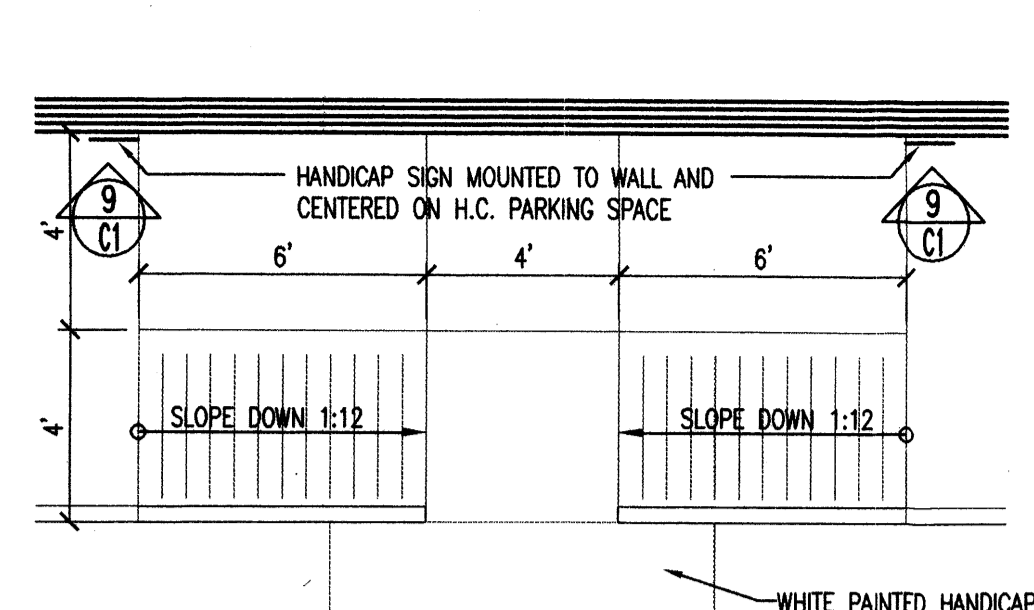
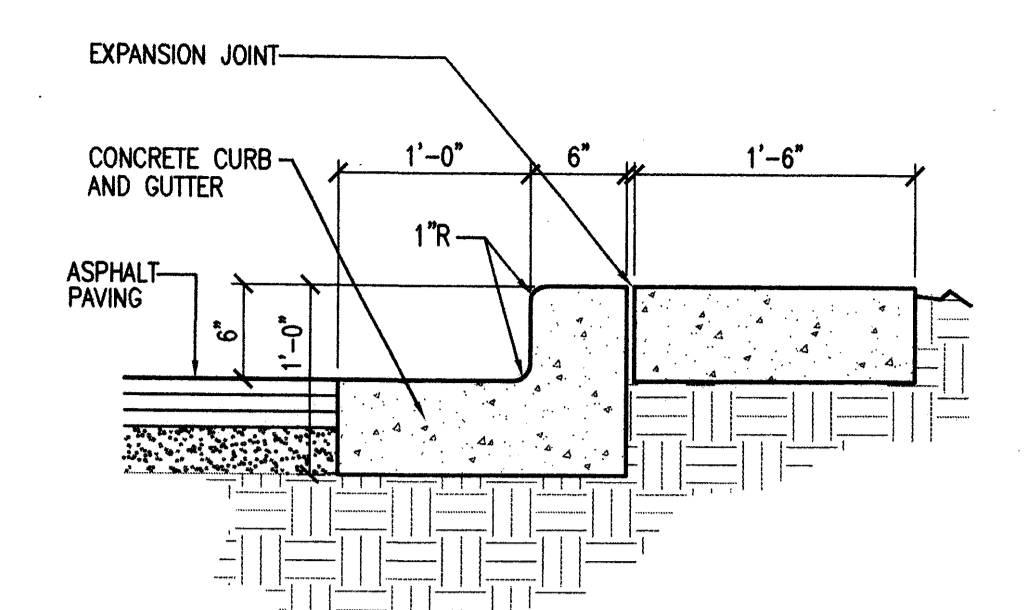


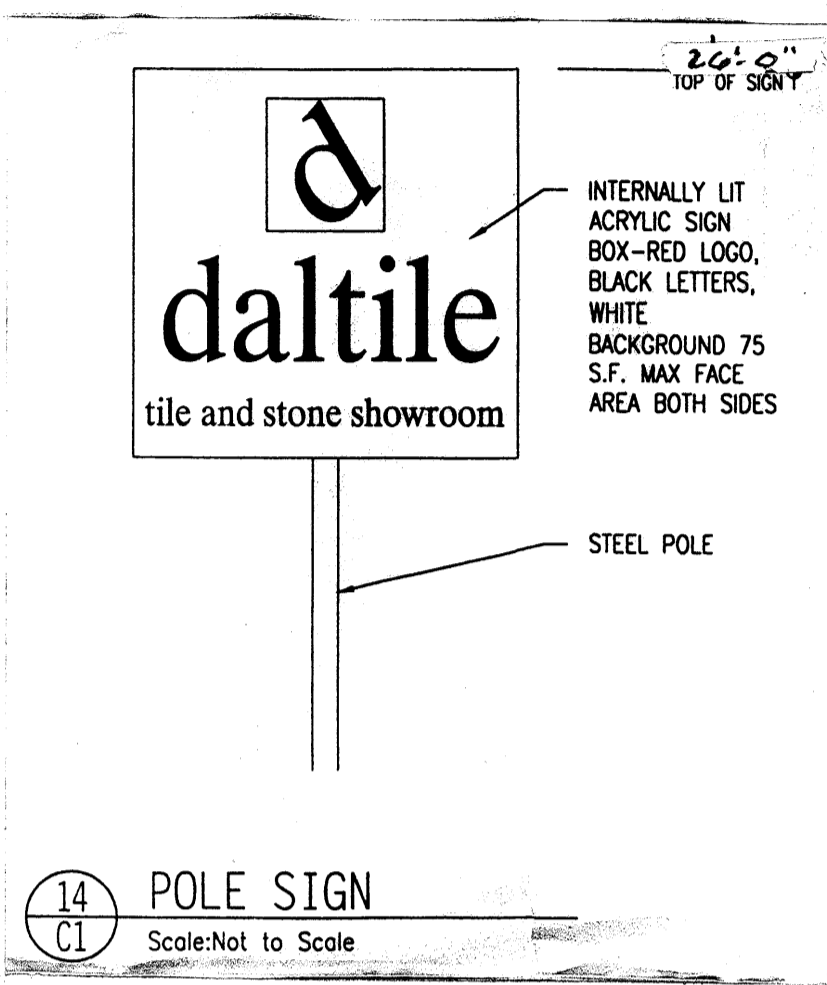
9 HANDICAP PARKING SIGN  
1/2" = 1'-0"



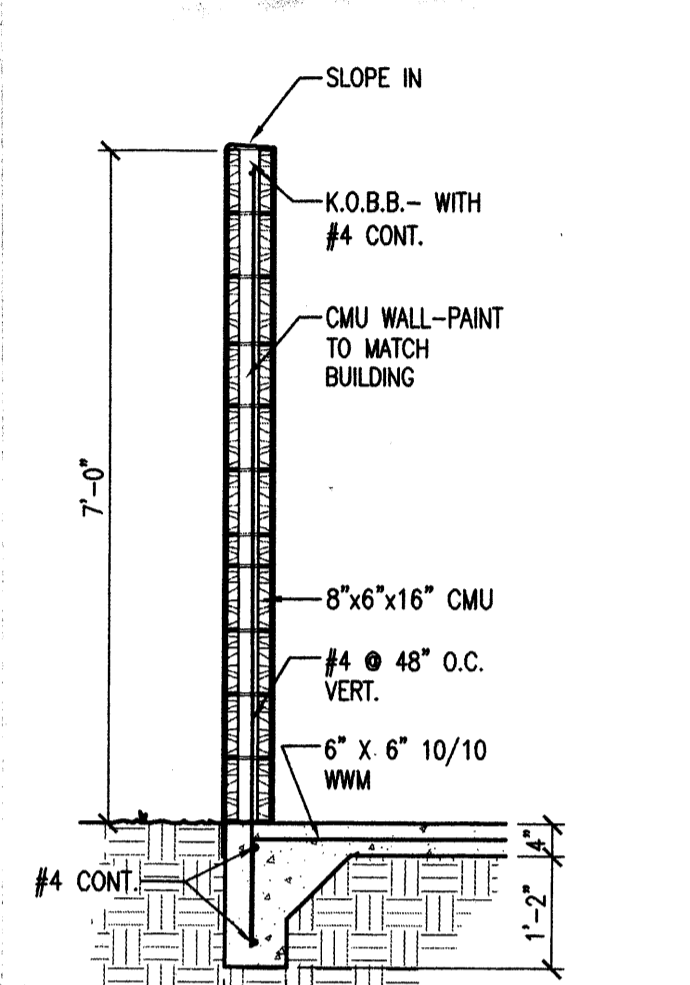
5 HANDICAP RAMP  
1/4" = 1'-0"



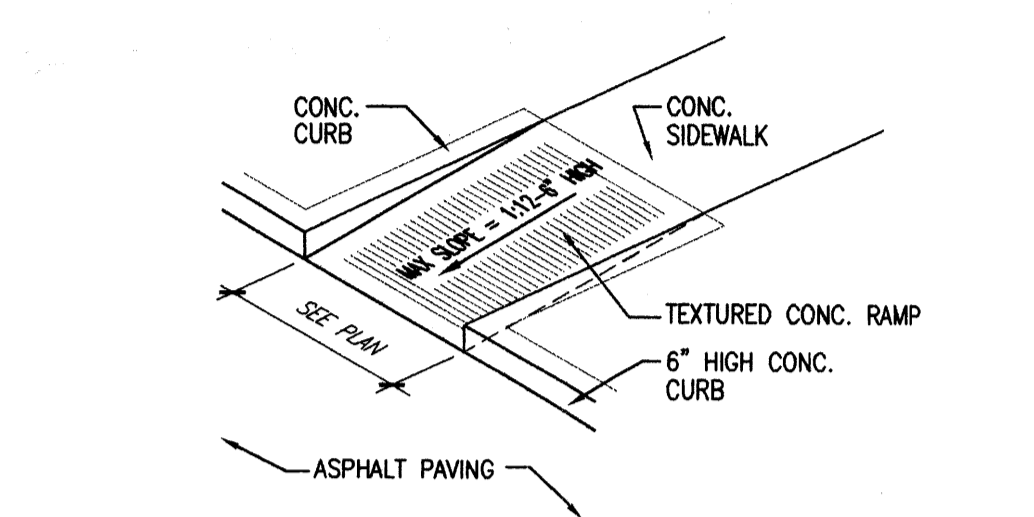
3 CURB AND GUTTER WALKWAY SECTION  
1" = 1'-0"



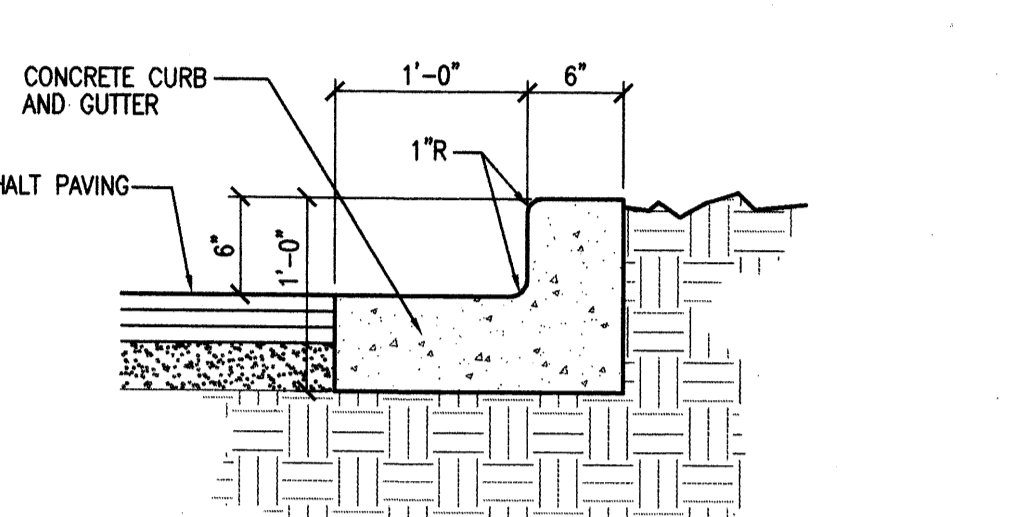
14 POLE SIGN  
Scale: Not to Scale



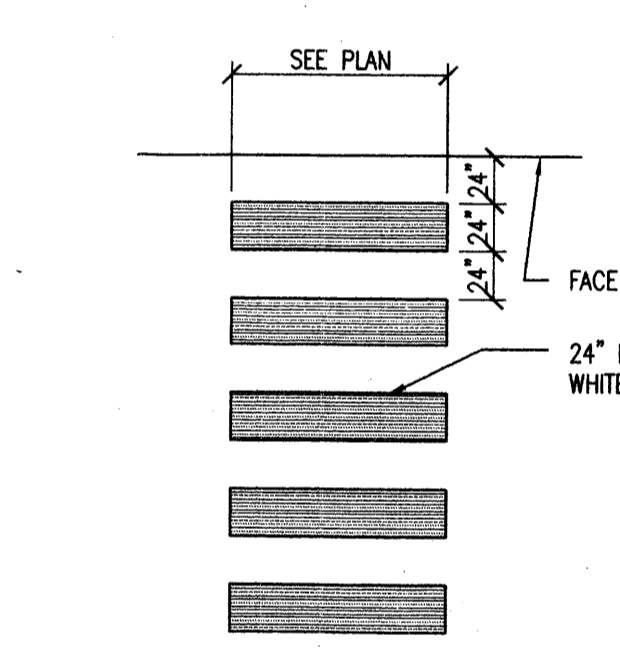
8 ENCLOSURE WALL SECTION  
1/2" = 1'-0"



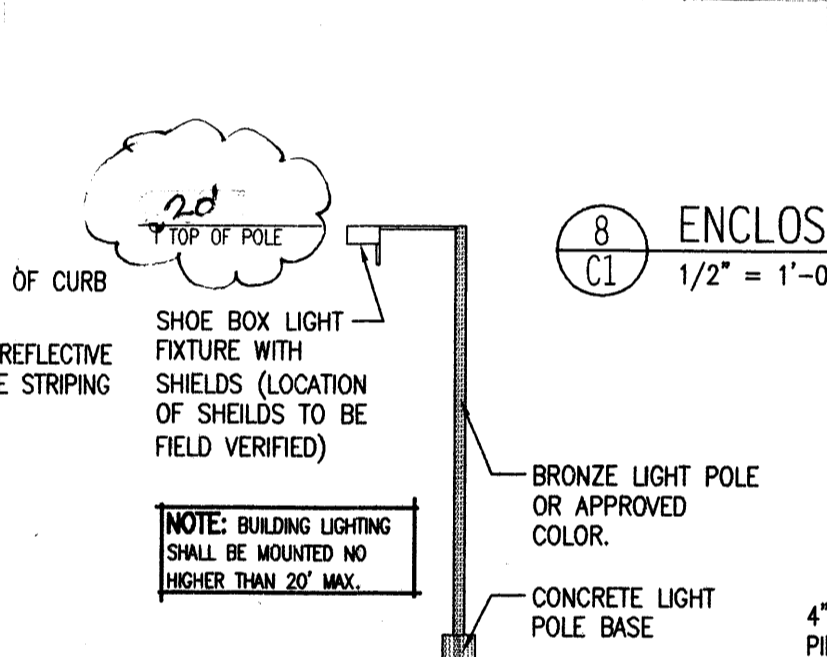
4 HANDICAP RAMP  
NOT TO SCALE



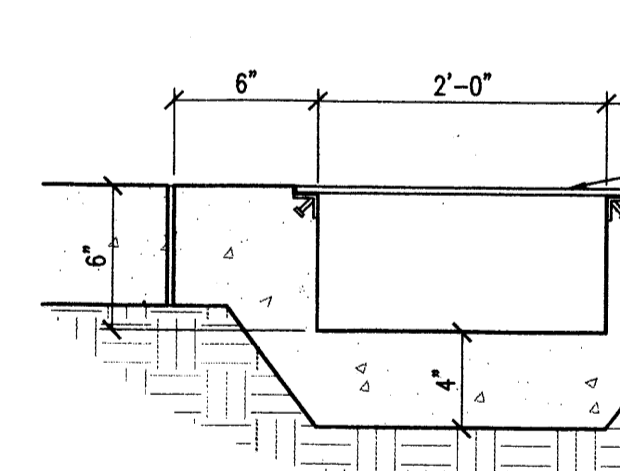
2 TYPICAL CURB AND GUTTER SECTION  
1" = 1'-0"



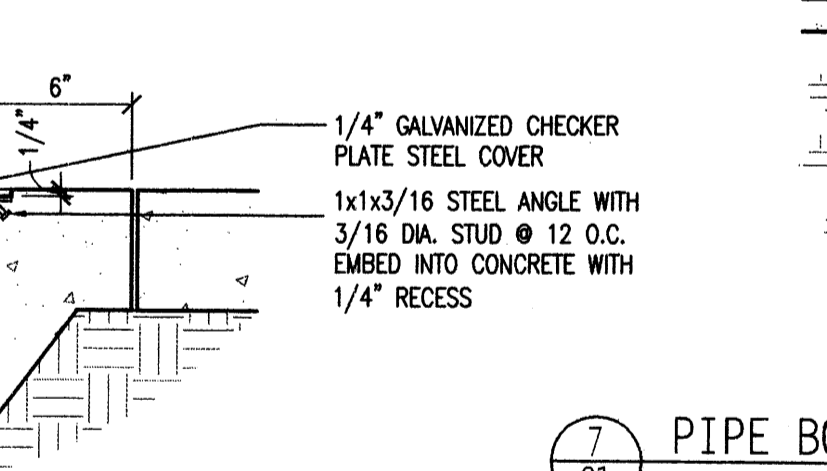
12 HANDICAP PARKING STRIPING  
Scale: Not to Scale



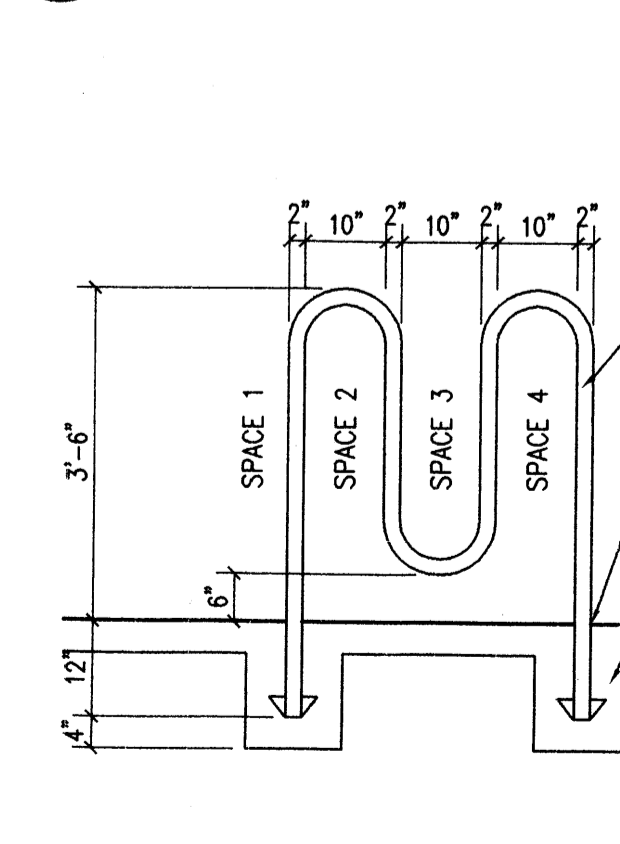
13 SITE LIGHTING DTL.  
not to scale



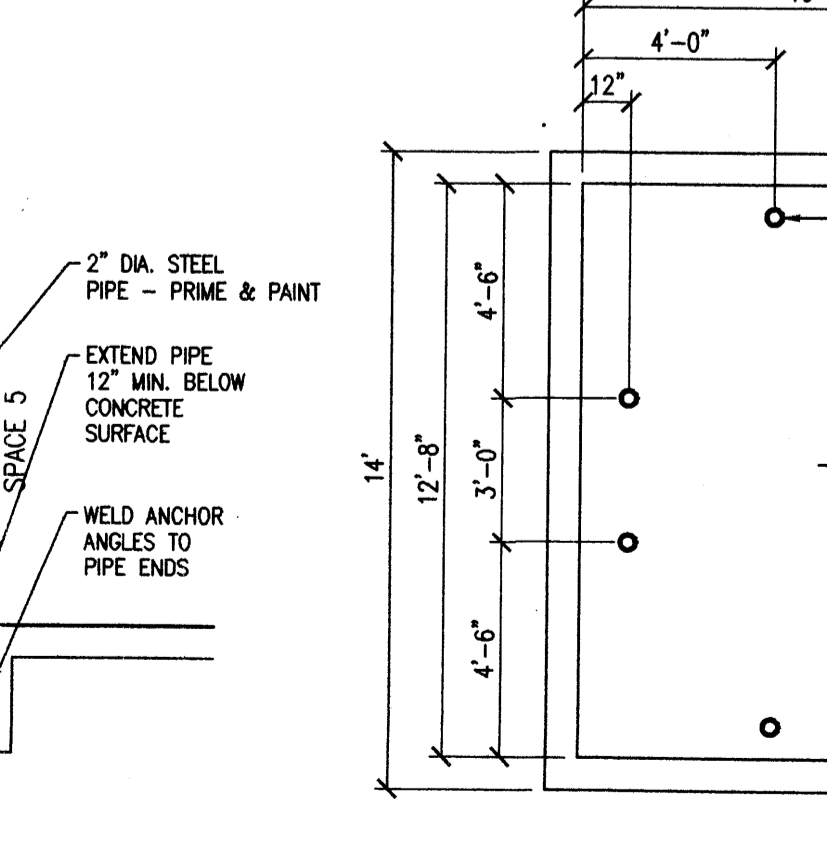
11 SIDEWALK CULVERT  
1 1/2" = 1'-0"



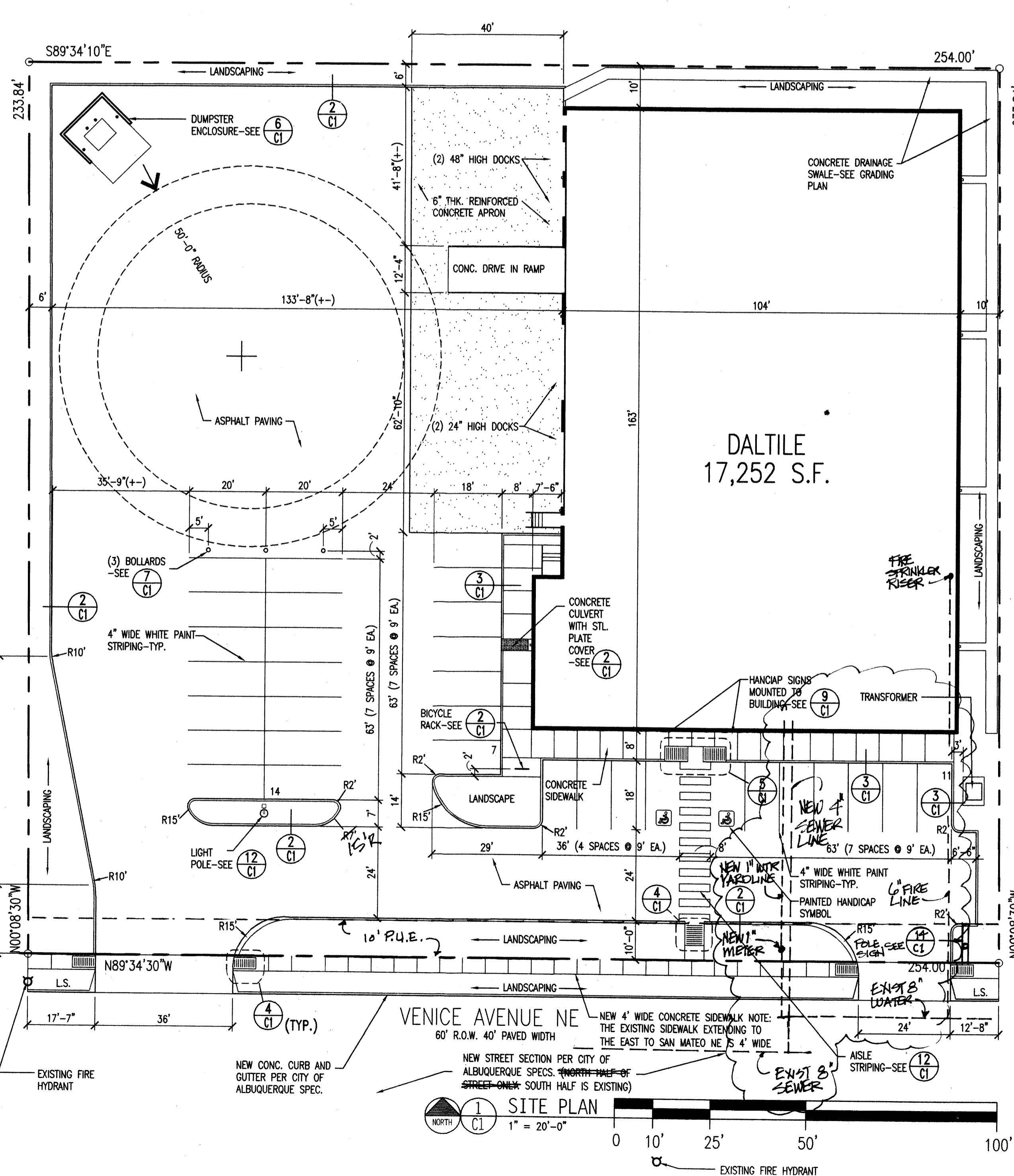
7 PIPE BOLLARD  
1/2" = 1'-0"



10 BICYCLE RACK  
1/2" = 1'-0"



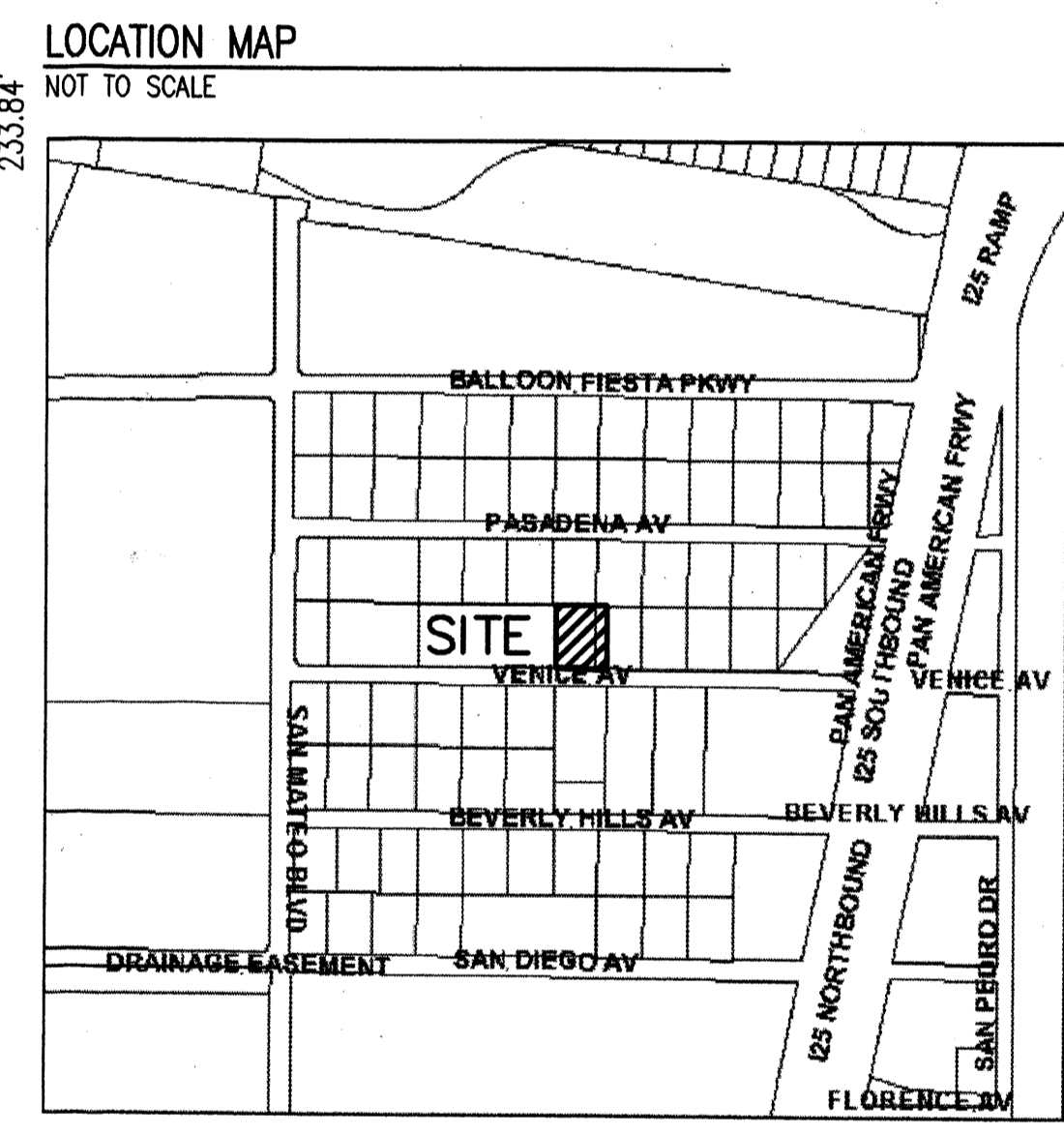
6 DUMPSTER ENCLOSURE PLAN  
1/4" = 1'-0"



1 SITE PLAN  
1" = 20'-0"

**SITE DATA:**

LOCATION:	VENICE AVE. NE ALBUQUERQUE, NM
OWNER:	BMM INVESTMENTS LLC 7451 PAN AMERICAN FREEWAY NE ALBUQUERQUE, NM 87109 (505) 998-5830
ARCHITECT:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870
LEGAL DESCRIPTION:	LOT 26, BLOCK 3 OF NORTH ALBUQUERQUE ACRES TRACT A UNIT B
UPC NUMBER:	101806516528020112
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
TOTAL LOT AREA:	(1.36 AC) 59,391 S.F.
BUILDING FOOTPRINT AREA:	17,252 S.F.
CONSTRUCTION TYPE:	5N SPRINKLED
PAVED AREA:	31,650 S.F.
LANDSCAPE AREA:	8,803 S.F.
LANDSCAPE % NET LOT AREA:	20.9 %
OFFICE/INDUSTRIAL PARKING REQUIRED:	29 SPACES
WAREHOUSE:	12,792 / 2,000 6.4
OFFICE/RETAIL:	4,460 / 200 22.3
PARKING PROVIDED:	32 SPACES
REQUIRED H.C. PARKING:	2 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES



AFD Plans Checking Office  
924-3611  
HYDRANTS ONLY  
Hydrants shall be installed  
prior to construction  
APPROVED/DISAPPROVED  
7/10 5.19.04  
Signature & Date

**SIGNATURE BLOCK**

PROJECT NUMBER: 1003468  
APPLICATION NUMBER: 04-00816  
Is an infrastructure list required?  Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

<i>[Signature]</i> CITY ENGINEER	DATE: 6-9-04
<i>[Signature]</i> CITY ENGINEER	DATE: 6/9/04
<i>[Signature]</i> CITY ENGINEER	DATE: 7/23/04
<i>[Signature]</i> CITY ENGINEER	DATE: 5-19-04
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE: 6/9/04

**daltile**  
Venice Avenue, NE  
Albuquerque, New Mexico

**JLS ARCHITECTS**  
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

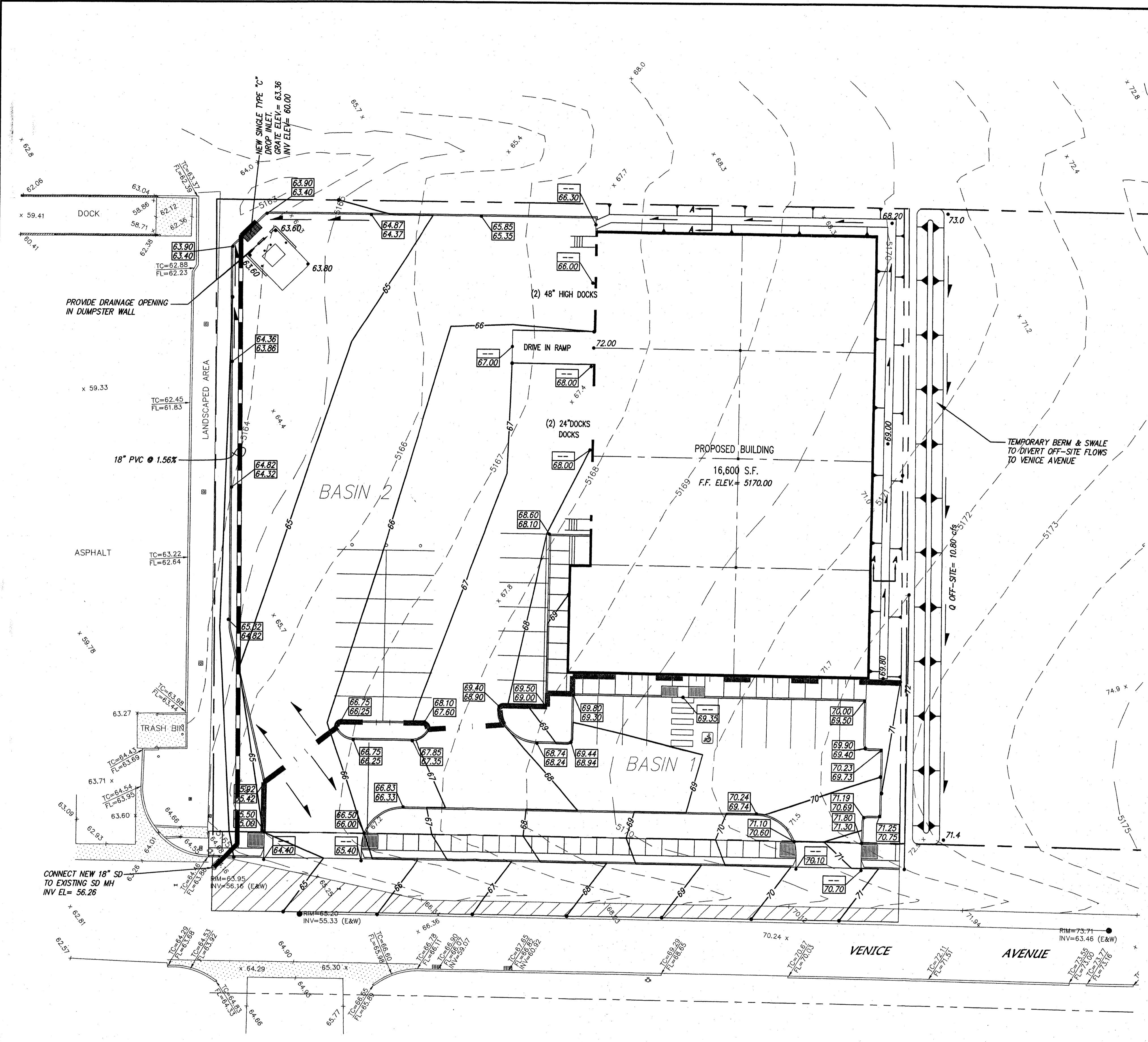
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

REVISIONS:

ARCHITECT: *[Signature]*  
ENGINEER: *[Signature]*

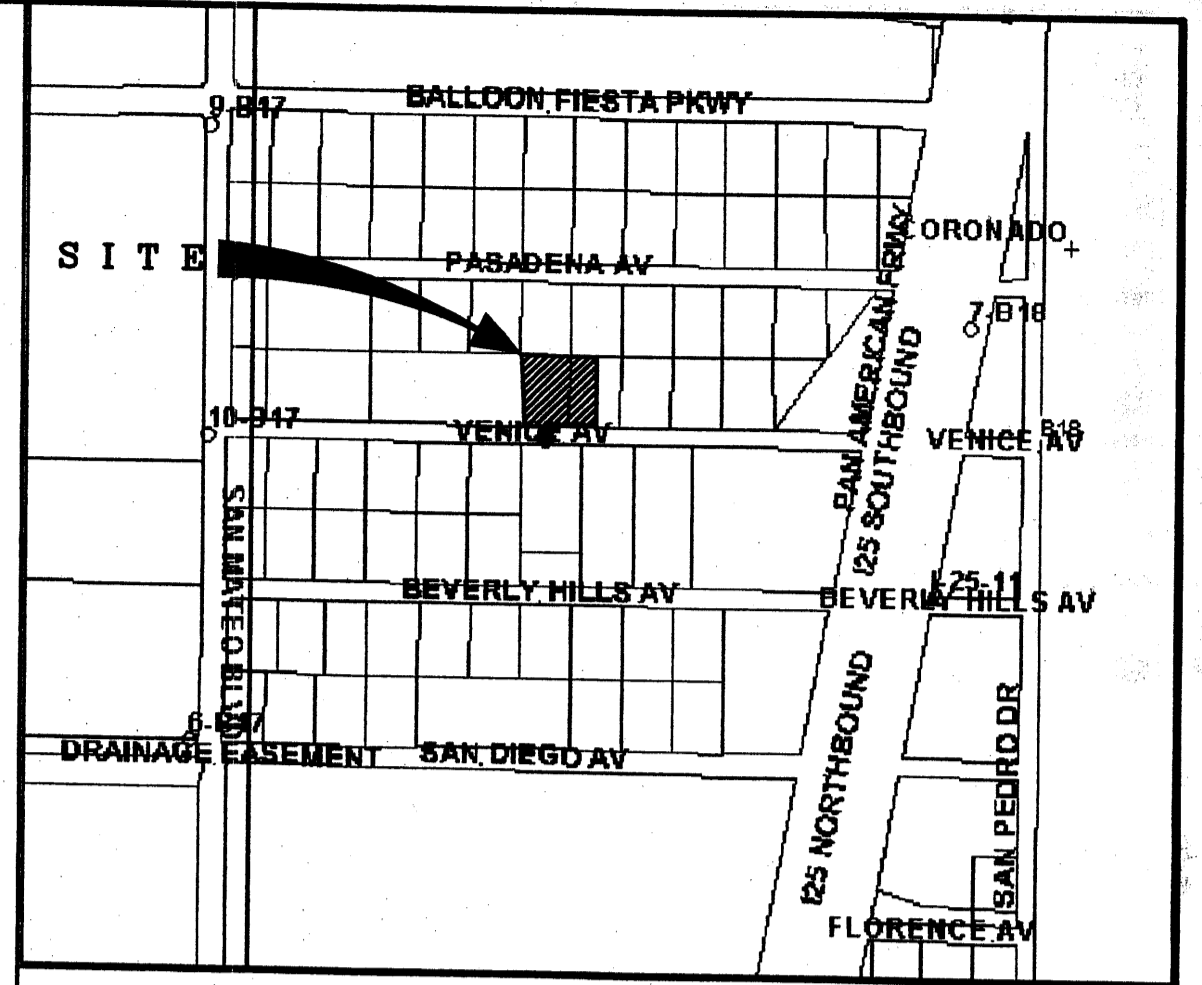
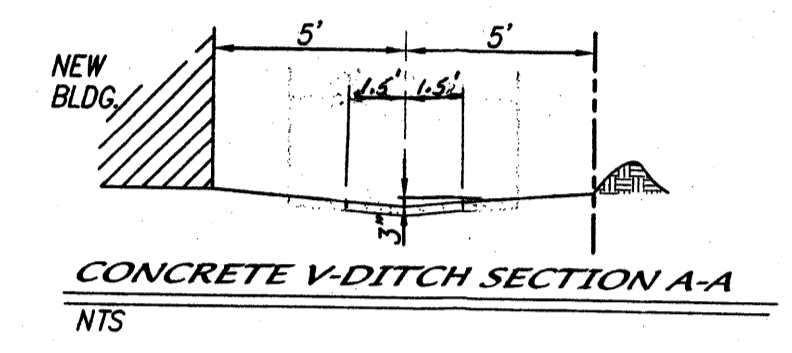
DATE: 5-25-04  
SHEET: 1 of 4

PROJECT 1003468



**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP ZONE MAP: B-17-Z

**ACS BENCHMARK**

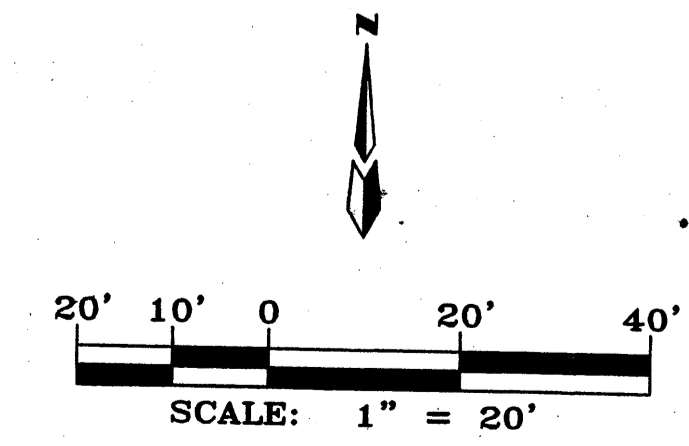
BENCHMARK IS A NMSHC BRASS CAP STAMPED "125-11", LOCATED NEAR THE SW CORNER OF THE CORONADO AIRFIELD ON THE EAST SIDE OF THE EAST FRONTAGE ROAD OF (I-25). GO NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF SAN MATEO BLVD AND (I-25) 3.20 MILES TO THE STATION 29.5 FEET ON THE RIGHT. GEOGRAPHIC POSITION (NAD 1927), IN FEET N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=401,986.77, Y=1,526,246.66, ELEVATION=5206.936, NGVD29.

**LEGAL DESCRIPTION**

NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 3, LOTS 24, 25 AND 26, SITUATE WITHIN THE ELENA CALLEGOS GRANT PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**LEGEND**

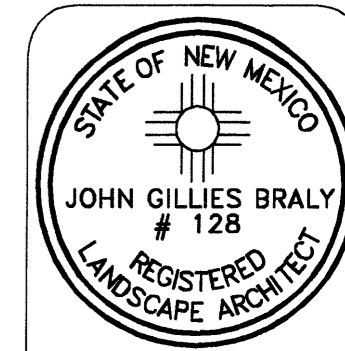
- 5170 — EXISTING CONTOUR (MAJOR)
- - - 5171 - - - EXISTING CONTOUR (MINOR)
- TC= FL= EXISTING TOP OF CURB FLOWLINE
- x 00.00 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING CONCRETE/SIDEWALK
- EXISTING WALL OR HEAD WALL
- EXISTING BOLLARD
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SPRINKLER CONTROL
- EXISTING LOT LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- PROPOSED DROP INLET
- 70.00 69.50 PROPOSED TOP OF CURB ELEVATION
- 70.00 PROPOSED FLOWLINE ELEVATION
- 70.00 PROPOSED SPOT ELEVATION
- 68 PROPOSED SPOT ELEVATION
- PROPOSED 3:1 SLOPE



**DALTILE GRADING & DRAINAGE PLAN**

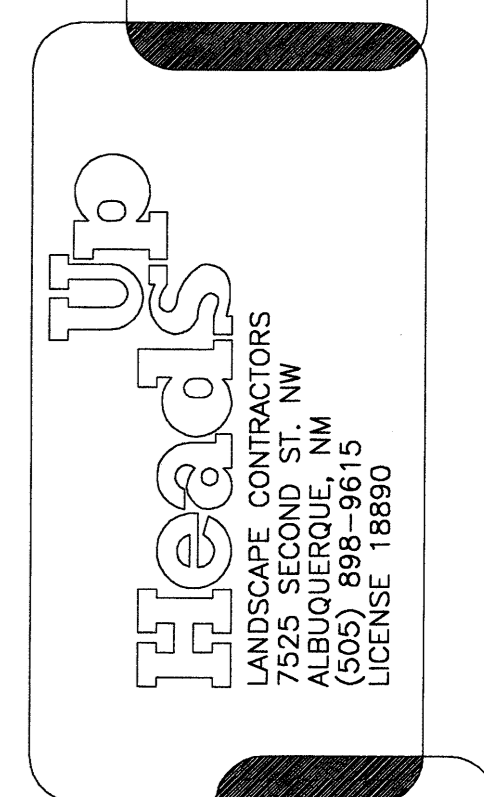
MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: SD	Drawn: MJR	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 3/02/04	Job: A1010	



scale  
1"=20'-0"

date  
5-19-04  
revisions



LANDSCAPE

DALTILE  
VENICE AVE NE  
ALBUQUERQUE NM

sheet  
L1

### PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
GL	6	GLEDITSIA	HONEY LOCUST	2" CAL	M
CR	4	CRATAEGUS	HAWTHORN	2" CAL	M
PN	3	PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.	M
+	14	COTONEASTER LACTEUS	CLUSTERBERRY	1 GAL	M
☼	7	JUNIPERUS SABINA	BUFFALO JUNIPER		M
⊙	12	RAPHIOLEPIS INDICA	INDIA HAWTHORN		M
⊗	18	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
⊕	9	CARYOPTERIS X CLADONENSIS	BLUE MIST		M
⊗	12	ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY		M
⊗	13	MISCANTHUS SINENSIS	MAIDEN GRASS		M
*	14	HESPERALOE PARVIFLORA	RED YUCCA		M
⊗	9	NANDINA DOMESTICA	HEAVENLY BAMBOO		M
⊙	10	PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON		M
○	13	LAVANDULA	LAVENDER		M

### SITE DATA

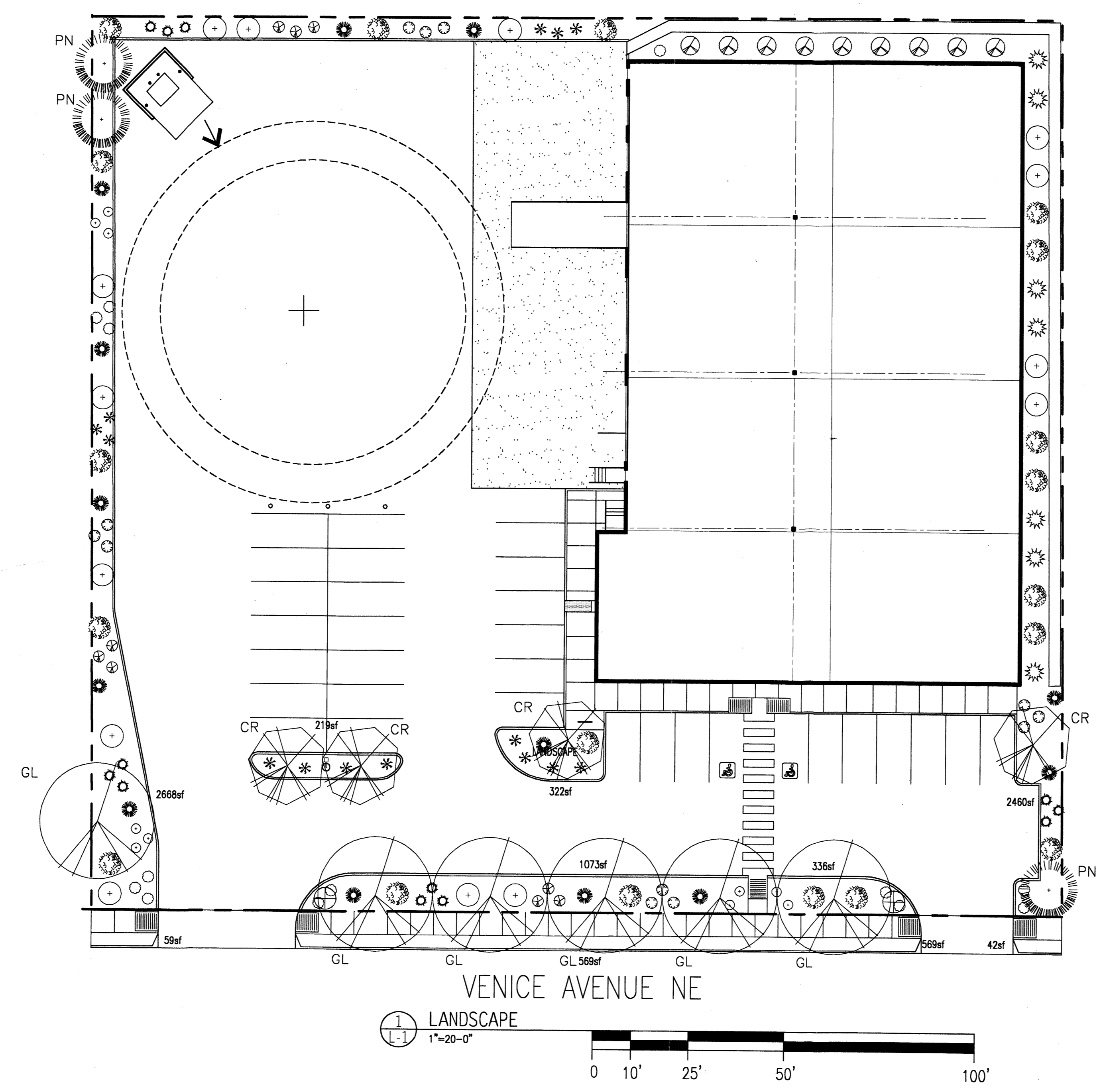
GROSS LOT AREA	59,391SF
LESS BUILDING	17,252 SF
NET LOT AREA	42,139 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	6,321 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	8,536 SF 20%
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	0SF 0%

### PLANTING RESTRICTIONS APPROACH

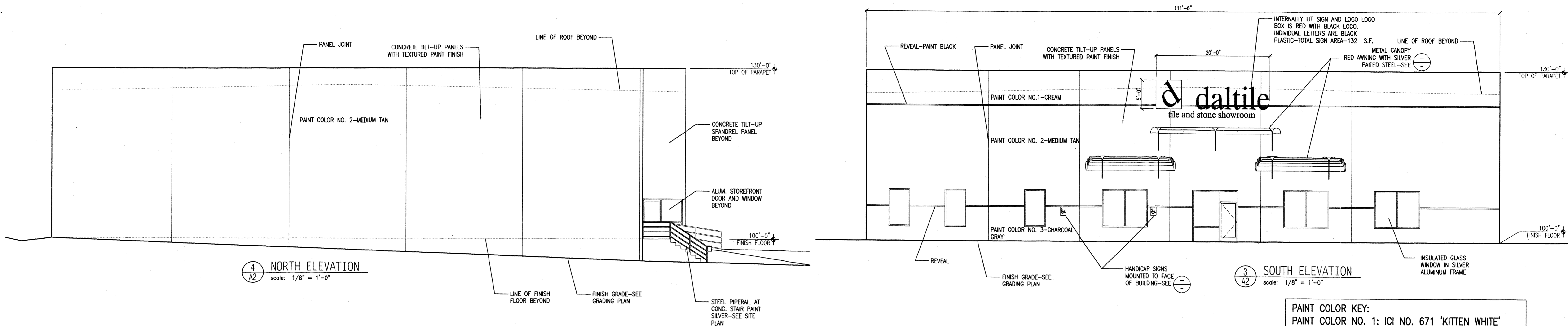
A MINIMUM OF 80% OF THE PLANTINGS TO BE  
LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE  
HIGH WATER USE TURF

### NOTE

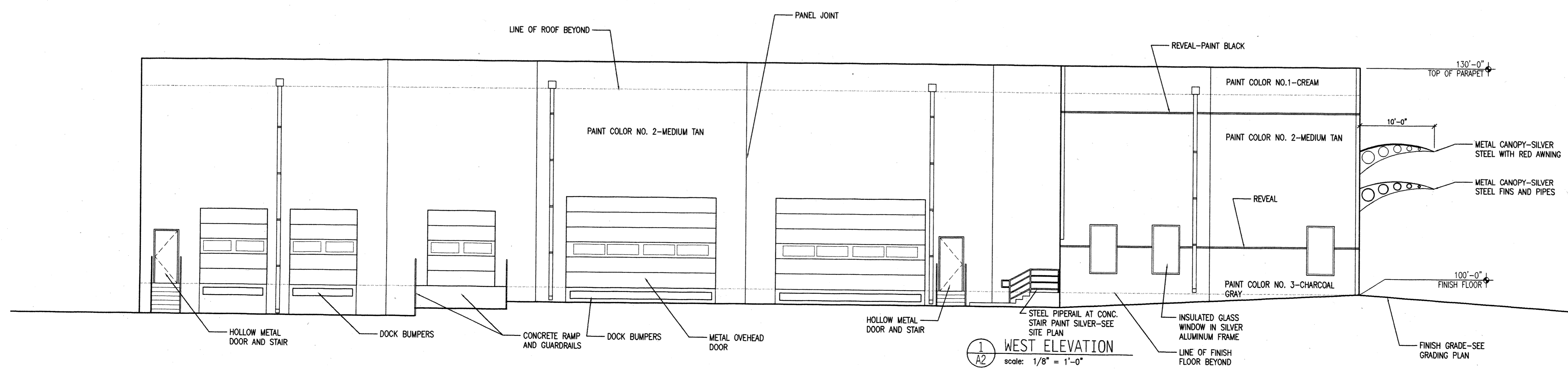
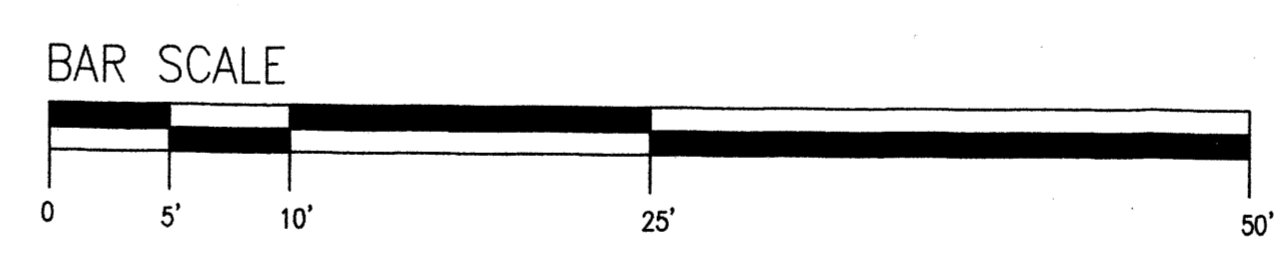
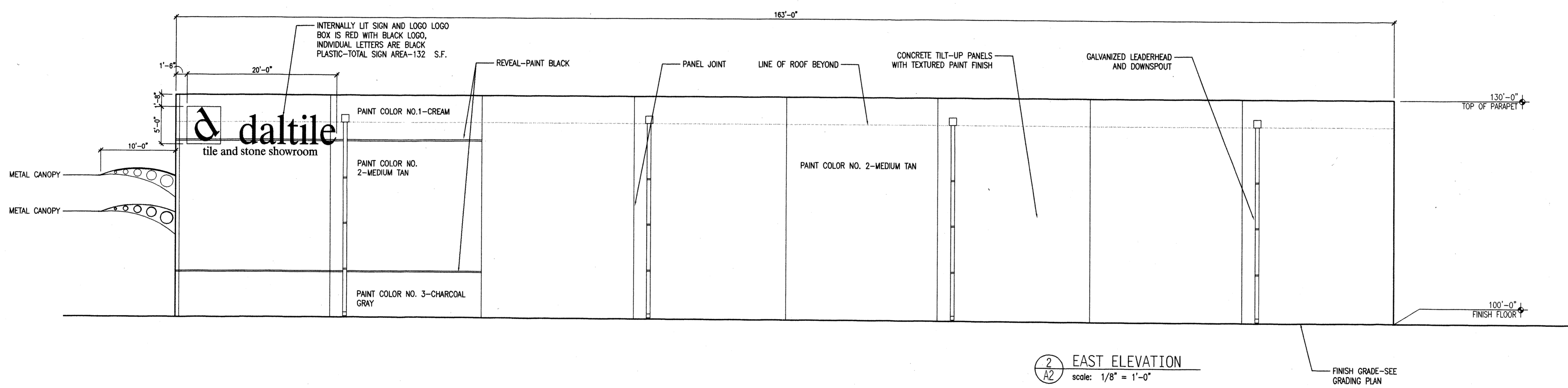
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS 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.



**HeadsUp**  
LANDSCAPE CONTRACTORS  
7525 SECOND ST. NW  
ALBUQUERQUE, NM  
(505) 898-9615  
LICENSE 18890  
www.headsuplandscape.com



**PAINT COLOR KEY:**  
 PAINT COLOR NO. 1: ICI NO. 671 'KITTEN WHITE'  
 PAINT COLOR NO. 2: ICI NO. 428 'INDIAN PAINTING'  
 PAINT COLOR NO. 3: ICI NO. 202 'MIDNITE HOUR'



**JBS ARCHITECTS**  
 1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

**ELEVATIONS**  
**REVISIONS:**  
**ARCHITECT:** **ENGINEER:**

**DATE:** 5-25-04 **SHEET:** 4 of 4