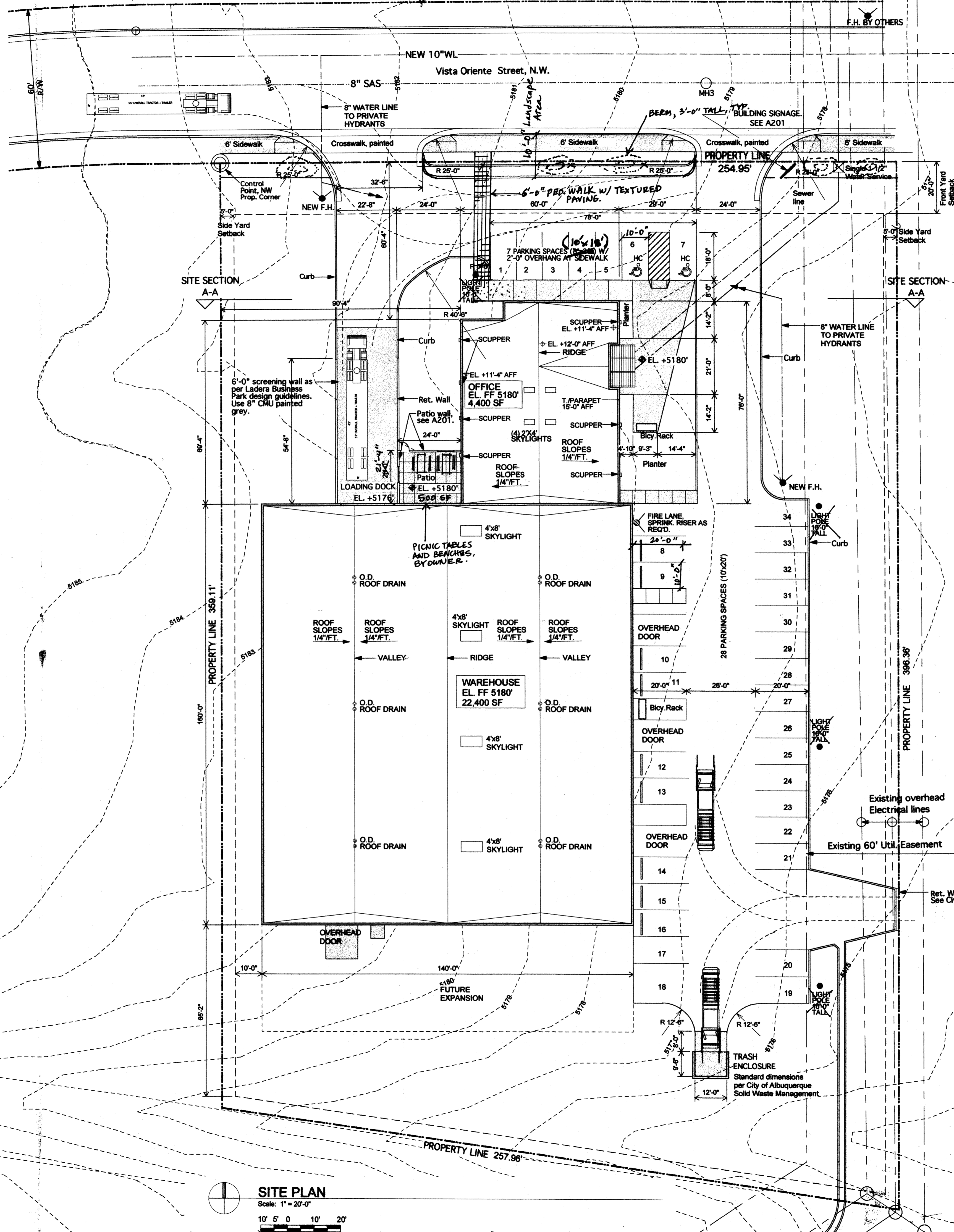


VICINITY MAP
Scale: 1" = 400'



SITE PLAN
Scale: 1" = 20'-0"
10' 5' 0' 10' 20'

Legal Description:
Tract 27, Ladera Business Park

Address:
2220 Vista Oriente St. N.W.
Albuquerque, NM 87120

Building Zone: SU-1 LIGHT INDUSTRIAL

Type of Construction: Type II - B, Sprinklered
2003 International Building Code

Mixed Occupancy: B-2, F-2, S-2

Building Area:
Office: 4,400 SF
Warehouse: 22,400 SF

Parking:
Office: 4,400 / 200 = 22
Warehouse: 22,400 / 2000 = 12
34 Total parking spaces, 34 provided
2 H.C. spaces required, 2 provided

Lot = 96,303 SF
Proposed Bldg. SF Total = 26,960 SF
Does not exceed 50% building to lot ratio

NOTES:

Landscape areas to be mulched with Santa Fe Straw and Santa Ana Tan crushed rock at 2'-3" depth.

Plantings to be watered by auto. drip irrigation system. Native seed areas shall be irrigated and established with a temporary sprinkler system. Establishment and maintenance shall be the responsibility of the property owner. Weed-infestation prevention shall be the responsibility of the property owner.

All surface mounted building lighting provided for security shall be fully shielded to avoid any light on adjacent properties or right-of-ways.

SOUTHWEST GLASS & GLAZING, INC.
Ladera Business Park
2220 Vista Oriente NW
Albuquerque, NM 87120

Sheet No.: **A001**

Sheet Title:
SITE PLAN

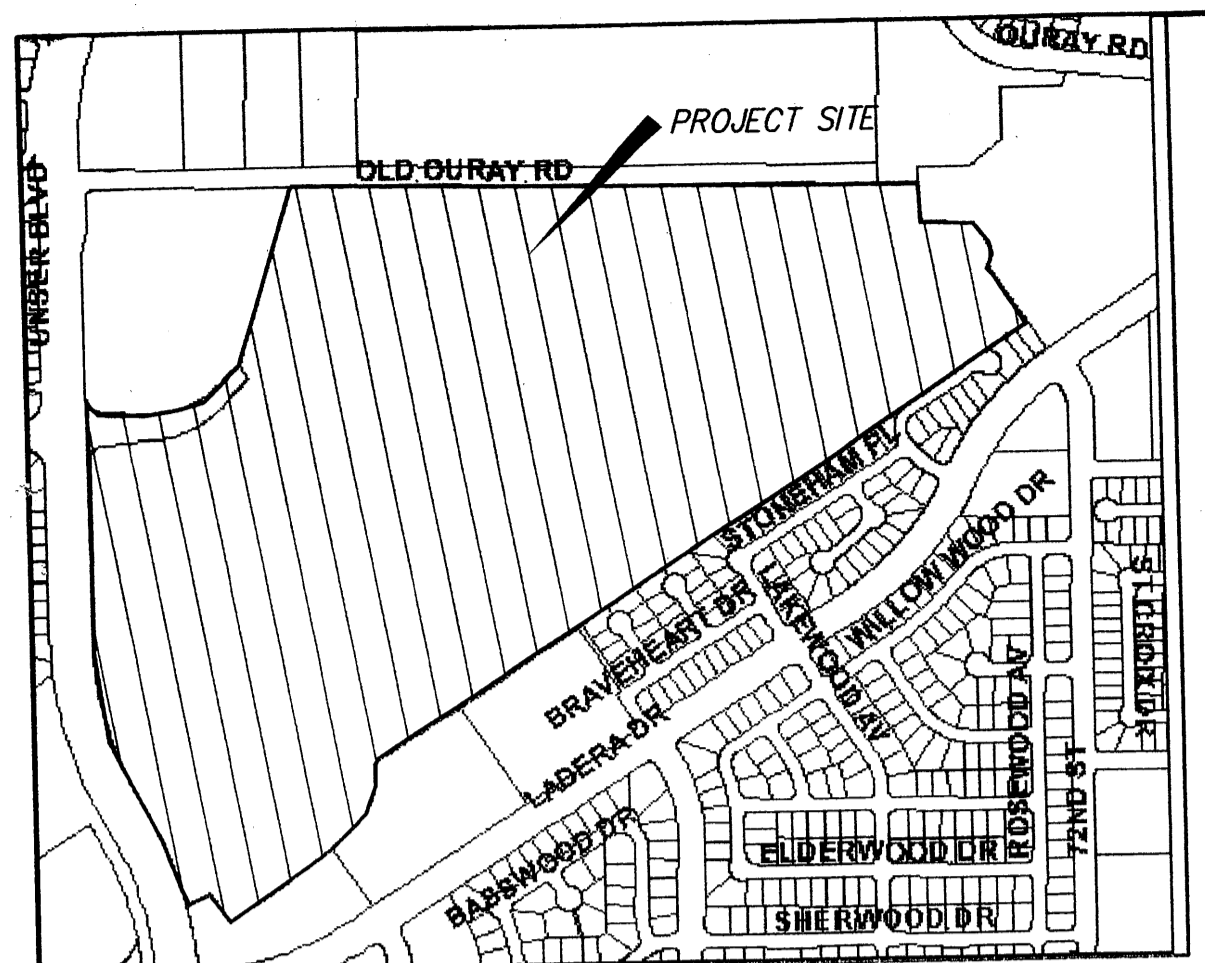
Date: 11.11.04

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

APPROVED AND ACCEPTED BY:
PROJ. NO. 1003671
APPLICATION NO. 04-01746
Sheran Wilson 1/25/05
Planning Department, DRB Chair
Bradley B. Byle 1-25-05
City Engineer
Tom H. Hines 11/17/04
Transportation Development
Christina Bandora 11/17/04
Utility Development
Parks and Recreation
Ronald Wilson 11/18/04
SOLID WASTE

PROJ # 1003671



VICINITY MAP ZONE MAPS: G-9, G-10, H-9, H-10

DEVELOPER

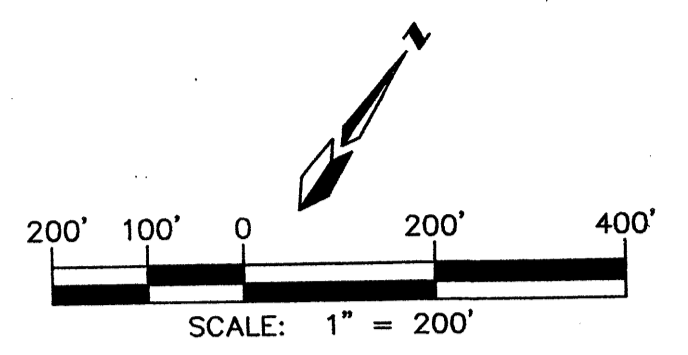
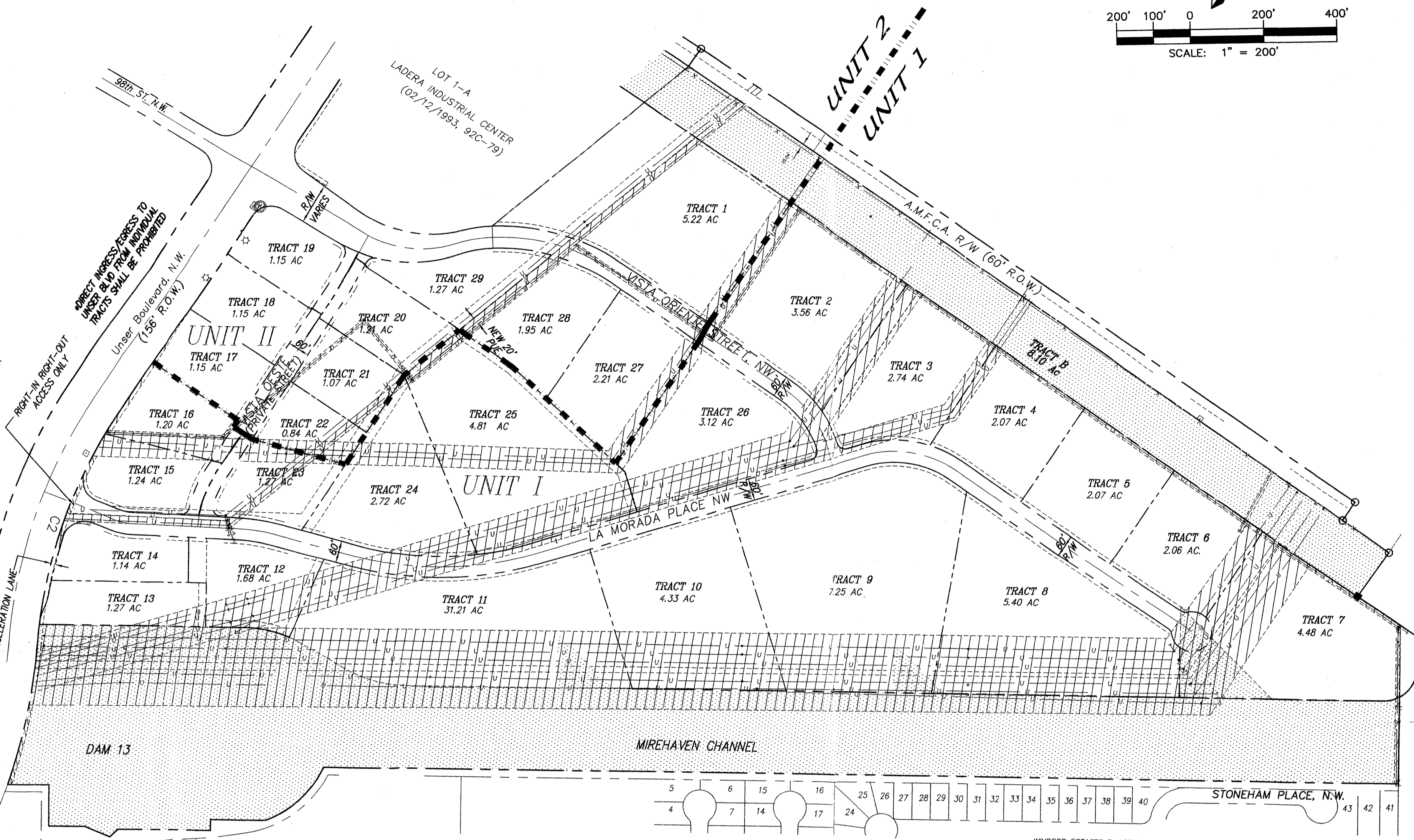
UNSER-98th ST. PARTNERSHIP, LLC
P.O. BOX 90548
ALBUQUERQUE, NEW MEXICO 87199
(505) 821-1034

PLANNERS

CONSENSUS PLANNING
924 PARK AVE. S.W.
ALBUQUERQUE, NEW MEXICO 87102
(505) 764-9801

ENGINEERS

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



SITE PLAN FOR SUBDIVISION

THIS SITE PLAN FOR SUBDIVISION COVERS ALL OF LOT 2, LADERA INDUSTRIAL CENTER. SITE AREA IS 116.6 ACRES PRIOR TO ANY R/W DEDICATIONS.

PROPOSED USE

THE SITE IS ZONED SU-1 FOR LIGHT INDUSTRIAL USES.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

TRAILS AND SIDEWALKS:
PEDESTRIANS ARE TO ACCESS THE SITE FROM THE EXISTING UNSER BLVD. TRAIL VIA AN INTERNAL NETWORK OF SIDEWALKS LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS.

VEHICULAR ACCESS:
VEHICLES ARE TO ACCESS INDIVIDUAL LOTS VIA THE PUBLIC STREET NETWORK AS SHOWN HEREON AND IN ACCORDANCE WITH THE CITY'S DPM GUIDELINES FOR PRIVATE DRIVEWAY INGRESS/EGRESS.

BICYCLE ACCESS:
A BIKE TRAIL CURRENTLY EXISTS ALONG UNSER BLVD. SEE SHEET 2 FOR FURTHER INFORMATION.

TRANSIT:
AS THIS SITE DEVELOPS ALONG THIS PORTION OF UNSER BLVD., COORDINATION SHALL BE WITH THE CITY TRANSIT DEPARTMENT REGARDING PLACEMENT OF TRANSIT STOPS IN ORDER TO PROVIDE ACCESS AND SERVICE TO THIS AREA.

LANDSCAPE PLAN:
THE DESIGN GUIDELINES ON SHEET 2 OUTLINE THE LANDSCAPE REQUIREMENTS FOR THE SITE.

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS ARE CONTAINED IN THE DESIGN GUIDELINES ON SHEET 2.

MAXIMUM TOTAL NUMBER OF DWELLING UNITS OR NON-RESIDENTIAL F.A.R.

THE OVERALL SITE'S MAXIMUM F.A.R. SHALL BE 0.35

GENERAL NOTES

- IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT WILL BE PROVIDED AT DRB TO ESTABLISH ZONE BOUNDARIES AND DEDICATE R/W.
- AFTER APPROVAL OF THIS PLAN BY THE ENVIRONMENTAL PLANNING COMMISSION AND THE DEVELOPMENT REVIEW BOARD, APPROVAL OF ALL SUBSEQUENT APPLICATIONS FOR INDIVIDUAL BUILDING PERMITS SHALL BE DELEGATED TO THE DRB.

APPROVED AND ACCEPTED BY:

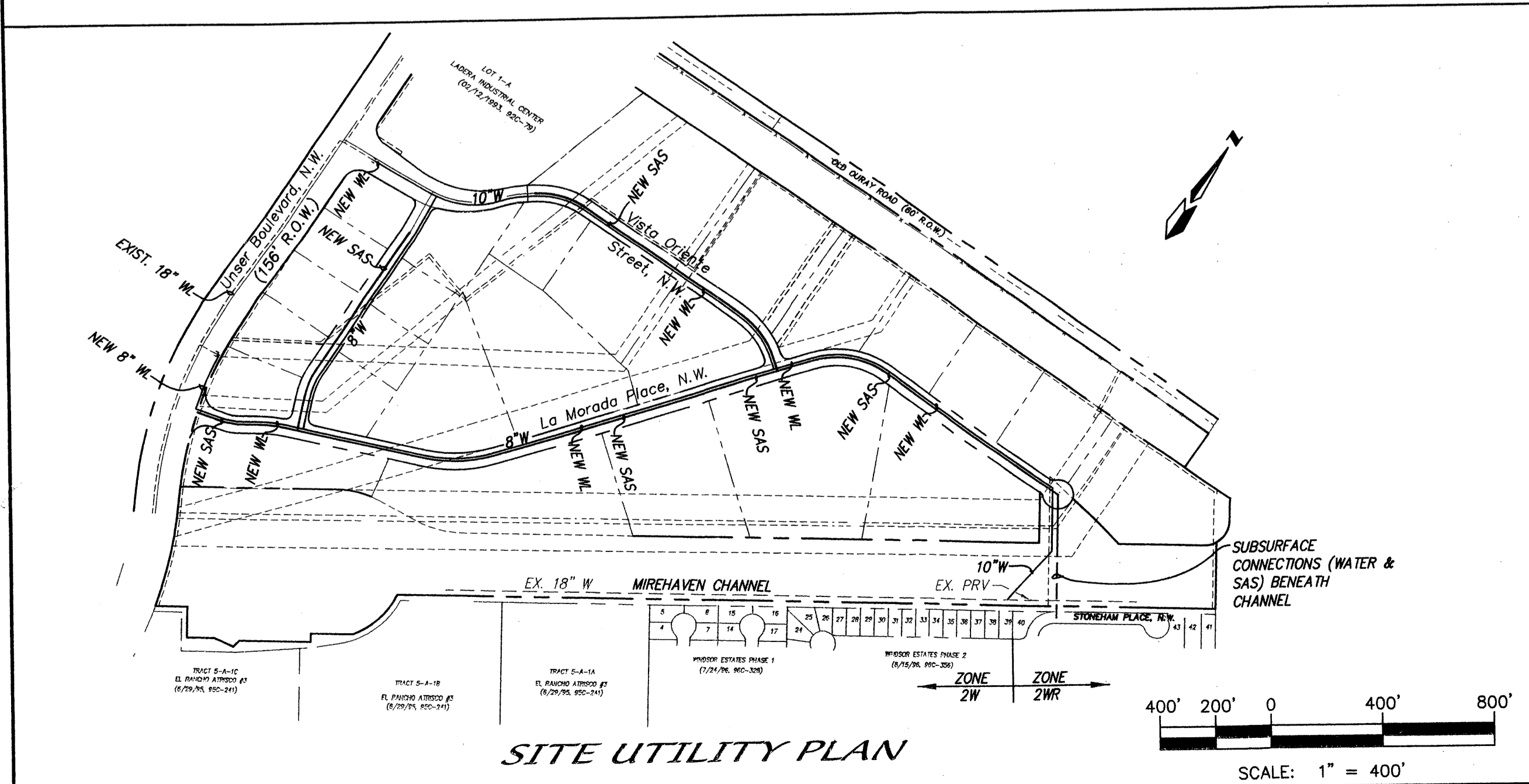
Project No. 1001523
Application No. 03-01458
Sharon Matson 1/16/04
Planning Department/DRB Chair
Bryelle J. Byler 10/8/03
City Engineer
10/8/03
Rogers
Utility Development
Rogers 10/8/03
Christine Sandoval
Parks and Recreation 10/8/03

PROJECT COST SHARE ESTIMATE - OFF SITE TRAFFIC IMPROVEMENTS BY TRACT

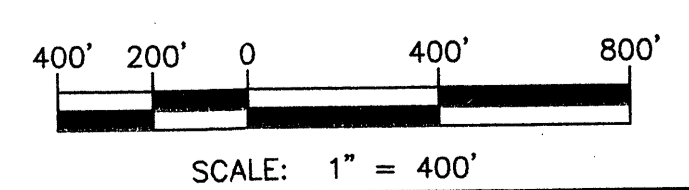
| TRACT | AREA (ACRES) | % OF TOTAL AREA | COST SHARE (\$) | TRACT | AREA (ACRES) | % OF TOTAL AREA | COST SHARE (\$) |
|-------|--------------|-----------------|-----------------|-------|--------------|-----------------|-----------------|
| 1 | 5.22 | 6.88 | 3,743.72 | 16 | 1.20 | 1.58 | 859.75 |
| 2 | 3.56 | 4.69 | 2,552.04 | 17 | 1.15 | 1.52 | 827.10 |
| 3 | 2.74 | 3.61 | 1,964.37 | 18 | 1.15 | 1.52 | 827.10 |
| 4 | 2.07 | 2.73 | 1,485.52 | 19 | 1.15 | 1.52 | 827.10 |
| 5 | 2.07 | 2.73 | 1,485.52 | 20 | 1.21 | 1.60 | 870.63 |
| 6 | 2.06 | 2.72 | 1,480.08 | 21 | 1.07 | 1.41 | 767.25 |
| 7 | 4.48 | 5.91 | 3,215.90 | 22 | 0.84 | 1.11 | 604.00 |
| 8 | 5.40 | 7.12 | 3,874.71 | 23 | 1.27 | 1.67 | 908.72 |
| 9 | 7.25 | 9.56 | 5,202.03 | 24 | 2.72 | 3.59 | 1,953.48 |
| 10 | 4.33 | 5.71 | 3,107.07 | 25 | 4.81 | 6.34 | 3,448.88 |
| 11 | 6.18 | 8.15 | 4,434.79 | 26 | 3.13 | 4.13 | 2,247.32 |
| 12 | 1.68 | 2.21 | 1,202.56 | 27 | 2.21 | 2.91 | 1,583.46 |
| 13 | 1.29 | 1.70 | 925.05 | 28 | 1.95 | 2.57 | 1,398.45 |
| 14 | 1.15 | 1.52 | 827.10 | 29 | 1.27 | 1.67 | 908.72 |
| 15 | 1.24 | 1.63 | 886.96 | | | | |
| | | | | TOTAL | 75.85 | | \$54,414.58 |

AN INFLATION FACTOR OF 3% PER YEAR SHALL BE APPLIED TO TRACTS DEVELOPING AFTER THE YEAR 2002.

*NET OF DRAINAGE EASEMENT
OFF-SITE TRAFFIC IMPROVEMENTS IDENTIFIED HEREON TO BE PAID BY INDIVIDUAL TRACT OWNERS AT THE TIME OF BUILDING PERMIT ISSUANCE.



SITE UTILITY PLAN



LEGEND

- POWER EASEMENT WITH OVERHEAD POWER LINE
- DRAINAGE EASEMENT
- MIXED EASEMENT
- UNIT BOUNDARY

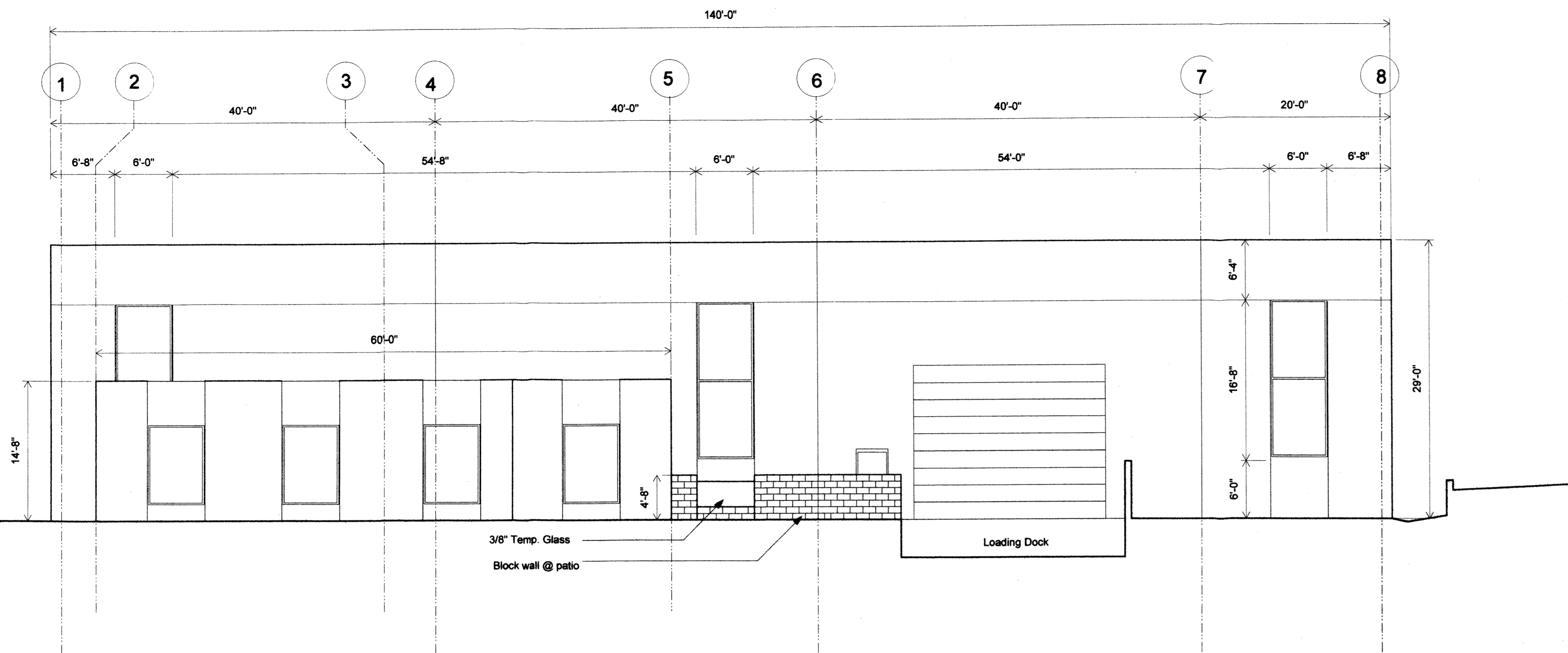
LADERA BUSINESS PARK

SITE PLAN FOR SUBDIVISION

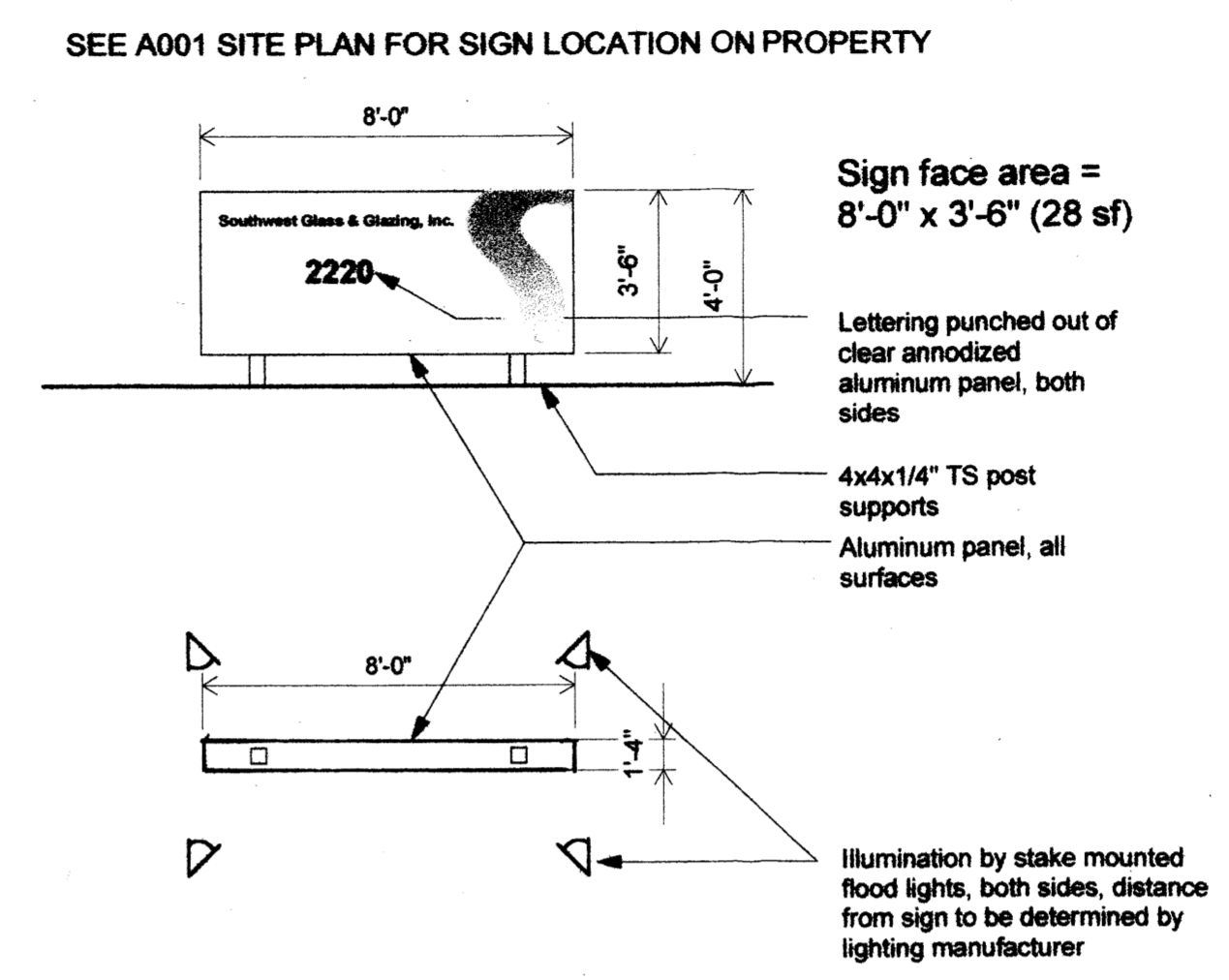
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: KJS Checked: DMG Sheet 1 of 3
Scale: 1" = 200' Date: 01-03-01 Job: A01130

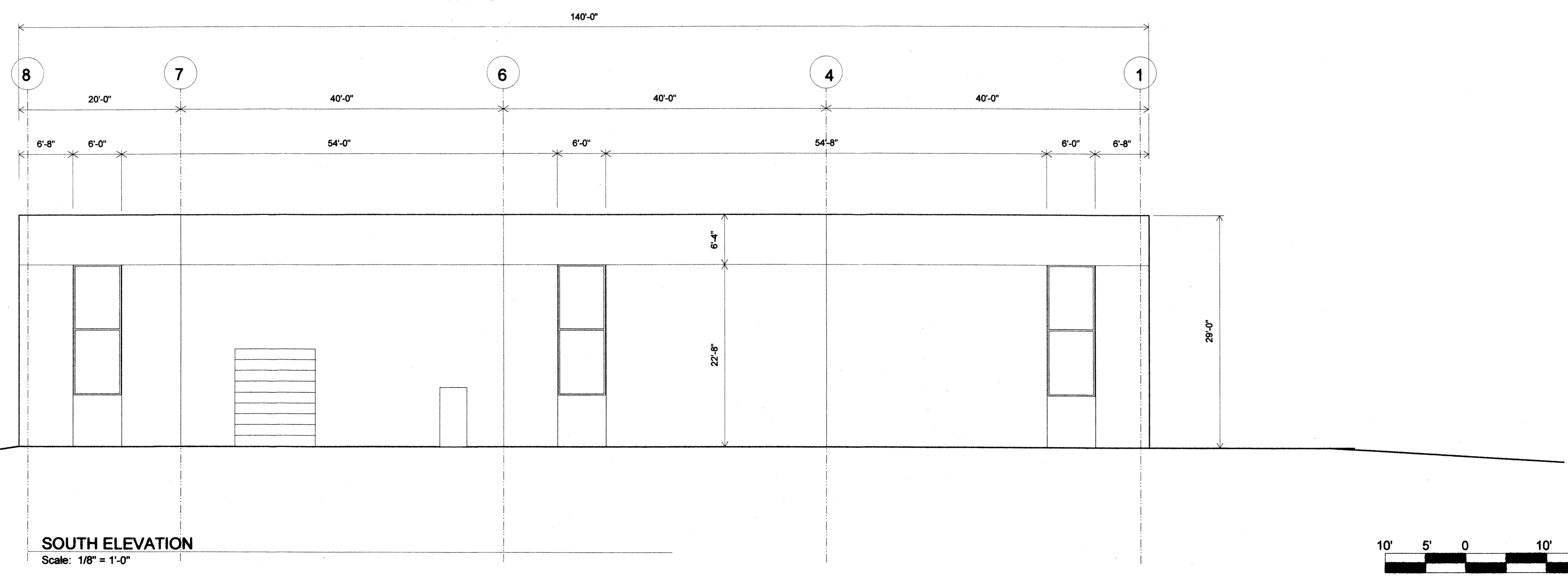
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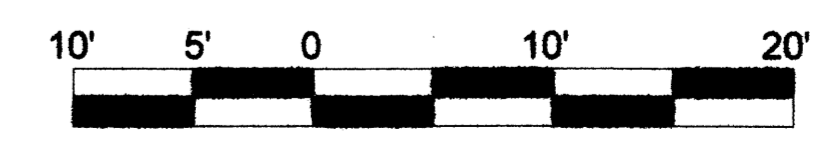
NORTH ELEVATION / SITE SECTION A-A
Scale: 1/8" = 1'-0"



PLAN - BUILDING SIGNAGE
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



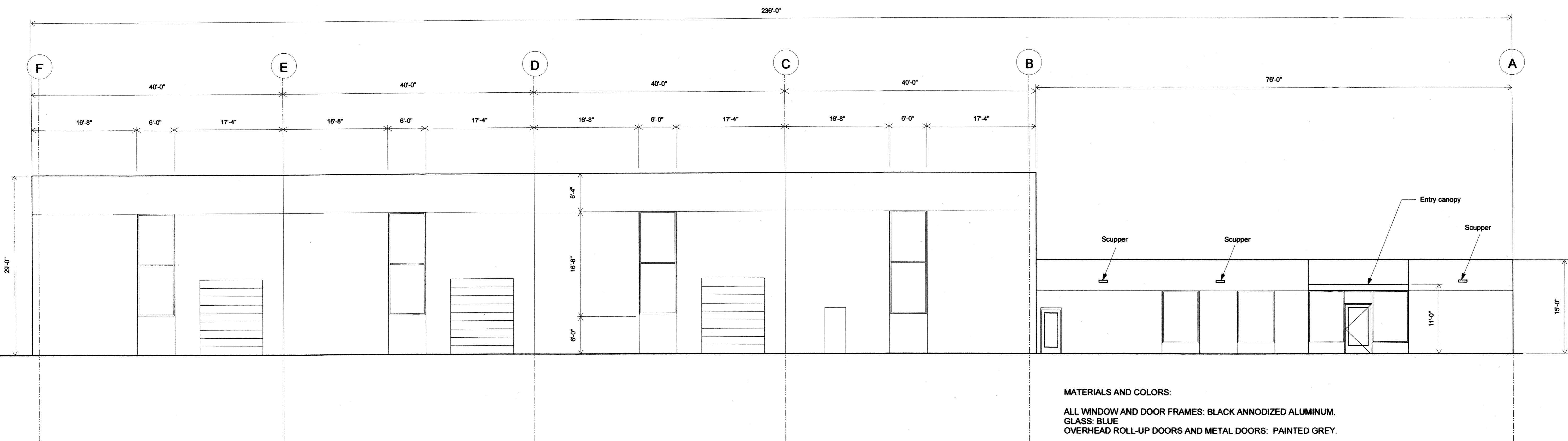
Kira Sorenson, AIA
13412 O. ...
Albuquerque, NM 87111
505-417-1404
505-265-2424
ksorenson@comcast.net
EMT ARCHITECTS

SOUTHWEST GLASS & GLAZING, INC.
Ladera Business Park
2220 Vista Oriente NW
Albuquerque, NM 87120

Sheet No.: **A201**

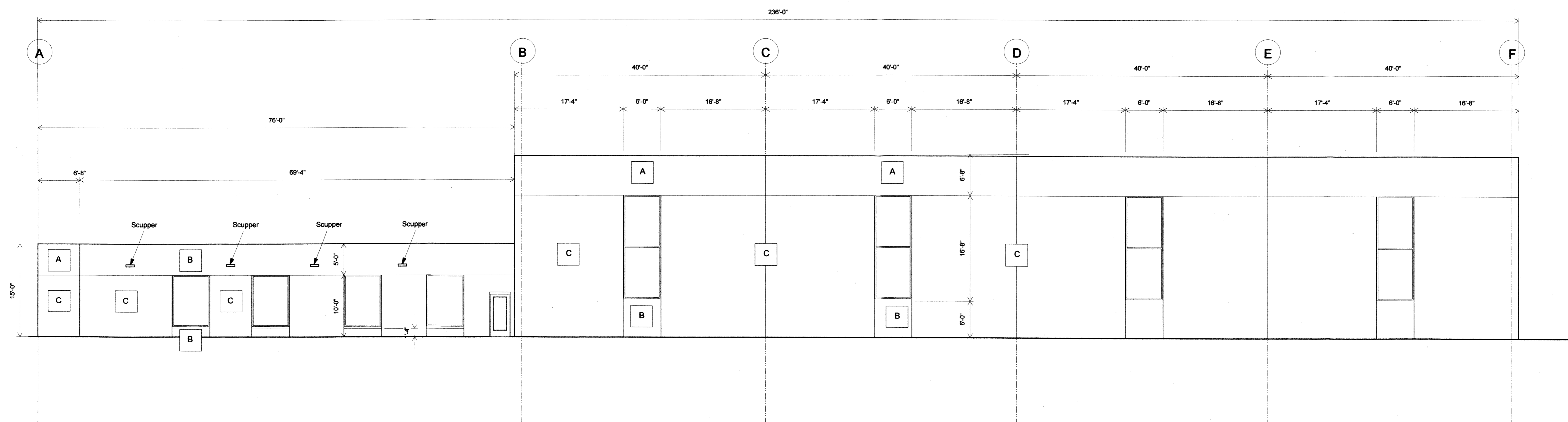
Sheet Title:
ELEVATIONS

Date: 11.02.04



MATERIALS AND COLORS:
 ALL WINDOW AND DOOR FRAMES: BLACK ANNOXIDIZED ALUMINUM.
 GLASS: BLUE
 OVERHEAD ROLL-UP DOORS AND METAL DOORS: PAINTED GREY.

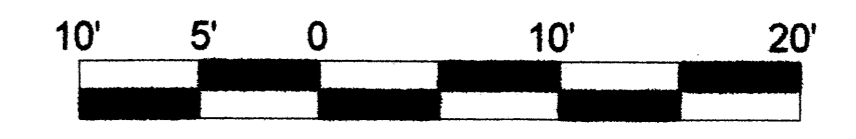
EAST ELEVATION
 Scale: 1" = 20'-0"



CMU COLOR AND TYPE TYPICAL ALL SIDES WAREHOUSE AND OFFICE.

- A 8" BLACK SPLIT-FACE, OVER-RUN
- B 6" BLACK SMOOTH, NEW
- C 8" PAINTED GREY, MIXED SMOOTH, OVER-RUN

WEST ELEVATION
 Scale: 1" = 20'-0"



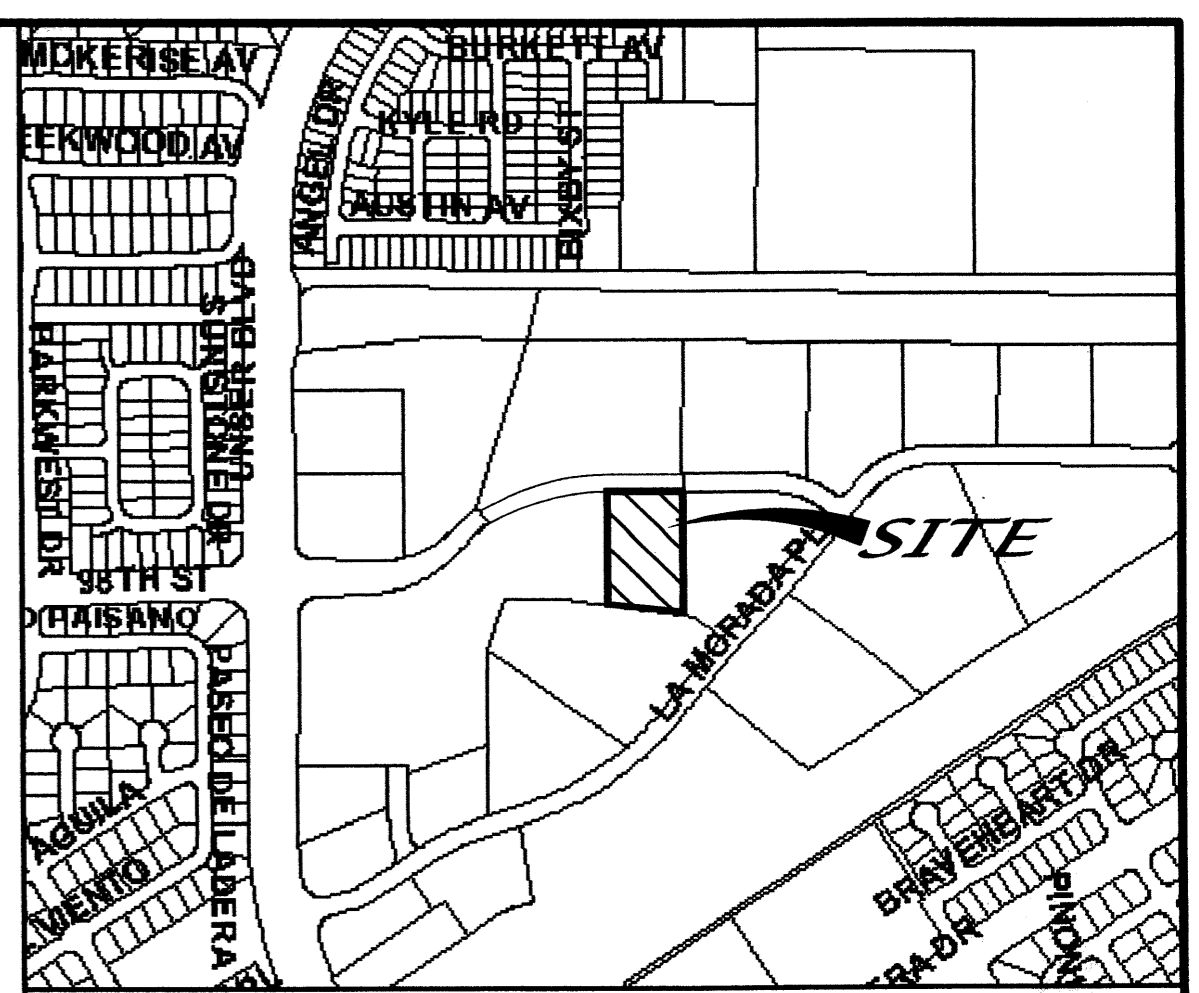
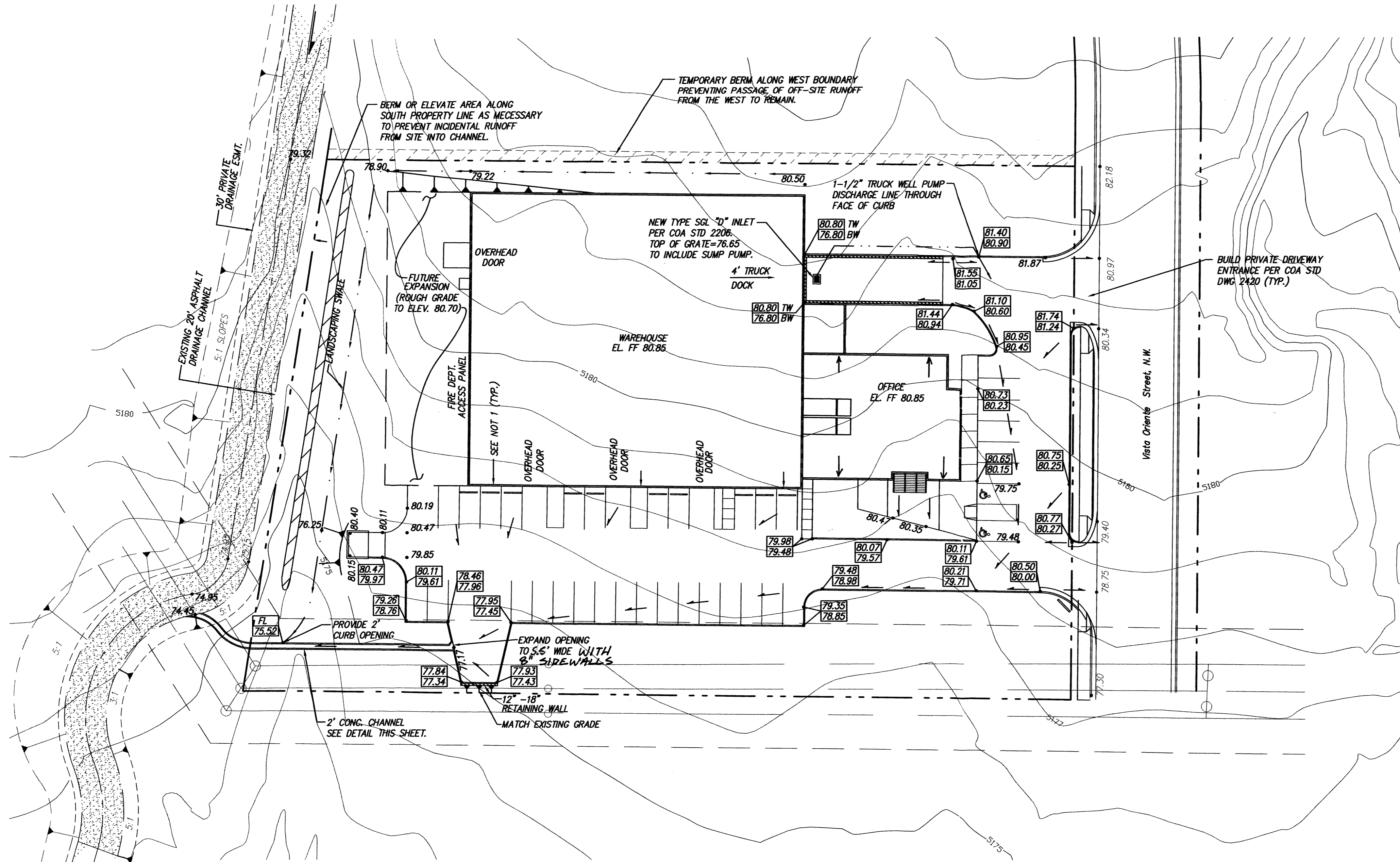
Kira Sowalet, AIA
 13412 Camino Real, NE
 Albuquerque, NM 87111
 505-417-1404
 Fax 505-242-4909
 kowalet@comcast.net
EXIT ARCHITECTS

SOUTHWEST GLASS & GLAZING, INC.
 Ladera Business Park
 2220 Vista Oriole NW
 Albuquerque, NM 87120

Sheet No.: **A202**

Sheet Title:
ELEVATIONS

Date: 11.02.04



VICINITY MAP ZONE MAP: H-9, H-10

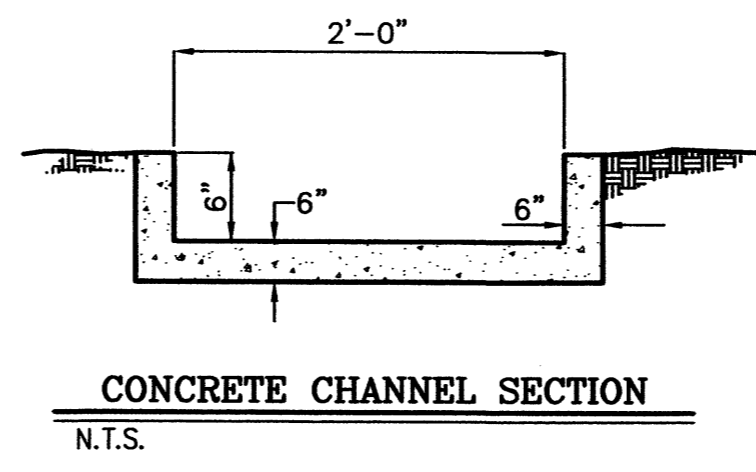
T B M (TEMPORARY BENCHMARK)
TO BE DETERMINED

ACS BENCHMARK
TO BE DETERMINED

LEGAL DESCRIPTION
TRACT 27, LADERA BUSINESS PARK, UNIT II.

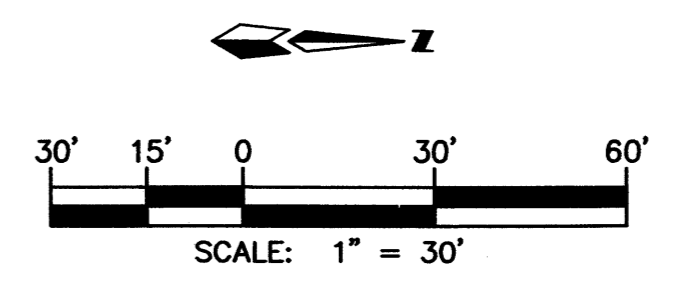
- NOTES
1. ROOF DRAINS PASS RUNOFF INTERNALLY THROUGH THE BUILDING AND THEN DISCHARGE EAST FROM THE EAST BUILDING FACADE INTO THE EAST PARKING LOT.
 2. RETAINING WALL SHALL BE DESIGNED BY OTHERS.
 3. EARTHWORK CONTRACTOR SHALL OBTAIN A SURFACE DISTURBANCE PERMIT PRIOR TO BEGINNING EARTHWORK OPERATIONS.

| LEGEND | |
|-------------|--|
| — 5105 — | EXISTING CONTOUR (MAJOR) |
| — 5104 — | EXISTING CONTOUR (MINOR) |
| x 00.00 | EXISTING SPOT ELEVATION |
| — | EXISTING ASPHALT CURB |
| — | EXISTING CONCRETE CURB |
| ⊗ | EXISTING UNDERGROUND GAS MARKER |
| — | EXISTING WALL OR HEAD WALL |
| + | EXISTING SIGN |
| x x x x | EXISTING FENCE |
| ● | EXISTING SANITARY SEWER MANHOLE |
| ○ | EXISTING CLEANOUT |
| + | EXISTING WATER VALVE |
| ⊕ | EXISTING FIRE HYDRANT |
| E, T & CATV | EXISTING OVERHEAD UTILITY LINES |
| ● | EXISTING POWER POLE |
| — | EXISTING GUYWIRE |
| ⊞ | EXISTING LIGHT POLE |
| ⊞ | EXISTING TELEPHONE PEDESTAL |
| ⊗ | EXISTING UNDERGROUND GAS MARKER |
| ⊕ | EXISTING GAS VALVE/METER |
| ⊕ | EXISTING STORM SEWER MANHOLE |
| ⊕ | EXISTING DROP INLET |
| — | DRAINAGE BASIN BOUNDARY |
| — | NEW CONCRETE HEADER CURB |
| — | EXISTING CHAINLINK FENCE |
| — | PROPOSED FIELD SWALE OR FLOWLINE |
| — | EXISTING SIDEWALK CULVERT |
| FF= 00.88 | FINISH FLOOR ELEVATION |
| .02.02 | NEW SPOT ELEVATION |
| .02.02 | ESTIMATED SPOT ELEVATION (SHADED) |
| 97.67 | TOP OF CURB |
| 97.17 | FLOWLINE |
| → | FLOW DIRECTION |
| — | ROOF DRAIN |
| 3:1 | SLOPE |
| — | NEW RETAINING WALL (STRUCTURAL DESIGN BY OTHERS) |



RAIN SIX = 2.19 IN.
DT = 0.0333 HR.
AREA = 2.21 ACRES
PERCENT B = 20%
PERCENT D = 80%
Q₁₀₀ = 8.24 CFS
VOL₁₀₀ = 0.2988 AF

Professional Engineer Seal for John H. MacKenzie, State of New Mexico, License No. 11010, dated 11-1-04.



SOUTHWEST GLASS & GLAZING
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: JMM Drawn: KJS Checked: DMG Sheet 1 of 1
Scale: 1" = 30' Date: 10/04 Job: A04088

A4088SWG/A4088GD30/11-01-04 KJS NHE

