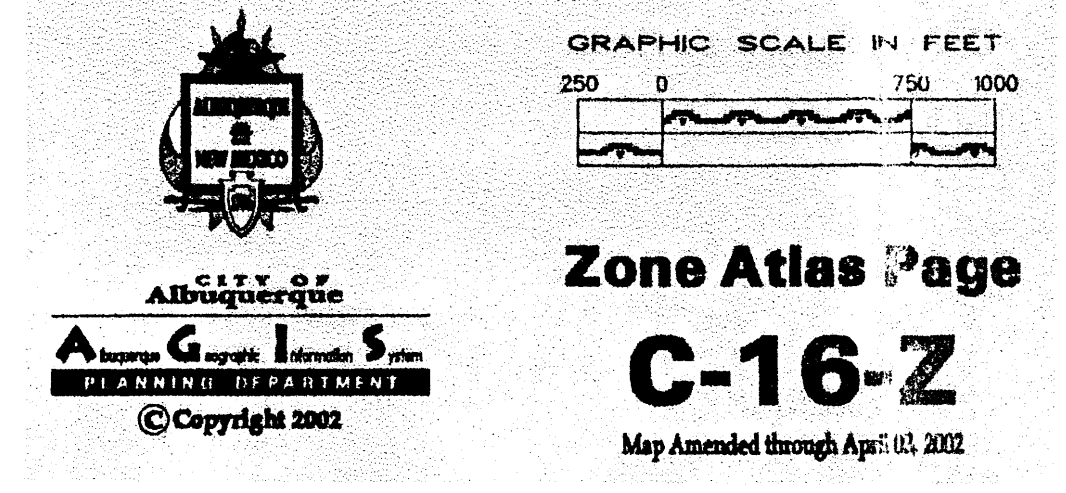
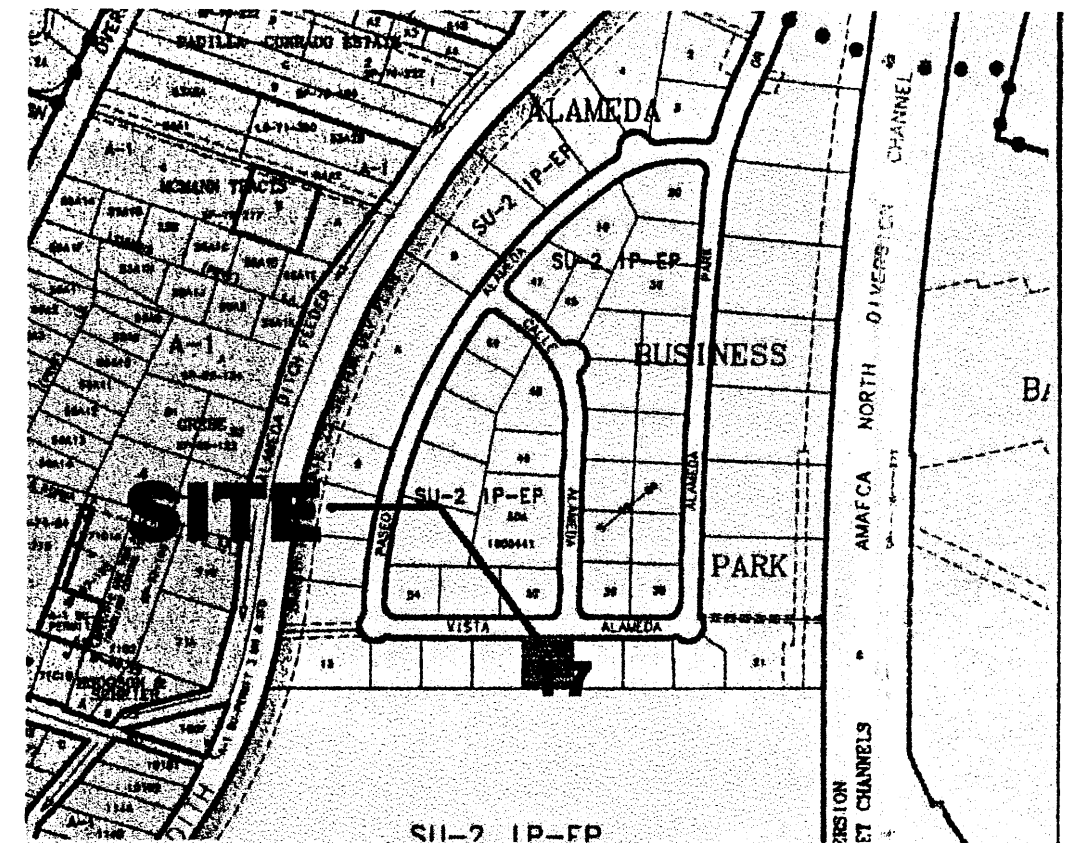


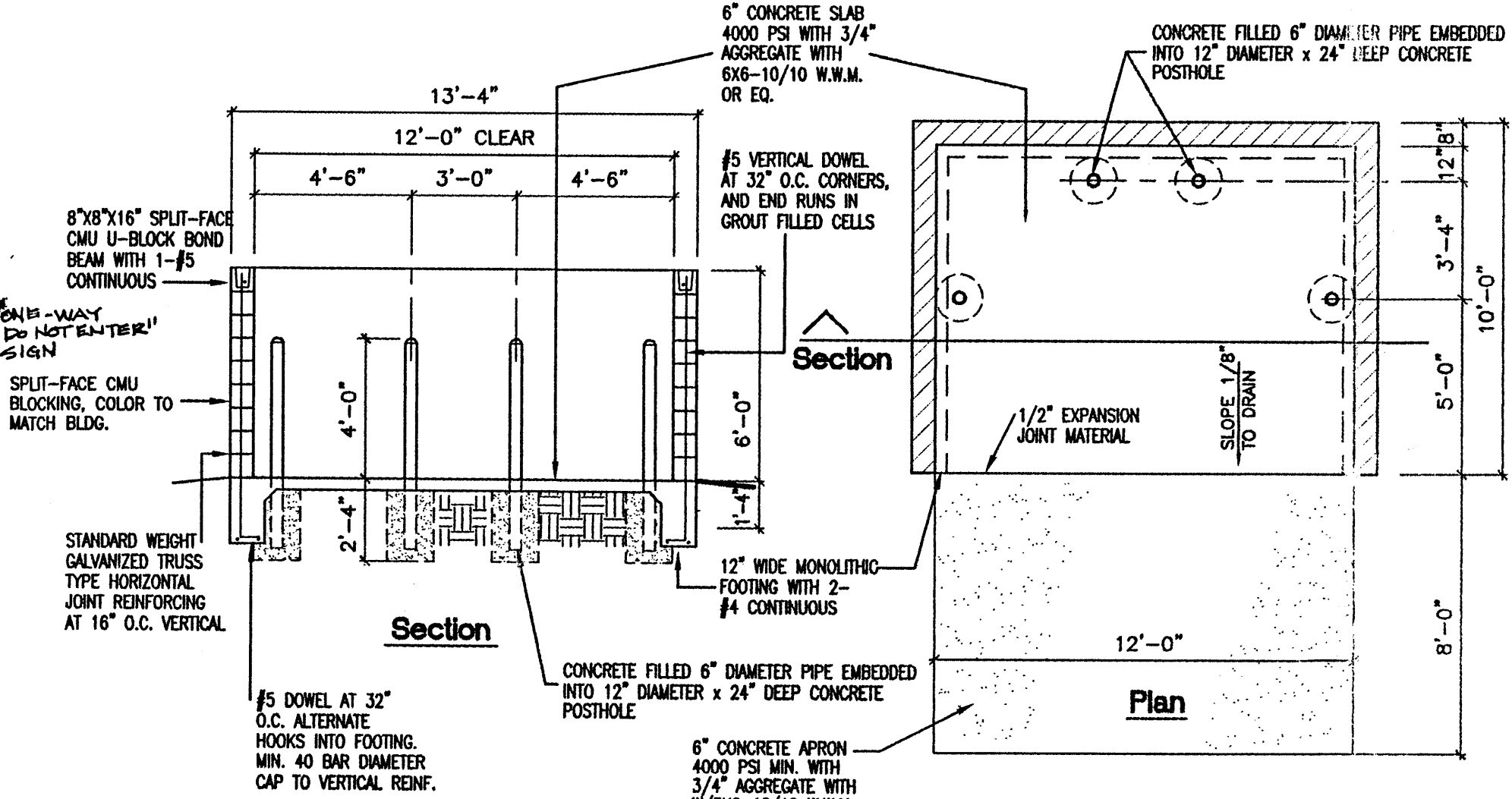
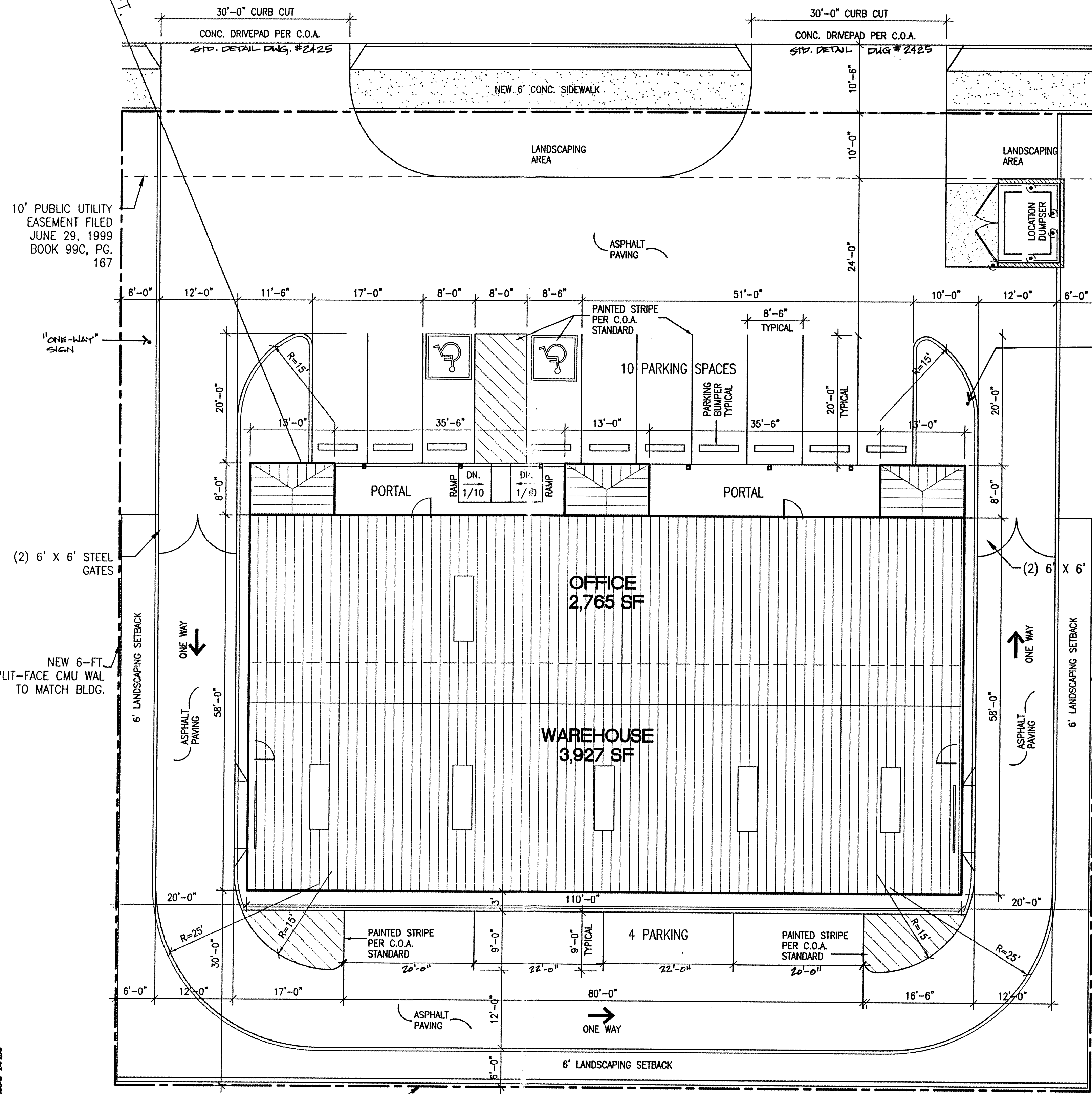
EXISTING FIRE HYDRANT ±400-FT. FROM BUILDING CORNER

EXISTING FIRE HYDRANT

VISTA ALAMEDA NE



PROJECT DATA:	
CONSTRUCTION TYPE:	VN
OWNER:	UPC #1 016 064 383 179 40121 WASHINGTON ST. INVESTMENTS LLC 8813 SND ST NW ALBUQUERQUE, NM 87114
ARCHITECT:	RICK BENNETT ARCHITECTS 1104 PARK AVENUE SW ALBUQUERQUE, NM 87102
SITE ADDRESS:	3416 VISTA ALAMEDA NW ALBUQUERQUE, NM 87106
OCCUPANCY GROUP:	OFFICE- B WAREHOUSE- S2
SQUARE FOOTAGE:	OFFICE = 2,765 S.F. WAREHOUSE = 3,927 S.F. TOTAL = 6,692 S.F.
ROOF LIVE LOAD:	20 PSF (NON-REDUCIBLE)
WIND LOAD:	75 MPH
EXPOSURE:	C
SEISMIC ZONE:	2B
LEGAL DESCRIPTION:	
LOT 17 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION) CONT .5165 AC	



D TYPICAL SLAB AT DUMPSTER
C1 NTS

OCCUPANT LOAD	
OFFICE:	2,765 SF/100 = 28 OCCUPANTS
WAREHOUSE:	3,927 SF/500 = 8 OCCUPANTS

LANDSCAPING REQUIREMENTS	
LOT AREA	22,500 S.F.
BUILDING AREA	-6,692 S.F.
NET LOT AREA	= 15,808 S.F.
REQUIRED:	15,808 x .15% = 2,371 S.F. OF LANDSCAPING
PROVIDED:	2,600 S.F. OF LANDSCAPING

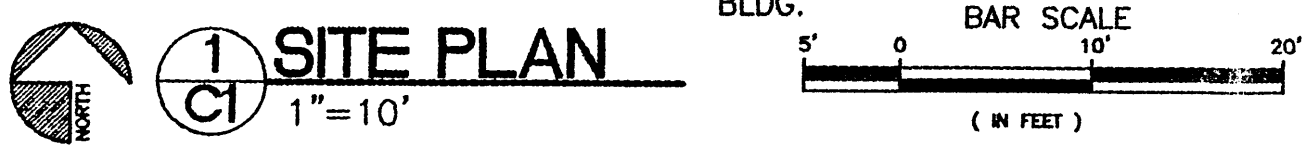
PARKING CALCULATIONS	
REQUIRED	
OFFICE (NET):	2,421 SF/200 = 12 SPACES
WAREHOUSE (NET):	3,688 SF/2,000 = 2 SPACES
H.C.:	< 50 SPACES = 1
PROVIDED	
REGULAR:	14 (2 H.C.)
TOTAL	14

PROJECT NUMBER: 1003524
APPLICATION NUMBER: 04DRB-01012

Is an Infrastructure List required? () Yes (X) 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.

DRB Site Development Plan Approval	
<i>[Signature]</i> Traffic Engineering, Transportation Division Date	8-3-04
<i>[Signature]</i> Utilities Department Date	7-28-04
<i>[Signature]</i> Parks and Recreation Department Date	7/28/04
<i>[Signature]</i> City Engineer Date	7/28/04
<i>[Signature]</i> Exempt - See DRB file Date	8/1/04
<i>[Signature]</i> Solid Waste Management Date	7-23-04
<i>[Signature]</i> DRB Chairperson, Planning Department Date	8/4/04

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
7-26-04
SIGNATURE & DATE



OFFICE/WAREHOUSE BUILDING
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
3416 VISTA ALAMEDA NE
ALBUQUERQUE, NM
PROJECT #0425

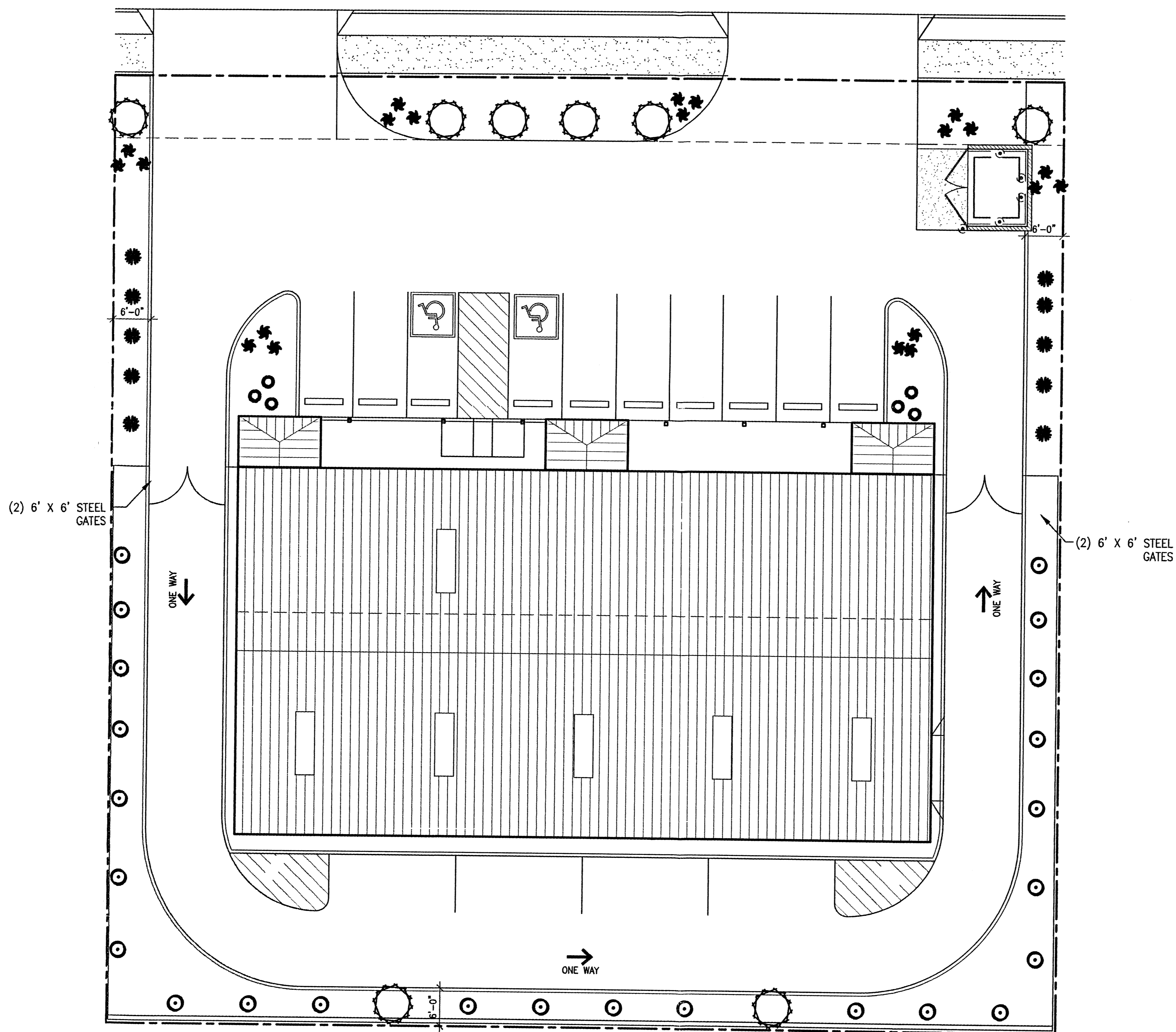
REVISION DATE	
	07-21-04
DATE	06-23-04
SHEET NUMBER	C-1

PROJECT 1003524

F.H.

F.H.

VISTA ALAMEDA NE



LANDSCAPING REQUIREMENTS	
LOT AREA	22,500 S.F.
BUILDING AREA	-6,692 S.F.
NET LOT AREA = 15,808 S.F.	
REQUIRED: 15,808 x .15% = 2,371 S.F. OF LANDSCAPING	
PROVIDED: 2,600 S.F. OF LANDSCAPING	

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	22,500 square feet
TOTAL BUILDING AREA	6,692 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	15,808 square feet
LANDSCAPE REQUIREMENT	15% = 2,371 square feet
TOTAL LANDSCAPE REQUIREMENT	2,371 square feet
TOTAL LANDSCAPE PROVIDED	2,600 square feet

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, Foliage 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.
SFDrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.






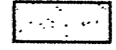
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with flush caps at each end.
Run time per each drip valve will be approximately 15 minutes 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.

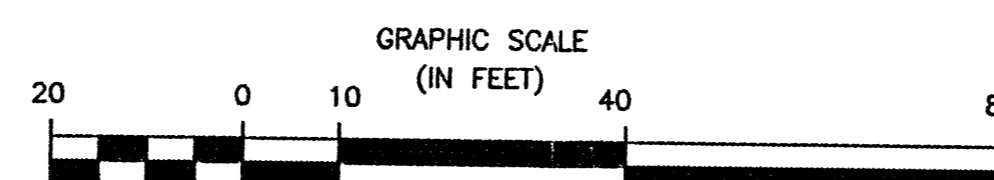
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

PLANT LEGEND

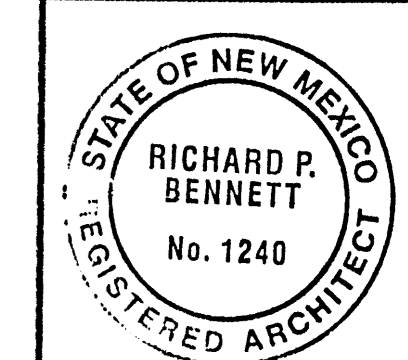
-  FLOWERING PEAR (M) 8
Pyrus calleryana
2' Cal.
-  RED YUCCA (L) 10
Hesperaloe parviflora
5' Cal.
-  MAIDEN GRASS (M) 21
Miscanthus sinensis
5' Gal. 16sf
-  RUSSIAN SAGE (M) 28
Perovskia atriplicifolia
5' Gal.
-  ROSEMARY (M) 6
Rosmarinus officinalis
2' Gal. 36sf
-  SANTA FE BROWN GRAVEL WITH FILTER FABRIC

LANDSCAPE PLAN
1"=20'



OFFICE/WAREHOUSE BUILDING
LANDSCAPE PLAN
3416 VISTA ALAMEDA NE
ALBUQUERQUE, NM
PROJECT #0425

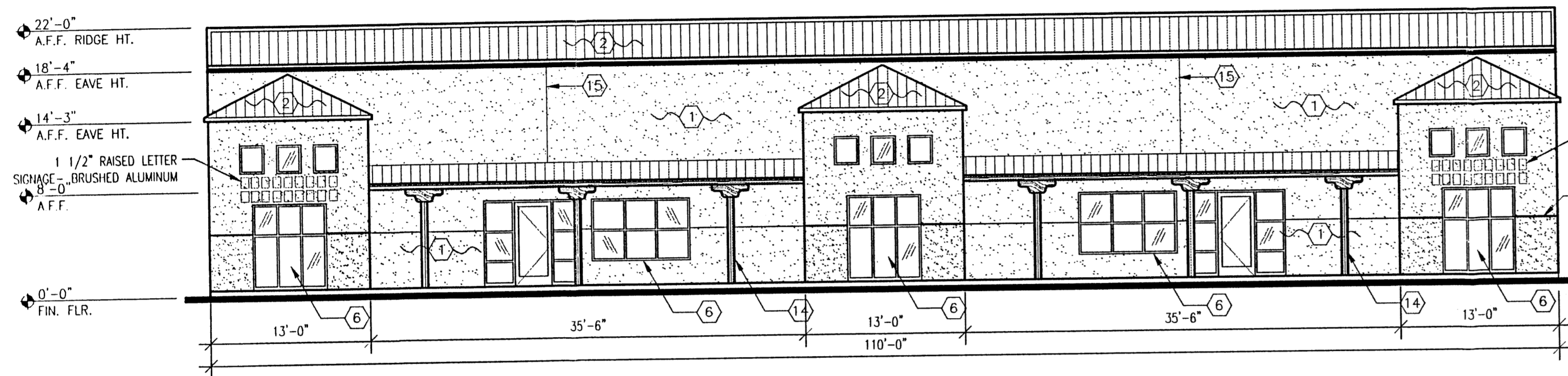
REVISION DATE
07-21-04



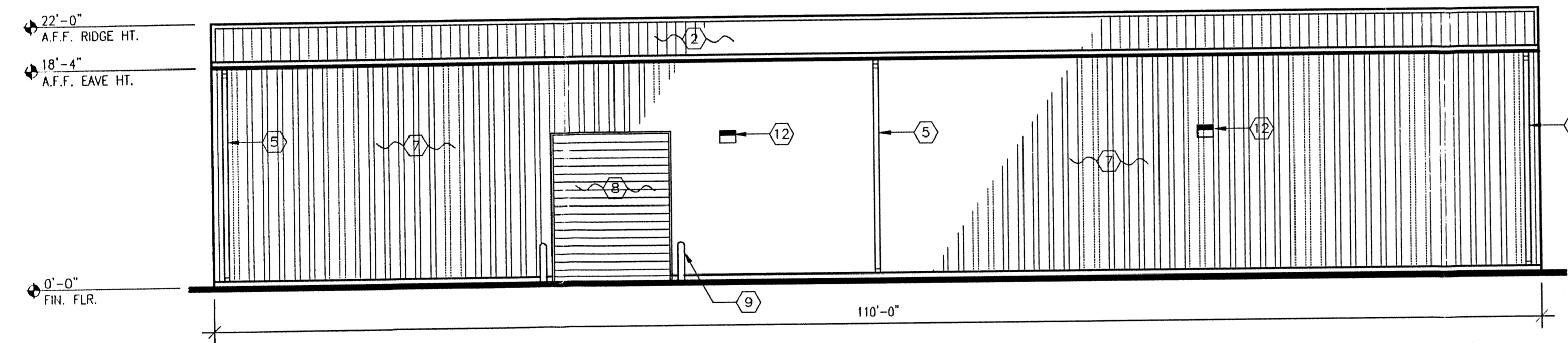
rick
bennett
ARCHITECTS
1104 Park Avenue SW • Albuquerque, New Mexico 87102
Phone: (505) 242-1899 • Fax: (505) 242-6530 • rpb@rickbennett.com

DATE
06-23-04

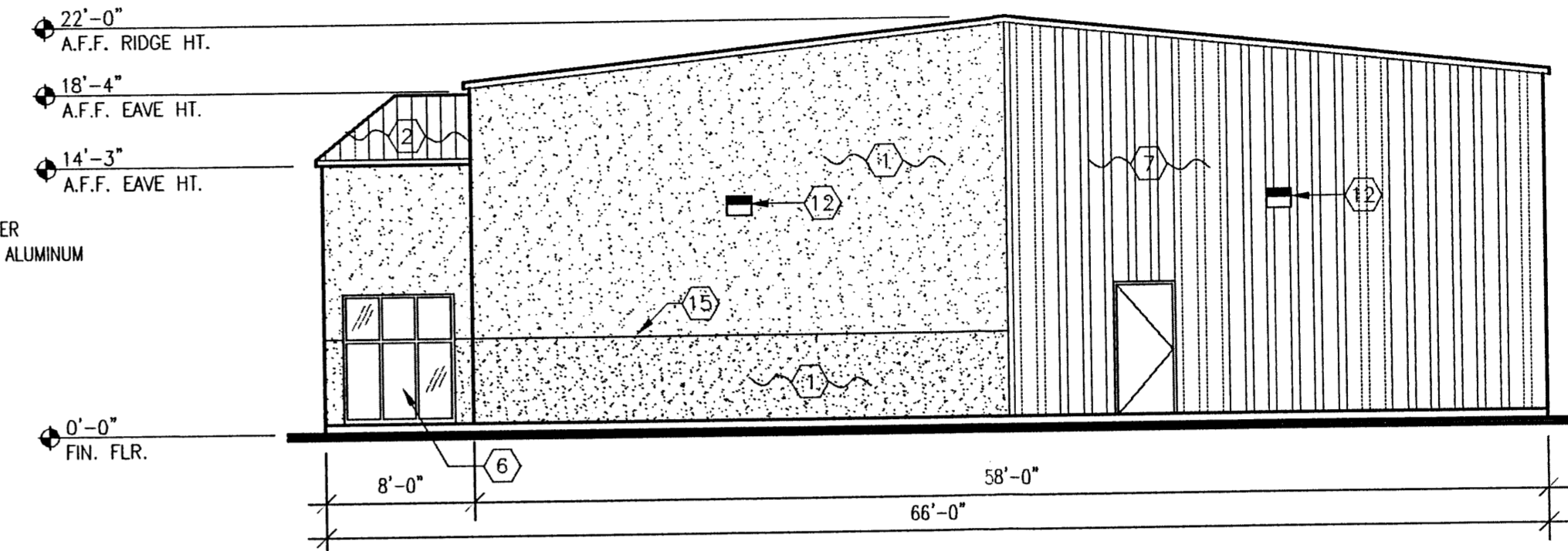
SHEET NUMBER
L-1



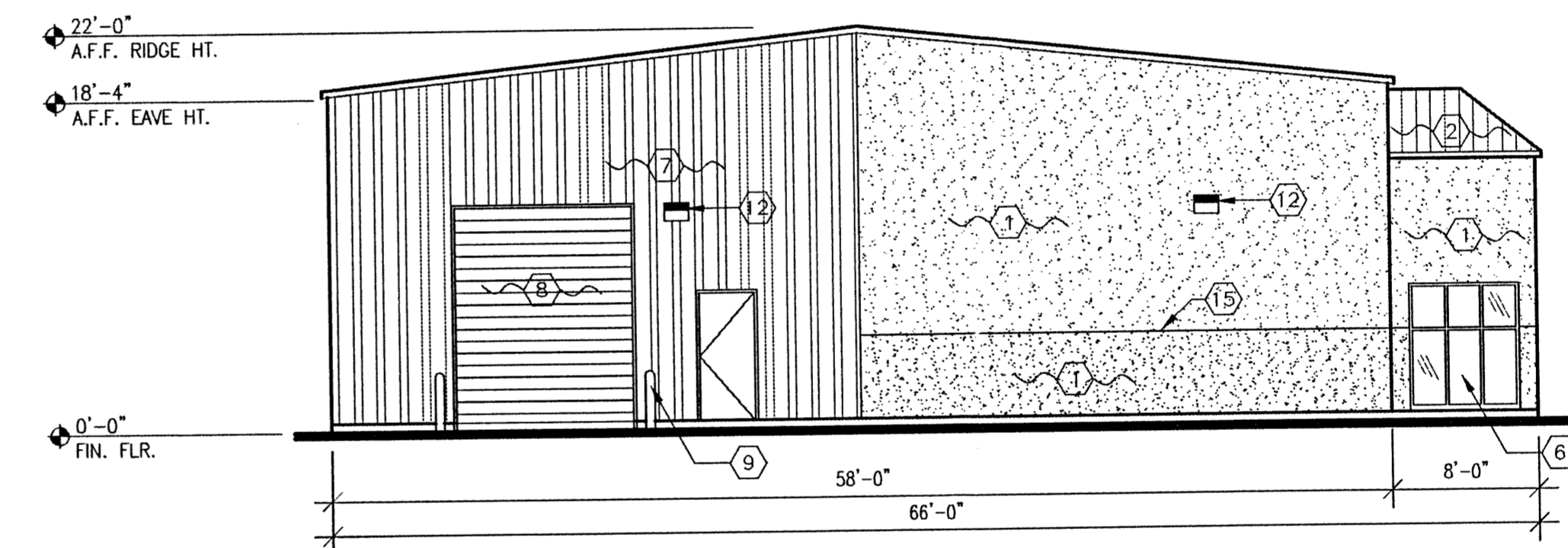
1 NORTH ELEVATION
A2 1/8"=1'-0"



3 SOUTH ELEVATION
A2 1/8"=1'-0"



2 EAST ELEVATION
A2 1/8"=1'-0"

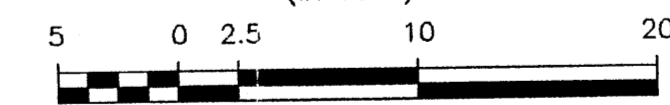


4 WEST ELEVATION
A2 1/8"=1'-0"

KEYED NOTES:

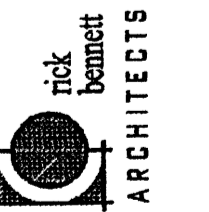
1. 2-COAT STUCCO SYSTEM- "HUSK" BASE, "SAGE" FIELD
2. PRE-FINISHED RIBBED MTL. ROOF PANEL TYP.- LIGHT BLUE
3. NOT USED
4. NOT USED
5. METAL GUTTER AND DOWNSPOUT, TYP.- BLUE
6. ALUM. STOREFRONT WINDOW, BRONZE. SEE WIN. & DR. SCHEDULE FOR SIZE AND LOCATION.
7. PRE-FINISHED METAL BLDG. WALL PANEL, TYP.- WHITE
8. OVERHEAD DR. FACTORY PAINT FINISH, TYP.- LIGHT BLUE
9. 6" DIA. CONC.-FILLED BOLLARD AT ALL OVERHEAD DOORS.
10. NOT USED
11. NOT USED
12. WALL MOUNTED LIGHT FIXTURE.
13. NOT USED
14. 6"x6" WD. COLUMN W/ CORBEL TYP. OF 6
15. STUCCO CONTROL JOINT, TYP.

GRAPHIC SCALE
(IN FEET)



OFFICE/WAREHOUSE BUILDING
 EXTERIOR ELEVATIONS
 3416 VISTA ALAMEDA NE
 ALBUQUERQUE, NM
 PROJECT #0425

REVISION DATE
06-24-04


Rick Bennett ARCHITECTS
1000 Park Avenue, SW - Albuquerque, New Mexico 87102

DATE
06-23-04

SHEET NUMBER
A-2