadway drains to the south from the railroad spur at a slope of 0.4 percent and discharges onto the Paseo del Norte Frontage Road. A 24-inch storm drain is located within the frontage road. A drop inlet is located on the frontage road south of the project site and intercepts runoff from the east. No offsite runoff impacts the project site. The Domingo Baca Arroyo Channel is located north of the project site approximately 400 feet. Developments along the channel tend to drain into the channel. All other offsite runoff is contained within the frontage road and storm drainage system.

Proposed Grading

The Grading and Drainage Plan shows 1) existing and proposed grades indicated by spot elevations; 2) the limit of existing and proposed improvements. The ensuing area will be graded and paved to flow west to the historical drainage outfall points within the existing private roadway. All runoff is to be contained within the private roadway right-of-way then will discharge south onto the frontage road. Additional storm drainage inlets will intercept the runoff in the roadway and will carry it to the Domingo Baca Channel near Jefferson Boulevard.

The warehouse building roof will drain to the south through two roof drains as shown on the Plan.

The loading dock is to be depressed approximately four feet from the finish floor elevation. This area was found to be too deep to gravity drain to the street or existing storm drain system. Therefore, it will be required to install inlets with a sump and pump system that will discharge directly to the sanitary sewer system. Also, under NPDES requirements, the likelihood of fuel contamination related to the trucks in the loading dock should be addressed. By discharging to the sanitary sewer system, offsite contamination can be controlled and held to a minimum.

Hydrologic Methods

The drainage basin map shows six separate onsite subbasins A-F and six offsite basins 1-6 to assess peak flow rates at various points around the project site culminating at either the existing roadway or the concrete channel. The calculations which appear herein analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Section 22.2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed commercial improvements will result in an increase in runoff generated by the site. Downstream capacity is sufficient to carry the entire peak runoff generated by the design storm.

The subject property will increase the existing peak runoff by about three cubic feet per second as shown on the calculations. A spreadsheet for Precipitation Zone 2 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each subbasin for existing and proposed fully developed conditions. Additional calculations show the street capacity for the private roadway and for the Paseo del Norte frontage road and the existing drop inlets and storm drain system.

STREET FLOWS

Manning's Equation for flow capacity in a street section.

Private Roadway at Frontage Road

Input variables:	Output Parameters:
Depth of flow: 0.40 ft	Capacity at d: 11.2 cfs
Width (back of curb): 36.0 ft	@ top of curb: 23.6 cfs
Crown height: 0.35 ft	@ back of walk: 23.6 cfs
Street slope: 0.40 %	Velocity at d: 1.7 fps
Sidewalk width: 0.0 ft	Hydraulic Jump: 0.45 ft
Curb height: 6.00 ft	Gutter width: 1.5 ft
Median width: 0.0 ft	Gutter depression: 1.5 in
Rt back of walk: 100.0 %	Asphalt lip: 0 in
Lt back of walk: 100.0 %	Manning's n: 0.017

Note: To maintain two 12-in dry lanes, depth cannot exceed 0.235 feet
 Note: Input 100% slope at back of walk for vertical walls. BURAK

Frontage Road Downstream of Private Road

Input variables:	Output Parameters:
Depth of flow: 0.40 ft	Capacity at d: 36.7 cfs
Width (back of curb): 36.0 ft	@ top of curb: 72.7 cfs
Crown height: 0.31 ft	@ back of walk: 72.7 cfs
Street slope: 3.40 %	Velocity at d: 5.4 fps
Sidewalk width: 0.0 ft	Hydraulic Jump: 0.84 ft
Curb height: 6.00 ft	Gutter width: 1.5 ft
Median width: 0.0 ft	Gutter depression: 1.5 in
Rt back of walk: 100.0 %	Asphalt lip: 0 in
Lt back of walk: 100.0 %	Manning's n: 0.017

Note: To maintain two 12-in dry lanes, depth cannot exceed 0.215 feet
 Note: Input 100% slope at back of walk for vertical walls. BURAK

RECTANGULAR GRATE DROP INLET ON GRADE

Frontage Road Drop Inlet Capacity... each side	Efficiency:
Gutter flow, Q: 16.0 cfs	Frontal, F: 25 %
Flow velocity, V: 5.4 fps	Side flow, S: 7 %
Flow depth, Y: 0.4 feet	Grate, E: 30 %
Grate length, L: 3.0 feet	Top width, T: 20.0 feet
Gutter width, W: 2.0 feet	
Cross slope, Sx: 2.00 %	Intercepted flow: 4.8 cfs

1. Ratio of frontal flow intercepted to total frontal flow, R=1.0
 2. Frontal to total gutter flow ratio is for straight cross slope.
 3. Equations from FHWA HEC-12 dated March, 1984. BURAK

revision
by
date
rev

03-37
mvs
Douglas Heller, AIA
project manager
2/23/04
date

project title
sheet title

ROYAL PACIFIC WAREHOUSE
Paseo del Norte (Frontage Road)
Albuquerque, New Mexico

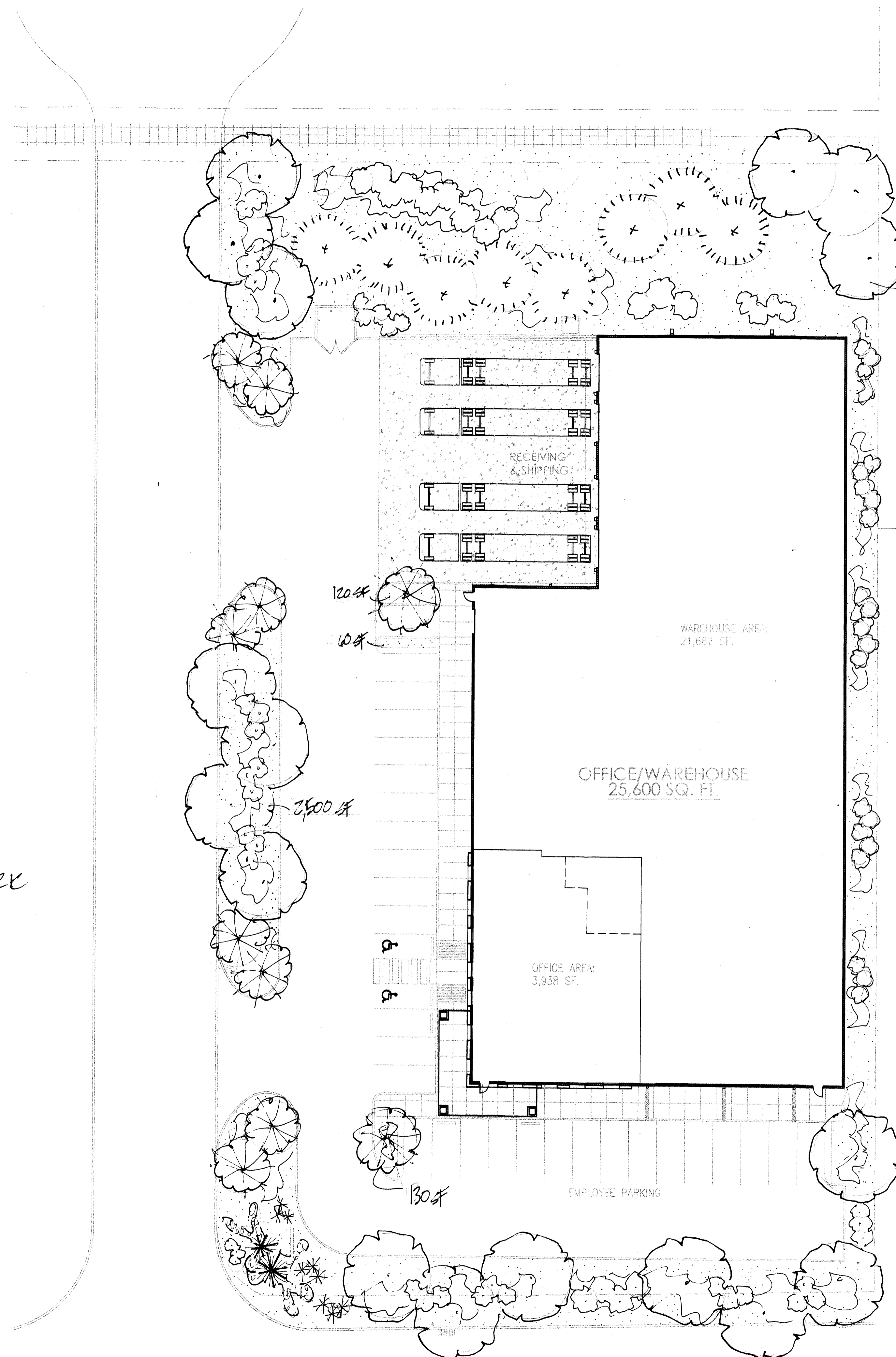
Grading and Drainage Plan

sheet
C1

Mullen Heller
Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

Landscape Legend

Size	Common Name	Quantity
2" dia.	SHADE TREE HONEYLOCUST (H) CHINESE PISINCHIE (M)	17
12-3'	EVERGREEN TREE AUSTRALIAN PINE (H)	3
12-3'	FLOWERING PRINDMENTAL BLANDFORD PEAR, KERRIT (H, M)	10
4-6'	PALM YUCCA W/ BOUNDERS AND COBBLE ACCENT (L)	2
5-8'	SHRUBS KATHOUEK (M), CHAMPA (L) ROCKY FLUMES, BLUEMIST (M) CHERRY SAGE (M)	77
1-2'	ORNAMENTAL GRASSES (M)	9
SPRV.	SPREADING GROUND COVER HONEYBUCKLE (M)	89
	LANDSCAPE GRVEL / FILTER FABRIC	



Landscape Calculations

TOTAL LOT AREA (sf)	25,187 SF
TOTAL BUILDING AREA (sf)	-25,600
NET LOT AREA (sf)	4,587
LANDSCAPE REQUIREMENT (%)	x 15
TOTAL LANDSCAPE REQUIRED (sf)	9,012
TOTAL LANDSCAPE PROVIDED (sf)	22,990

Landscape Notes

Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.

All Landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Bubblers to trees and (2) drip emitters per shrub. Point of Connection for irrigation system is unknown at current time and will be coordinated in the field.

It is the intent of this plan to comply with the City of Albuquerque, water conservation and waste water ordinance.

All landscape beds shall be planted so to achieve 75% live ground cover at maturity.

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.

[Signature]
 MICHEL ASSOCIATES, LLC
 7200 Way Cross Av. NW
 Albuquerque, NM 87120
 (505) 839-2081
 (fax) 839-2081
 (email) michel@associatesllc.com



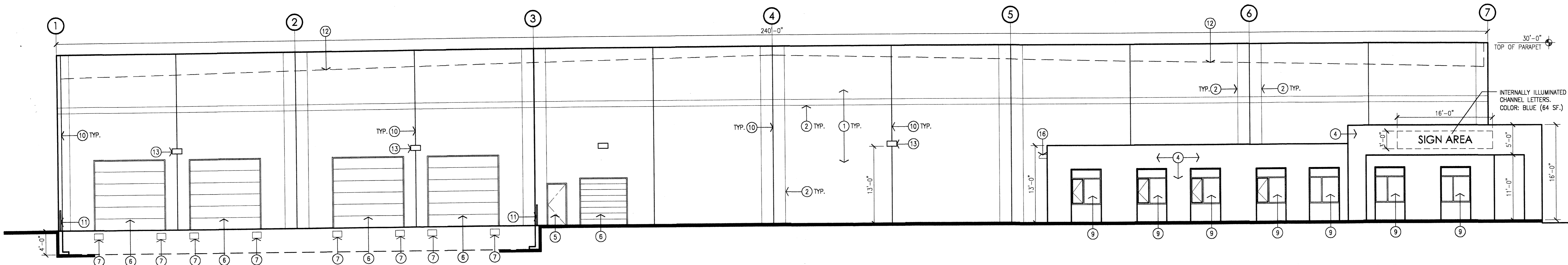
rev	date	by	revision
1			
2			
3			
4			
5			

MH
 Mullen Heller
 Architecture P.C.
 1015 Tijeras Avenue NW
 Suite 220
 Albuquerque 87102
 505 268 4144 (p)
 505 268 4244 (f)

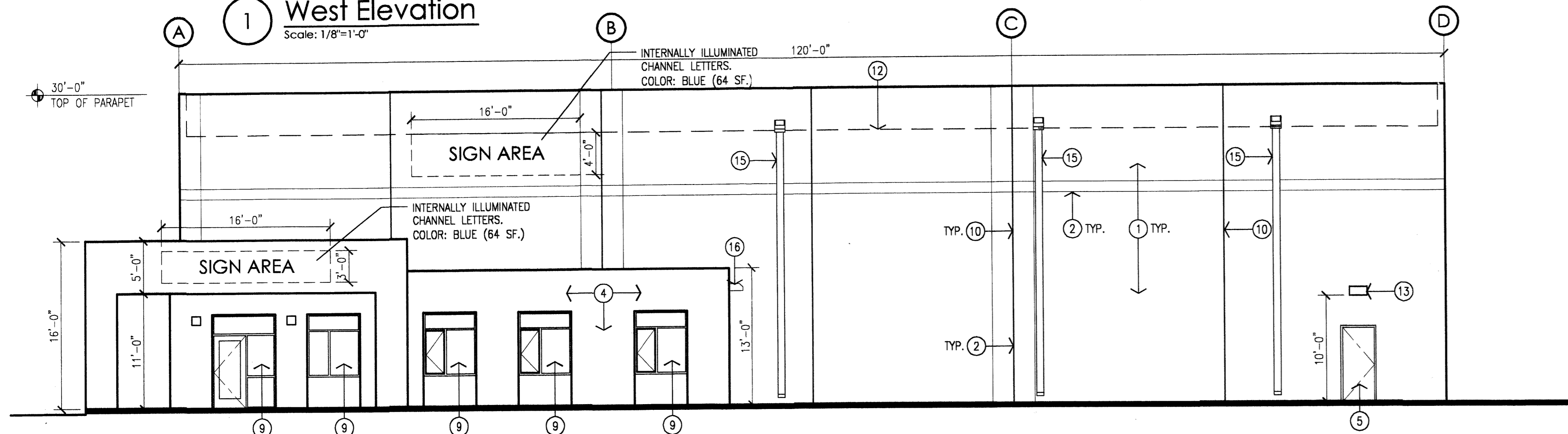
job number	03-37
drawn by	mws
project manager	Douglas Heller, AIA
date	3/26/04

project title
ROYAL PACIFIC WAREHOUSE
 Paseo Del Norte (Frontage Road)
 Albuquerque, New Mexico
 sheet title
Landscape Plan

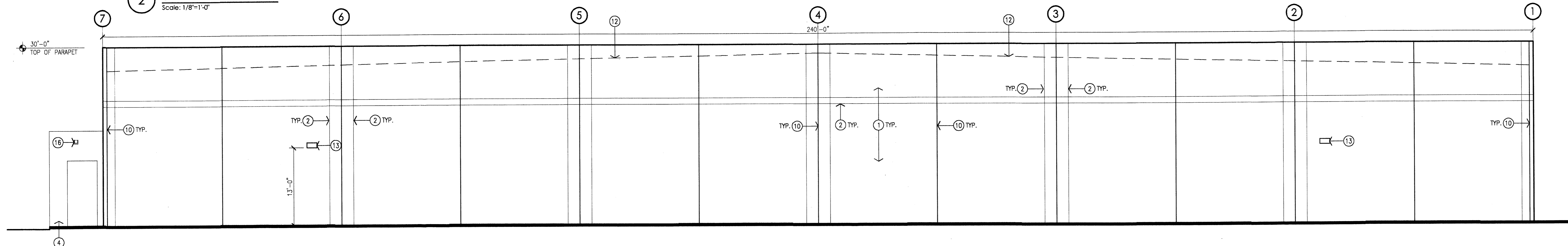
sheet-
L001



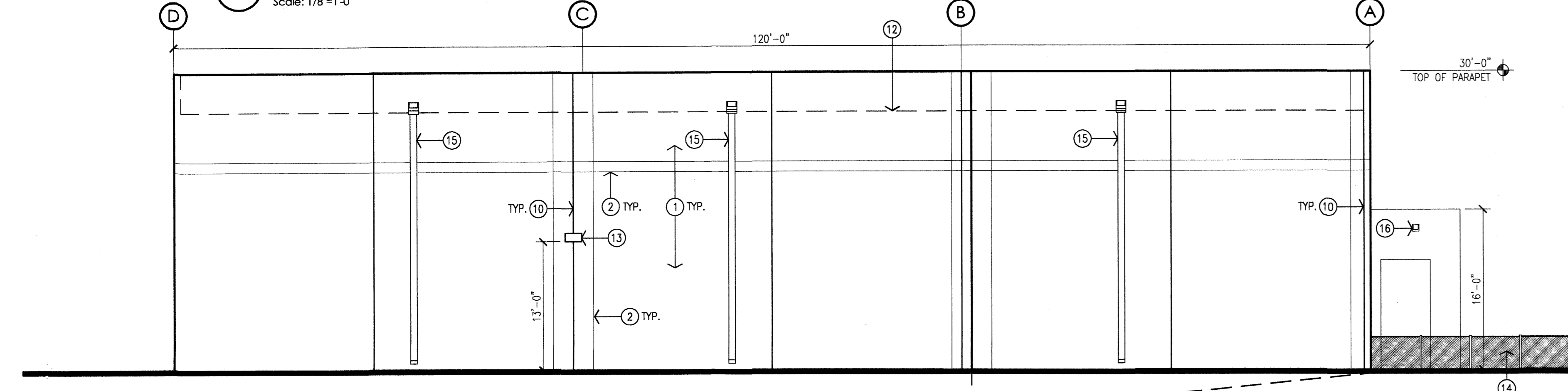
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2 South Elevation
Scale: 1/8"=1'-0"



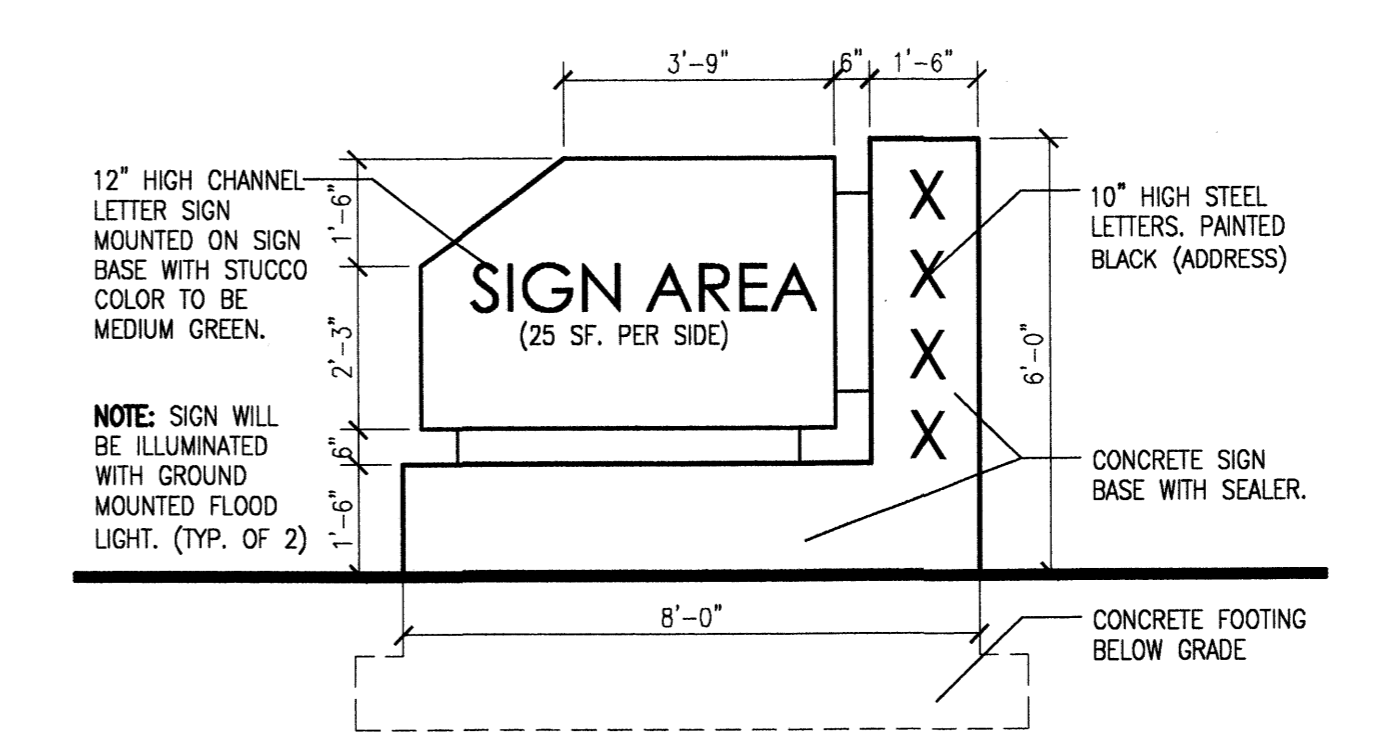
3 East Elevation
Scale: 1/8"=1'-0"



4 North Elevation
Scale: 1/8"=1'-0"

KEYED NOTES:

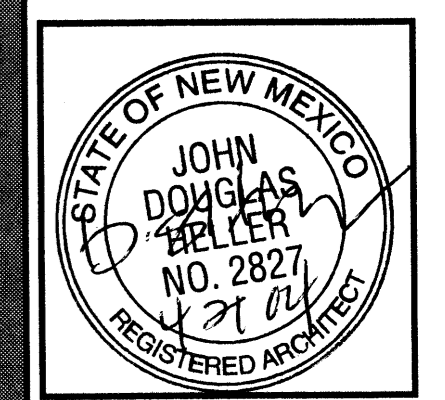
- [1] CONCRETE TILT UP PANEL, PAINTED LIGHT TAN.
- [2] REVEAL, TYPICAL.
- [3] CONCRETE COLUMN.
- [4] STUCCO FURR-OUT/FASCIA. STUCCO COLOR TO BE MEDIUM GREEN.
- [5] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH BLDG. COLOR
- [6] INSULATED OVERHEAD DOOR.
- [7] DOCK BUMPER.
- [8] NOT USED.
- [9] CLEAR ANODIZED ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING (GREEN TINT).
- [10] PANEL JOINT WITH SEALANT AND BACKER ROD.
- [11] CONCRETE RETAINING WALL WITH 42" HIGH CHAINLINK FENCE.
- [12] ROOF SLOPE BEYOND.
- [13] WALL PACK.
- [14] 42" HIGH CHAINLINK FENCE.
- [15] PREFINISHED SHEET METAL DOWNSPOUT.
- [16] SHEET METAL SCUPPER.



5 Monument Sign Elevation
Scale: 3/8"=1'-0"

revision	
by	
date	
rev	5 4 3 2 1

MH
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1015 Tijeras Avenue NW
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Albuquerque 87102
505 268 4144[p]
505 268 4244 [f]



project number	03-37
drawn by	mws
project manager	Douglas Heller, AIA
date	4/13/04

project title
ROYAL PACIFIC WAREHOUSE
Paseo Del Norte (Frontage Road)
Albuquerque, New Mexico
sheet title
Exterior Elevations

sheet-
A401