

### SIGNATURE BLOCK

PROJECT NUMBER: 100379  
 APPLICATION NUMBER: 24DRB-01799  
 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 APPROVAL:

<i>Julie SA</i>	2-2-04	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		
<i>Christine Sandoval</i>	12/1/04	DATE
PARKS & RECREATION DEPARTMENT		
<i>Roger J. Aron</i>	12/2/04	DATE
UTILITIES DEVELOPMENT		
<i>Bradley J. Bingham</i>	12/1/04	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMARCA		
<i>NA</i>		
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)		
<i>Michael Helton</i>	11-16-04	DATE
SOLID WASTE MANAGEMENT		
<i>M. Matson</i>	12/6/04	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		

PLN2(10706) 12/16/03

### SITE PLAN LEGEND

	INDICATES THE EXTENT OF LANDSCAPE AREA SEE LANDSCAPE PLAN
	INDICATES THE EXTENT OF ASPHALT PAVING PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
	INDICATES THE EXTENT OF CONCRETE SIDEWALK PROVIDED TOOLED JOINTS AT 6 FT O/C MAX AND 1/2" EXPANSION JOINTS AT 24 FT O/C MAX
	INDICATES THE EXTENT OF CONCRETE PAVING WITH UJP 645 1616. PROVIDED CONTROL JOINTS AS INDICATED.
	PROPERTY LINE.
	EASEMENT BOUNDARIES.

AFD Plans Checking Office  
 924-3611  
 HYDRANTS ONLY  
 Hydrants shall be installed prior to construction  
 (APPROVED/DISAPPROVED)  
*P.C. Sanchez* 11-16-04  
 Signature & Date

## BUILDING CRITERIA

PROJECT: MERIDIAN BUSINESS PARK LOT 5  
 1501 MERIDIAN PLACE NW  
 ALBUQUERQUE, NM

OWNER: G & A LTD. CO.  
 1400 MERIDIAN PLACE NW, SUITE D  
 ALBUQUERQUE, NM 87102

ARCHITECT: CLAUDIO VIGIL ARCHITECTS  
 1801 RIO GRANDE BOULEVARD, SUITE 2  
 ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION: LOT 5 MERIDIAN BUSINESS PARK  
 ZONING CLASSIFICATION: IP, INDUSTRIAL PARK ZONE  
 ZONING ATLAS MAP: K-10-2  
 BUILDING FUNCTION: OFFICE WAREHOUSE SPACE  
 CONSTRUCTION TYPE: TYPE II-B - FULLY SPRINKLERED  
 OCCUPANCY GROUP: B-OFFICE / S-2 WAREHOUSE  
 ALLOWABLE AREA:  
 PER 2003 NEW MEXICO COMMERCIAL BUILDING CODE (2003 NBC)  
 GROUP B AND S-2 OCCUPANCIES, ONE STORY, TYPE II-B  
 CONSTRUCTION, 100% AUTOMATIC FIRE SPRINKLER SYSTEM.  
 PROPERTY ENTIRELY SURROUNDED BY YARDS NOT LESS  
 THAN 6'0" IN WIDTH ; UNLIMITED AREA ALLOWED

BUILDING HEIGHT: 31'-0" AFF.  
 GROSS BUILDING AREA: 100,480 GROSS SF  
 TOTAL LOT AREA: 753,200 SF. = 5.813 ACRES  
 NET LOT AREA: 152,120 SF. = 3.506 ACRES  
 TOTAL PARKING/PAVED AREA: 111,502 SF.  
 TOTAL LANDSCAPE AREA REQUIRED: 22,900 SF.  
 TOTAL LANDSCAPE AREA PROVIDED: 45,300 SF.  
 LANDSCAPE TO PARKING AREA RATIO: 2.6 : 1

PARKING ANALYSIS:  
 OFFICE AREA - (10%) 10,048/1000 = 51 SPACES  
 WAREHOUSE AREA - 90432/10000 = 46 SPACES  
 TOTAL = 97 SPACES

TOTAL PARKING SPACES REQUIRED = 119 PARKING SPACES  
 FUTURE PARKING SPACES PROVIDED = 22 PARKING SPACES  
 (6 ACCESSIBLE PARKING SPACES + 2 VAN ACCESSIBLE SPACES)

PARKING SPACE SIZES:  
 REGULAR CAR PARKING SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG  
 HANDICAP PARKING SPACE = 8'-6" x 18'-0" WITH A 2'-0" OVERHANG  
 HANDICAP AISLE = 8'-0" x 18'-0" AT VAN ACCESSIBLE PARKING  
 5'-6" x 18'-0" AT ACCESSIBLE PARKING

BICYCLE SPACES:  
 INDUSTRIAL PARK 25x141 = 1.05  
 TOTAL BICYCLE SPACES REQUIRED = 8 BICYCLE SPACES  
 TOTAL BICYCLE SPACES PROVIDED = 8 BICYCLE SPACES  
 (2 BIKE RACK POSTS AT 4 BICYCLES PER POST)

- NOTE:
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL CALL FOR TEMPORARY CO.
  - "AN AS-BUILT COPY OF THE APPROVED TCL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY TRANSPORTATION DEVELOPMENT (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED."
  - OVERHEAD DOCK DOOR MUST BE INSTALLED ON THE INTERIOR SIDE. THE RETRACTING EQUIPMENT MUST NOT APPEAR ON THE EXTERIOR.
  - SITE LIGHTING SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

NORTH

SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT

## SITE PLAN

NOVEMBER 16, 2004 1"=30'-0"

CLAUDIO VIGIL ARCHITECTS

**OFFICE / WAREHOUSE**  
 MERIDIAN LOT 5  
 7501 MERIDIAN PLACE NW  
 ALBUQUERQUE, NEW MEXICO

SHEET  
**DRB1**

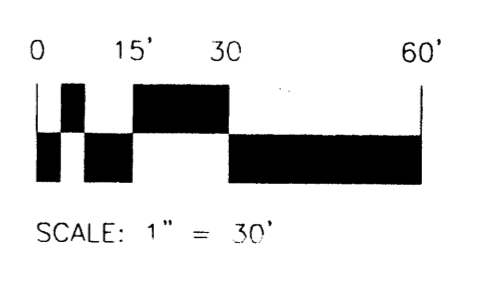
PROJECT NUMBER  
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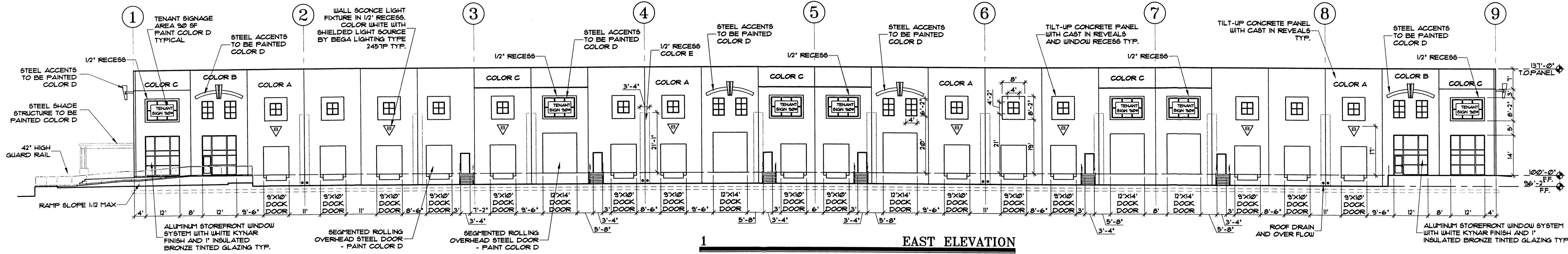
OWNERSHIP OF INSTRUMENTS OF SERVICE  
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 Phone: 505/842-1113 Fax: 505/842-1330

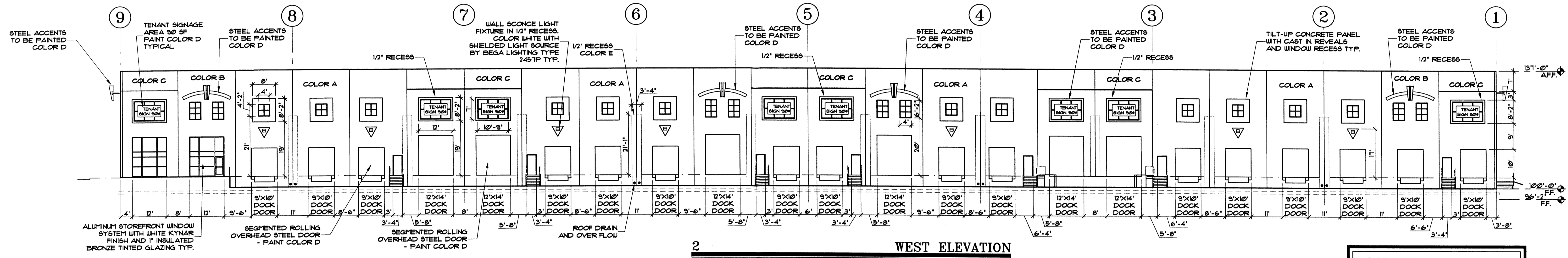
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EXISTING LOT 6

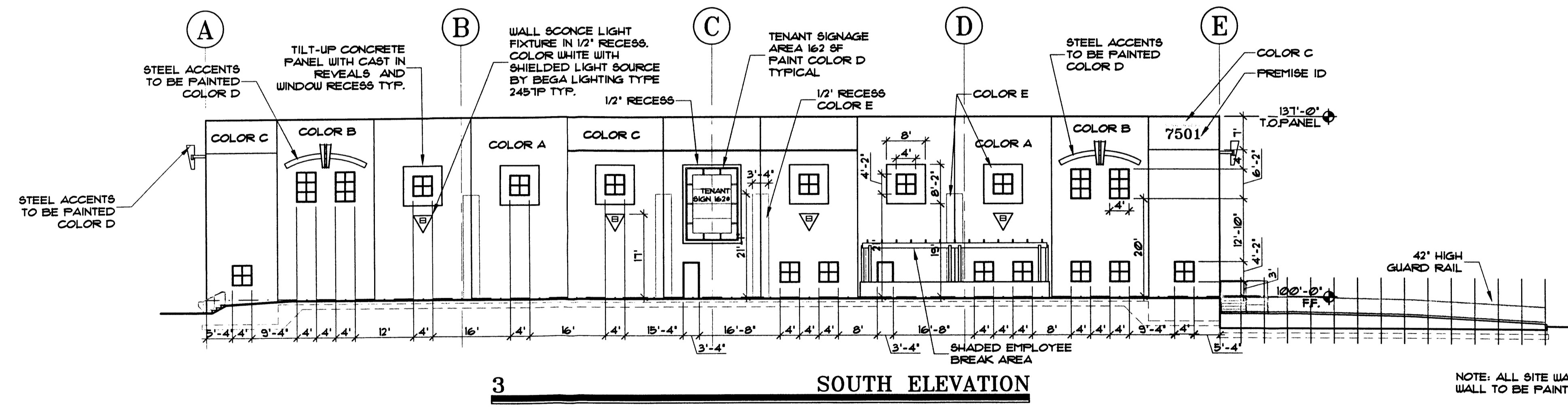




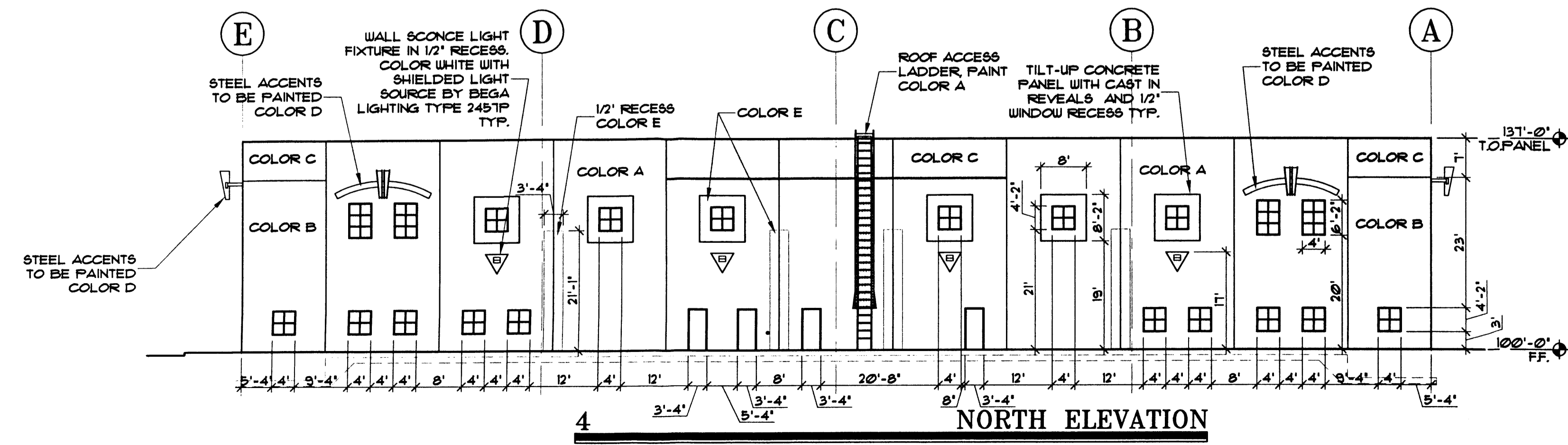
1 EAST ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION

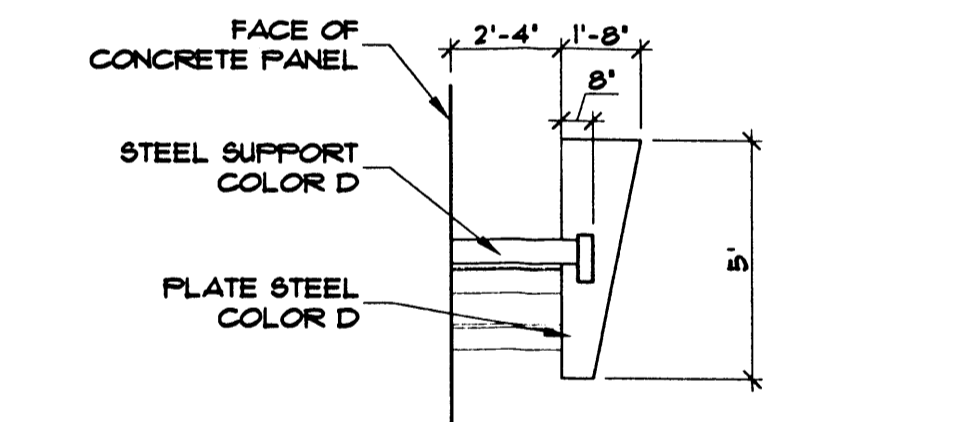


4 NORTH ELEVATION

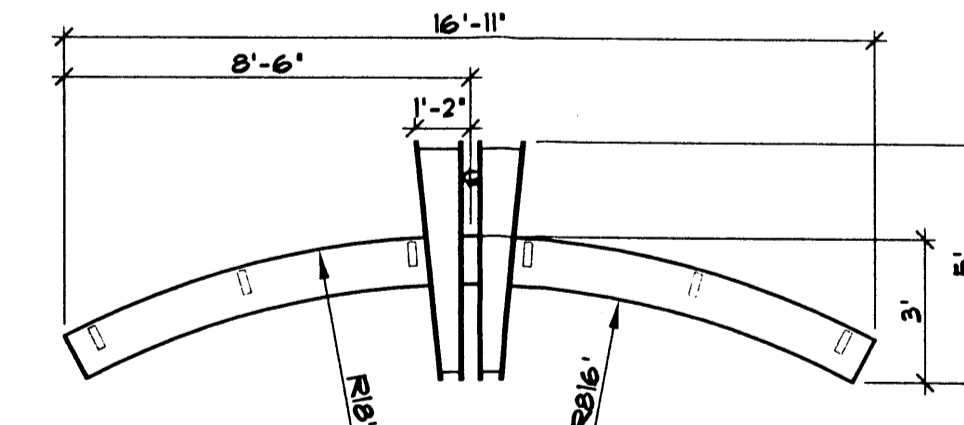
COLORS	
COLOR A:	SW 2200 - TRAVERTINE
COLOR B:	SW 2229 - AUDUBON
COLOR C:	SW 2248 - APRIL SHOWER
COLOR D:	WHITE
COLOR E:	SW 2226 - SHIRE GREEN

**ELEVATIONS**

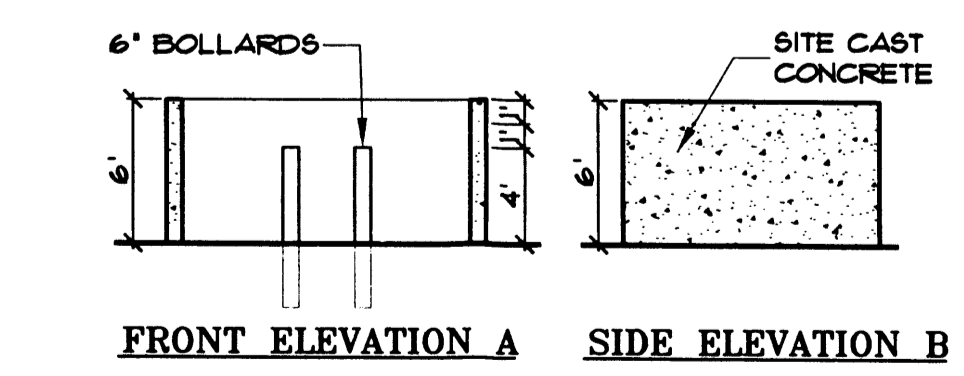
NOVEMBER 16, 2004 1/16" = 1'-0"



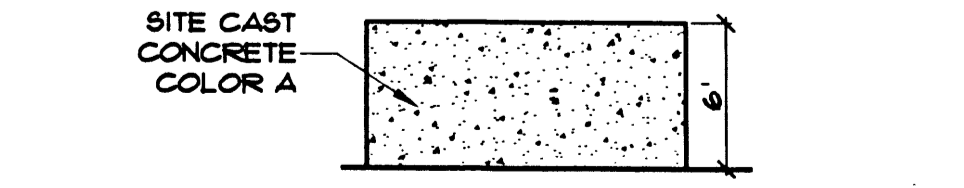
3SHADE STRUCTURE SECTION  
SCALE: 1/4" = 1'-0"



2 SHADE STRUCTURE  
SCALE: 1/4" = 1'-0"



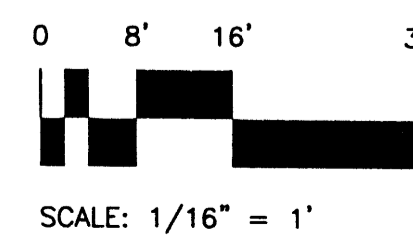
FRONT ELEVATION A SIDE ELEVATION B




REAR ELEVATION C

1 TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"

NOTE: ALL SITE WALLS AND RETAINING WALL TO BE PAINTED COLOR A





**CLAUDIO VIGIL ARCHITECTS**

**OFFICE / WAREHOUSE**

MERIDIAN LOT 5

7501 MERIDIAN PLACE NW

ALBUQUERQUE, NEW MEXICO

**SHEET**  
**DRB**  
**A-2**

PROJECT NUMBER  
04095

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# GENERAL NOTES

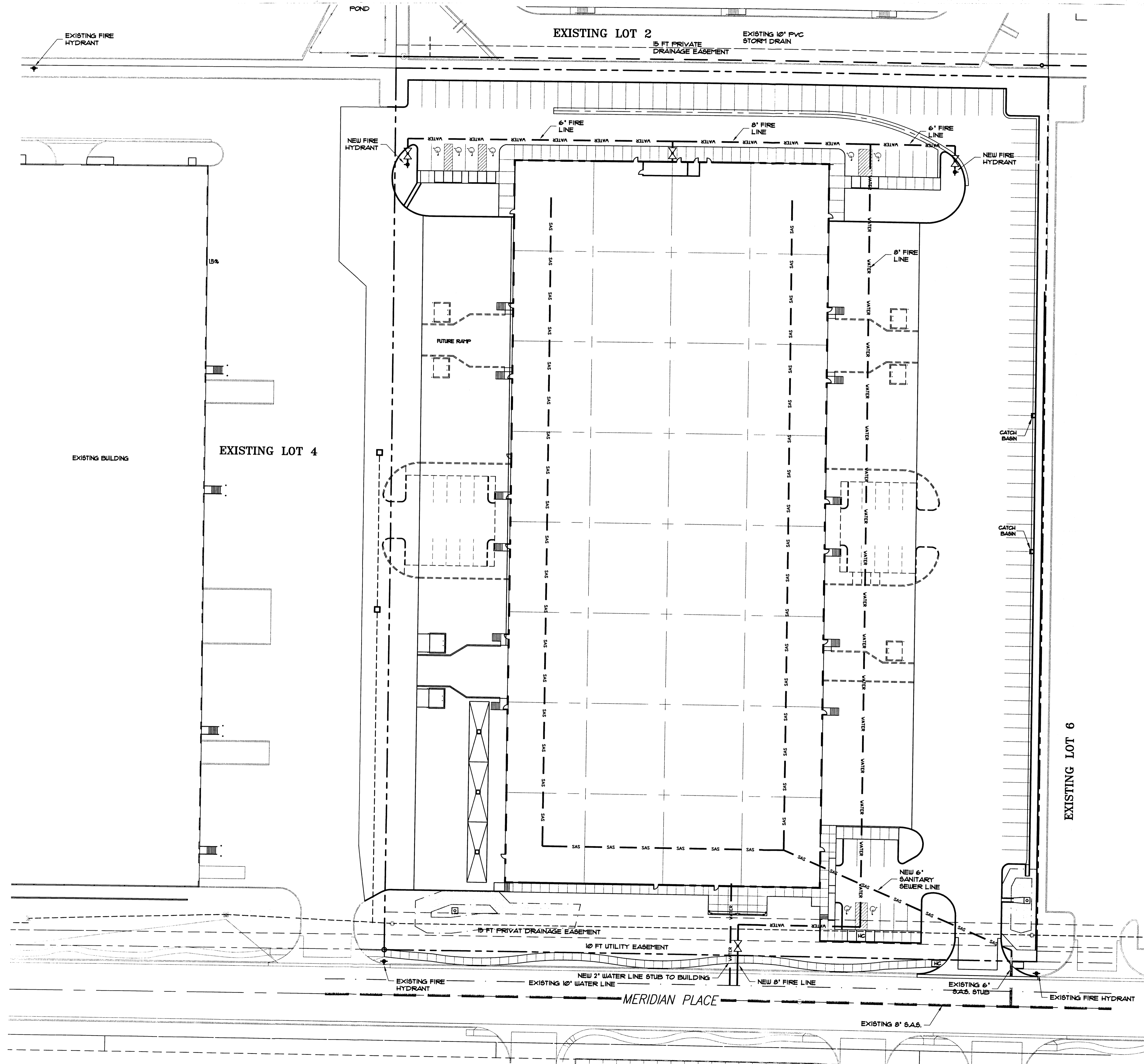
THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UTILITY LINES, PIPELINES, OR OTHER UNDERGROUND UTILITY IN, OR NEAR, THE CONSTRUCTION SITE WITH THE OWNER AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED TO THE ARCHITECT/ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONAL UNDERGROUND LINES MAY EXIST THAT HAVE NOT BEEN SHOWN.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-331-7531 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONSTRUCTION SO THAT A RESOLUTION CAN BE DETERMINED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE AND BELOW THE GROUND. ANY DAMAGE TO EXISTING UTILITIES (AS DETERMINED ABOVE) BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION IN SERVICE WITH THE OWNER AND THE UTILITY COMPANY THREE WORKING DAYS PRIOR TO INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXISTING AND NEW, IN THEIR CORRECT LOCATIONS, VERTICAL AND HORIZONTAL, ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.



## UTILITIES PLAN

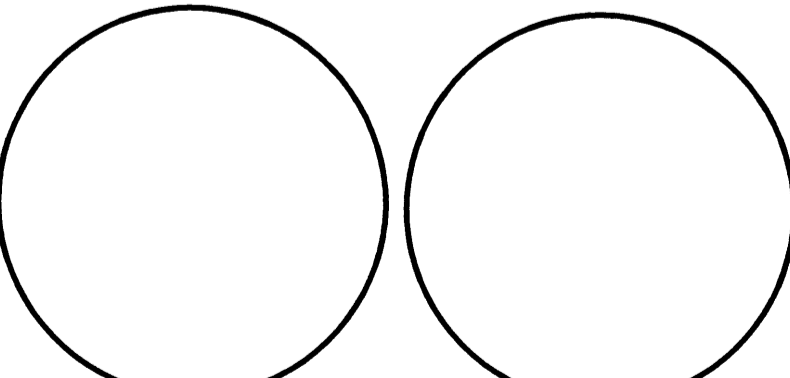
NOVEMBER 16, 2004 1"=30'-0"



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**OFFICE / WAREHOUSE**

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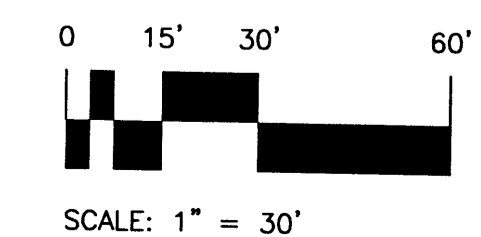
SHEET

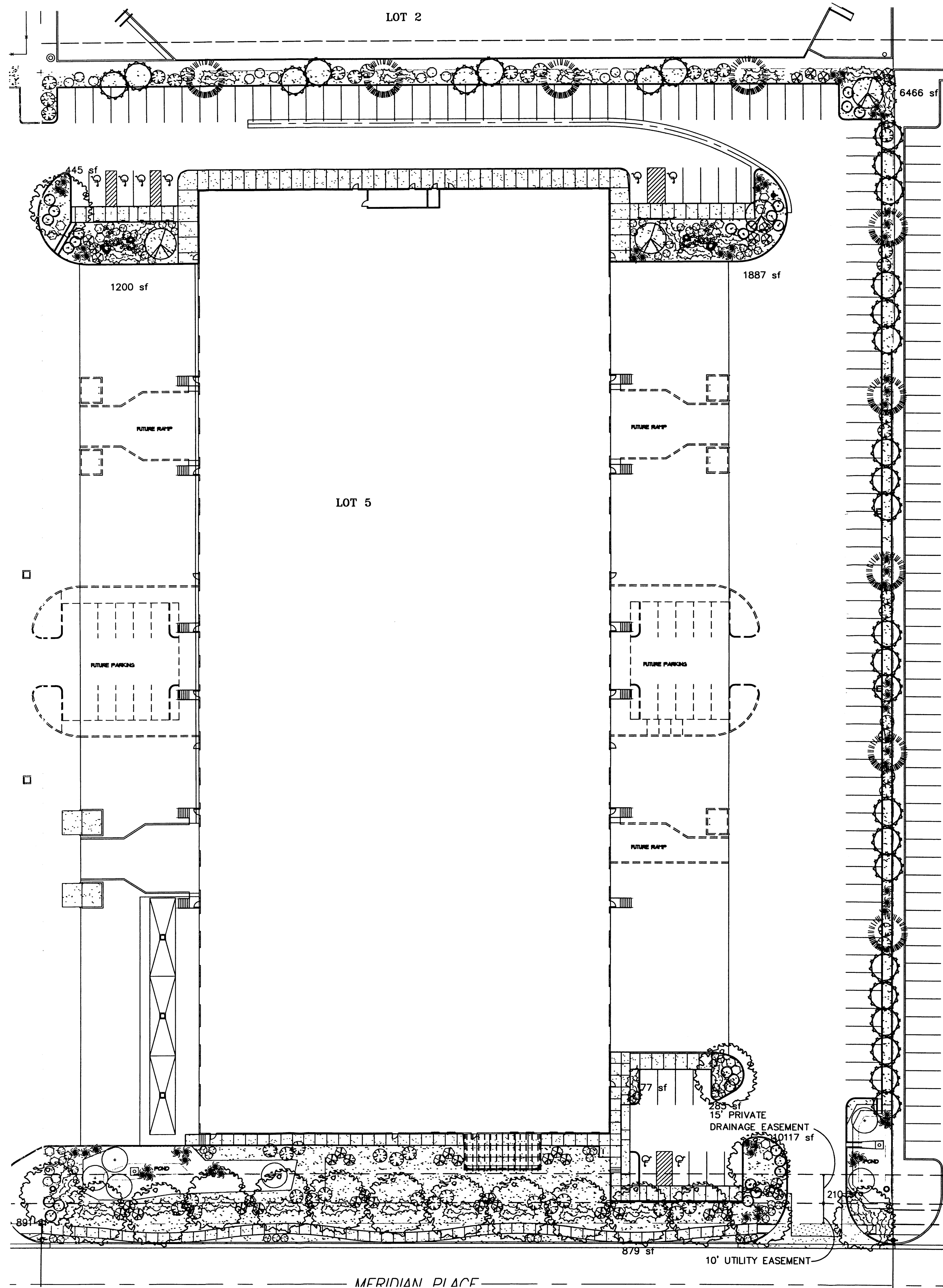
U-1

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**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (H) 15  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
- FLOWERING PEAR (H) 4  
Pyrus calleryana  
2" Cal.
- DESERT WILLOW (L) 35  
Chilopsis linearis  
15 Gal. 200 sf
- INDIAN HAWTHORN (M) 42  
Raphiolepis indica  
5 Gal. 36sf
- RUSSIAN SAGE (M) 27  
Perovskia atriplicifolia  
5 Gal. 36sf
- APACHE PLUME (L) 15  
Fallugia paradoxa  
5 Gal. 25sf
- NATURAL EDGE
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- RIP RAP WITH FILTER FABRIC
- AUSTRIAN PINE (M) 9  
Pinus nigra  
6"-8"
- NEW MEXICO OLIVE (L) 6  
Forestiera neomexicana  
15 Gal.
- MAIDENGRASS (M) 63  
Miscanthus sinensis  
5 Gal. 16sf
- HONEYSUCKLE 26  
Lonicera japonica  
1 Gal. 200sf
- AUTUMN SAGE (M) 14  
Salvia greggii  
2 Gal. 9sf
- CHAMISA (L) 50  
Chrysothamnus nauseosus  
1 Gal. 25sf
- WILDFLOWER 62  
1 Gal. 4sf
- OVERSIZED GRAVEL & 6 BOULDERS

**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.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Meridian Ave. NW  
Required # 12 Provided # 12

**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.

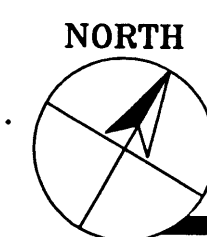
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

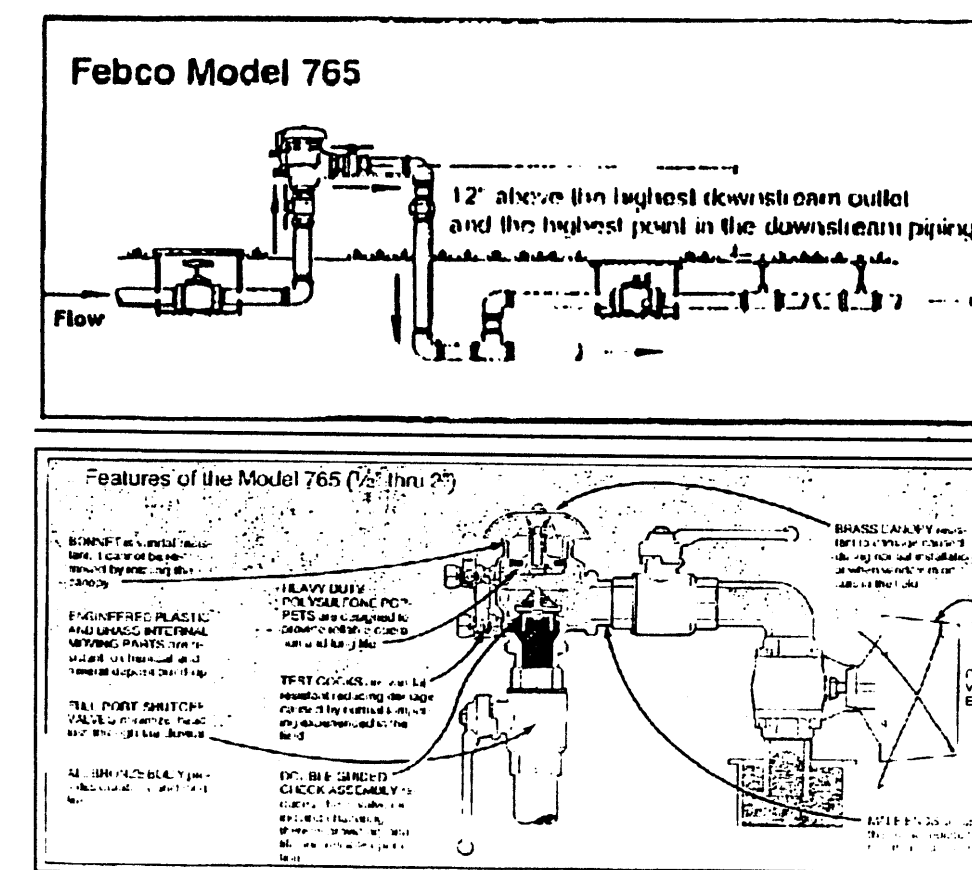
**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	253238	square feet
TOTAL BUILDINGS AREA	100480	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	152758	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22914	square feet
TOTAL BED PROVIDED	22455	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	16841	square feet
TOTAL GROUND COVER PROVIDED	17771	square feet
TOTAL PONDING AREA	2773	square feet
TOTAL NON-PUBLIC SIDEWALK	6399	square feet
TOTAL NON-PUBLIC SIDEWALK, TO COUNT AS LANDSCAPING (max. 33% of landscape required)	3983	square feet
TOTAL LANDSCAPE PROVIDED	24527	square feet



**LANDSCAPE PLAN**

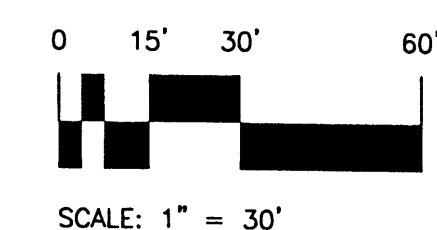
NOVEMBER 16, 2004 1"=30'-0"



**BACKFLOW PREVENTOR DETAIL**

**The Hilltop**

LANDSCAPE ARCHITECTS & CONTRACTORS  
 Cont. Lic. #26458  
 7909 Edith N.E.  
 Albuquerque, NM 87184  
 Ph. (505) 898-9690  
 Fax (505) 898-7737  
 cmd@hilltoplandscaping.com  
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**SHEET**

**L-1**

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