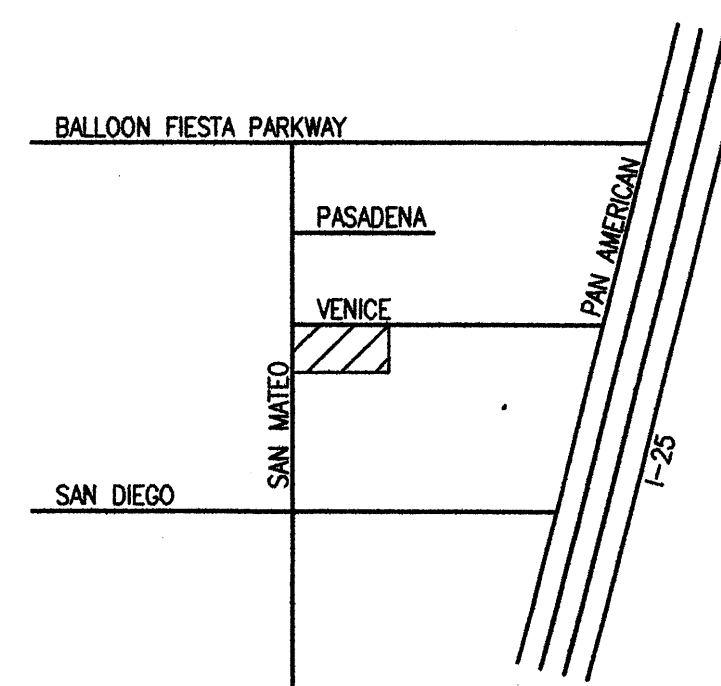


VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

SIGNATURE BLOCK

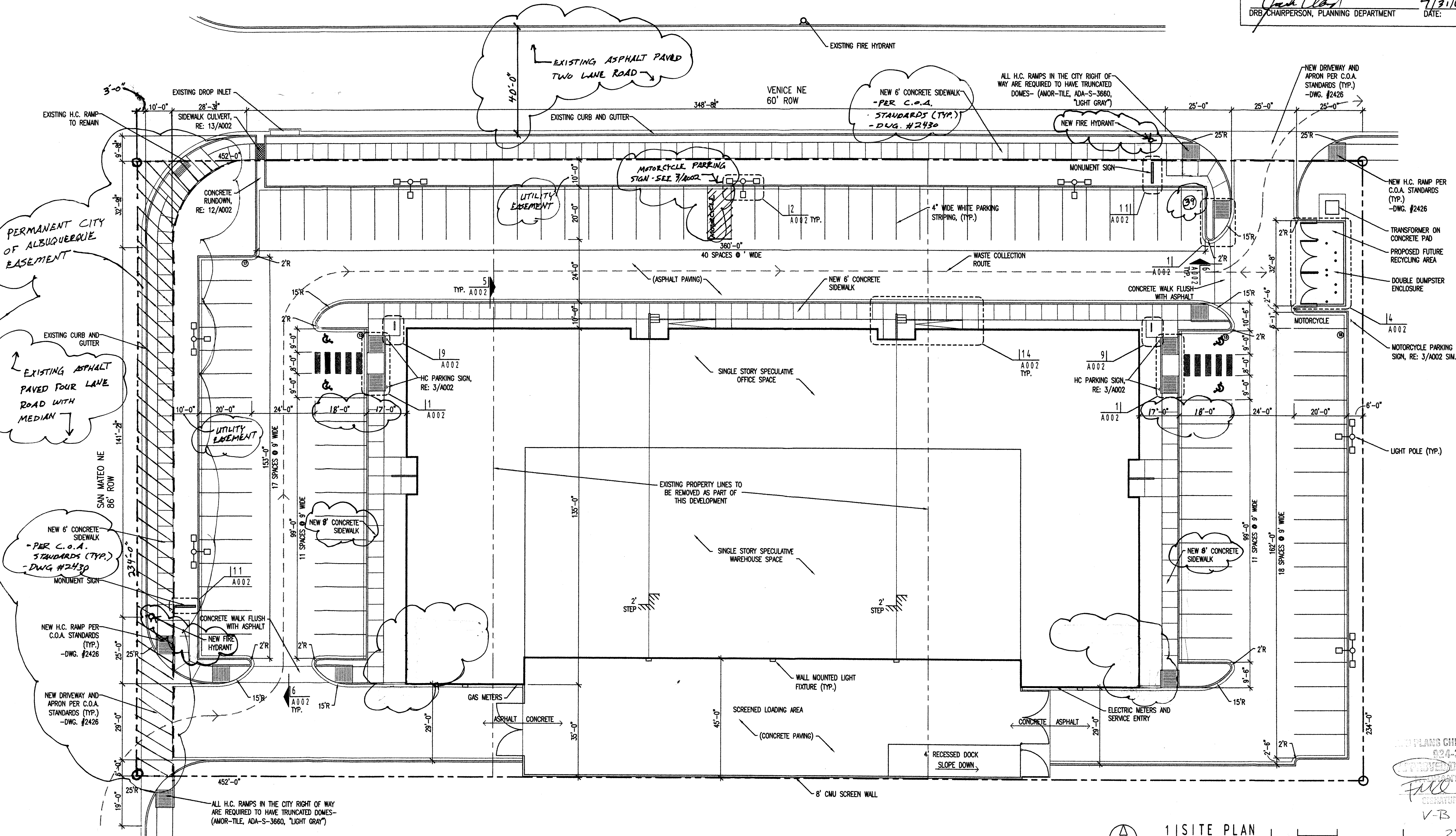
PROJECT NUMBER **1003815**
 APPLICATION NUMBER **08DRB-70208**
 Is an infrastructure list required? (Yes/No) If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

[Signature] 7/31/08
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE:
[Signature] 5/28/08
 UTILITIES DEVELOPMENT - A.T.C.W.U.A. DATE:
[Signature] 5/28/08
 PARKS AND RECREATION DATE:
[Signature] 5/28/08
 CITY ENGINEER DATE:
 N/A
 ENVIRONMENTAL HEALTH DEPT. (if required) DATE:
[Signature] 5/11/08
 SOLID WASTE MANAGEMENT DATE:
[Signature] 7/21/08
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE:

SITE DATA

LOCATION:	9520 SAN MATEO BLVD. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 1,2,3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	101806501124830926 10180650224930925 101806504224930924
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	5-B, SPRINKLED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(2.428 AC) 105,788 S.F.
BUILDING FOOTPRINT AREA:	35,430 S.F.
NET LOT AREA:	70,338 S.F.
PAVED AREA:	58,969 S.F.
LANDSCAPE AREA:	11,369 S.F.
LANDSCAPE % NET LOT AREA:	16.2 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 5.19
REQUIRED PARKING:	94 SPACES
OFFICE:	(20,390 X 0.8) / 200 = 82 SPACES
WAREHOUSE:	(15,040 X 0.8) / 1000 = 12 SPACES
PARKING PROVIDED:	100 SPACES
REQUIRED H.C. PARKING:	4 SPACES
H.C. PARKING PROVIDED:	4 SPACES
REQUIRED BICYCLE PARKING:	5 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
REQUIRED MOTORCYCLE PARKING:	3 SPACES
MOTORCYCLE PARKING PROVIDED:	3 SPACES

PROJECT # 1003815

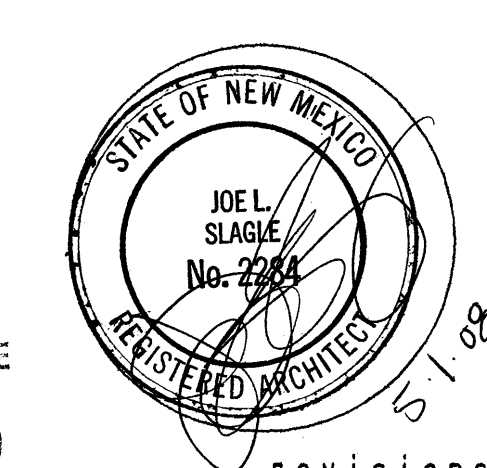


MECHENBIER CONSTRUCTION INC
 OFFICE & WAREHOUSE DEVELOPMENT AT SAN MATEO & VENICE

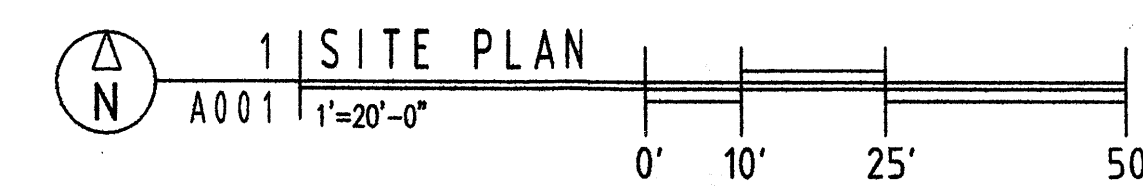
slagle
HERR

1600 rio grande nw
 albuquerque
 new mexico 87104
 fax 505 246 0437
 slagleherrepc.com

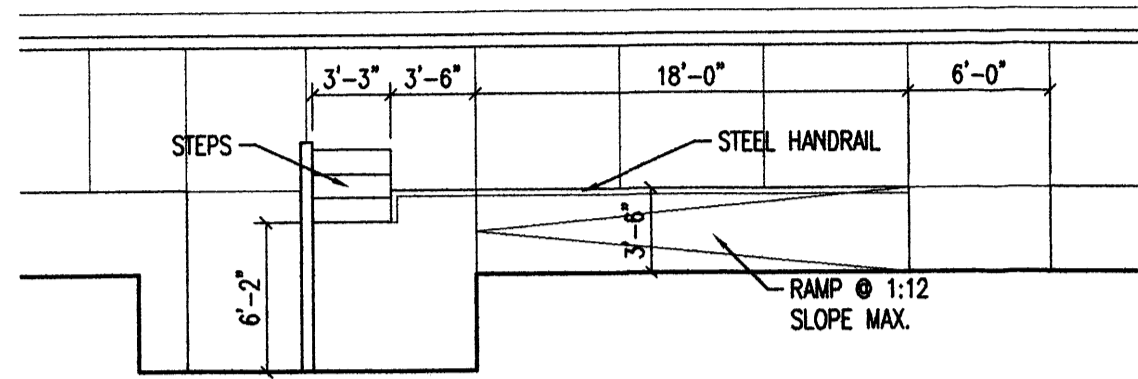
DRB SITE PLAN



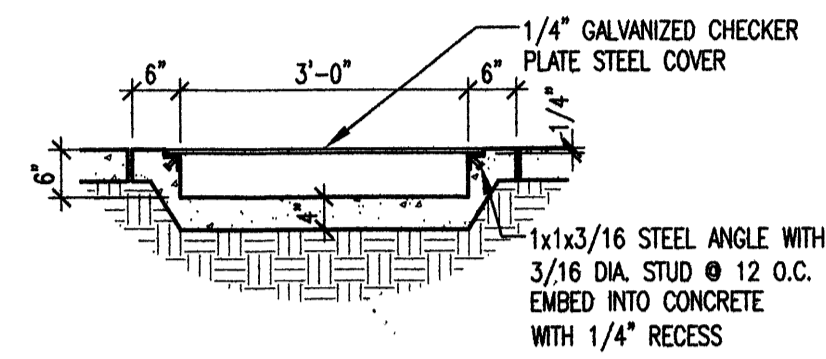
PLANS CHECKING OFFICE
 824-3611
 REVIEWED/DISAPPROVED
 (PRINT NAME) ONLY
 SIGNATURE & DATE
 V-B 3/1/08
 2525 GA



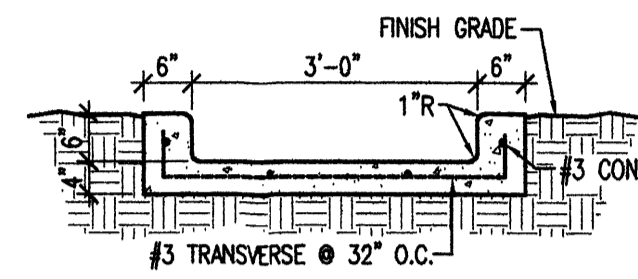
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 sheet: A001



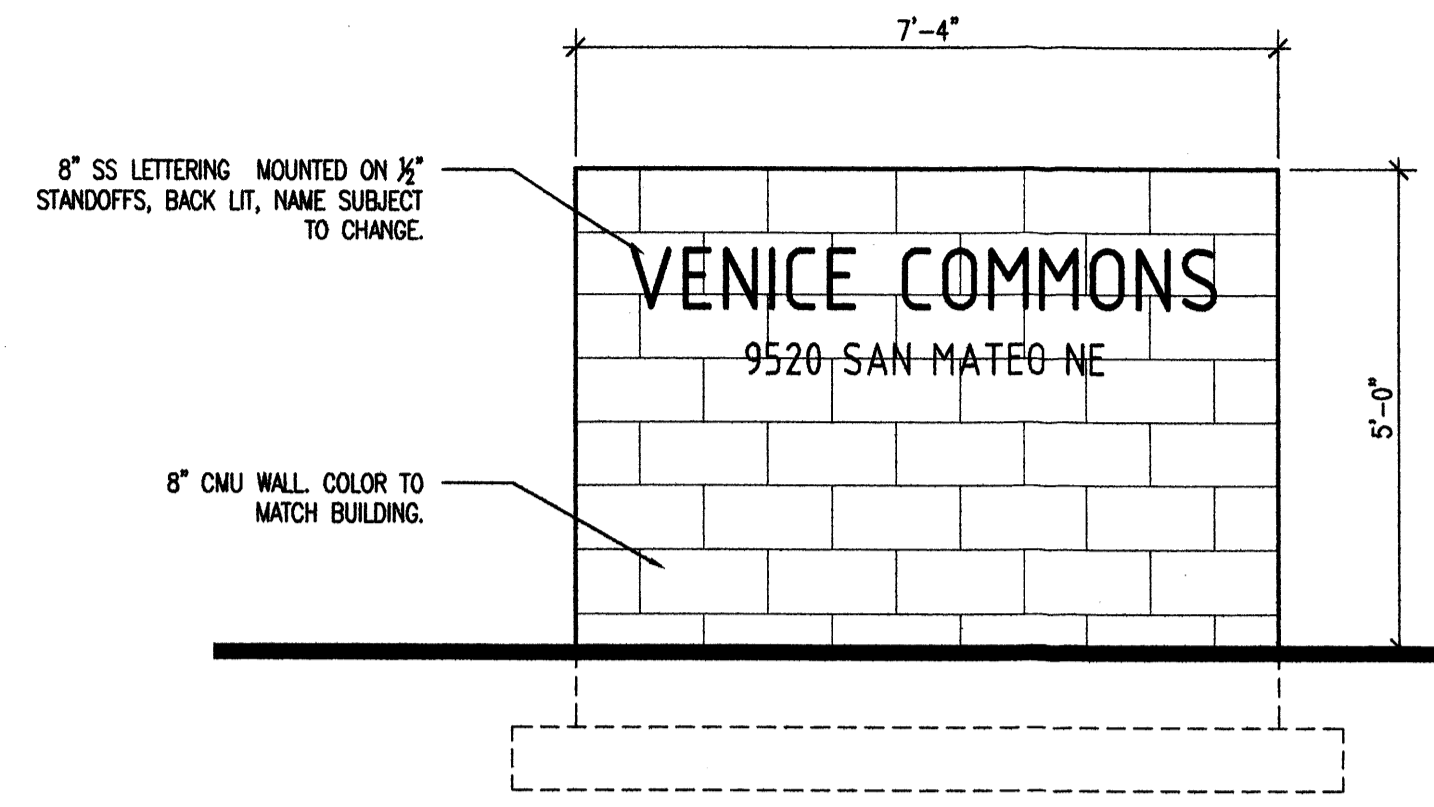
14 | ENTRY RAMP/STAIR PLAN
A002 | 1/8"=1'



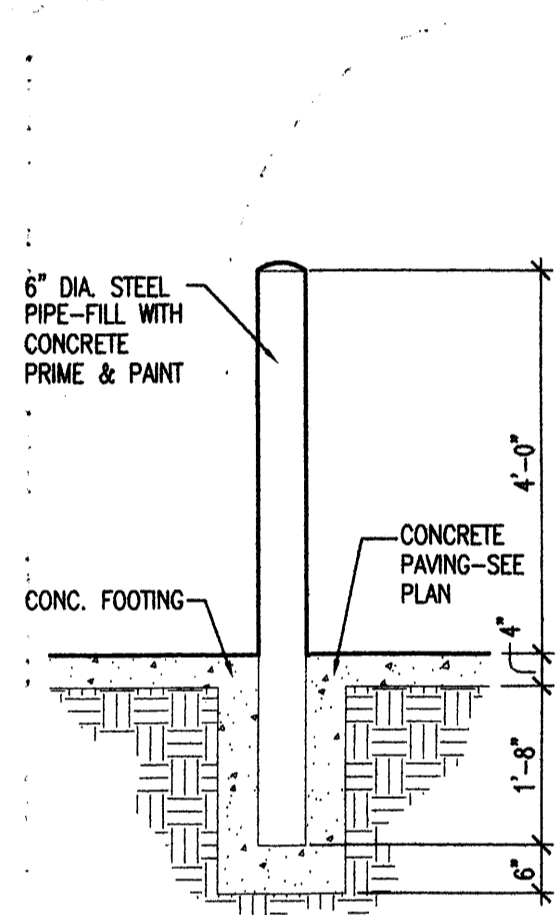
13 | SIDEWALK CULVERT
A002 | 1/2"=1'



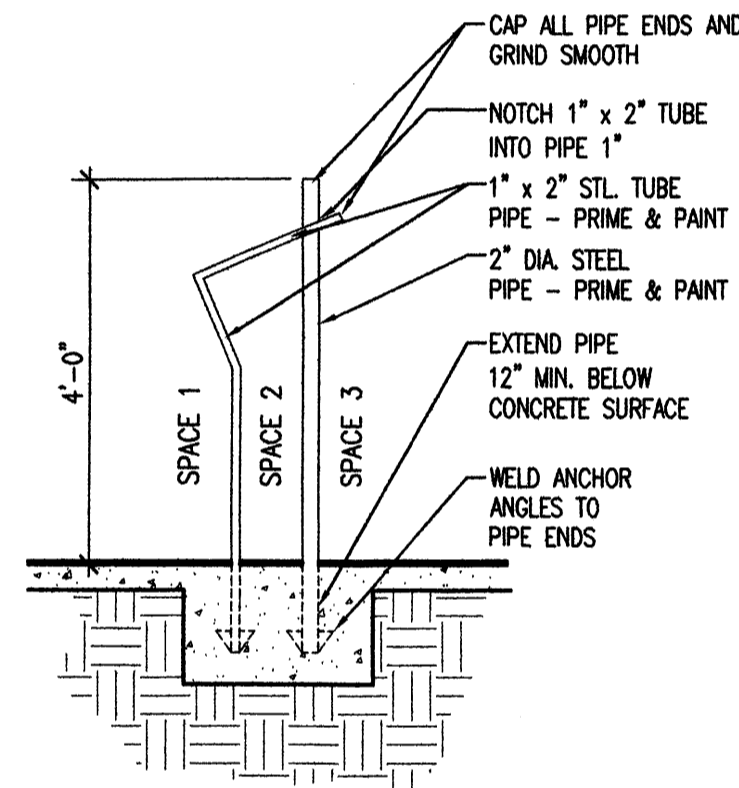
12 | CONCRETE RUNDOWN
A002 | 1/2"=1'



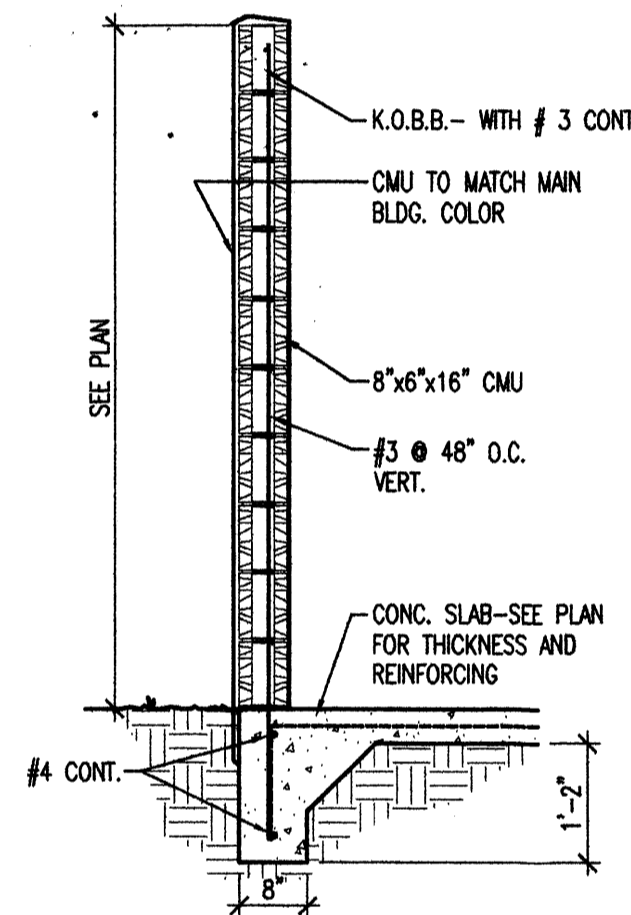
11 | MONUMENT SIGN ELEVATION
A002 | 1/2"=1'



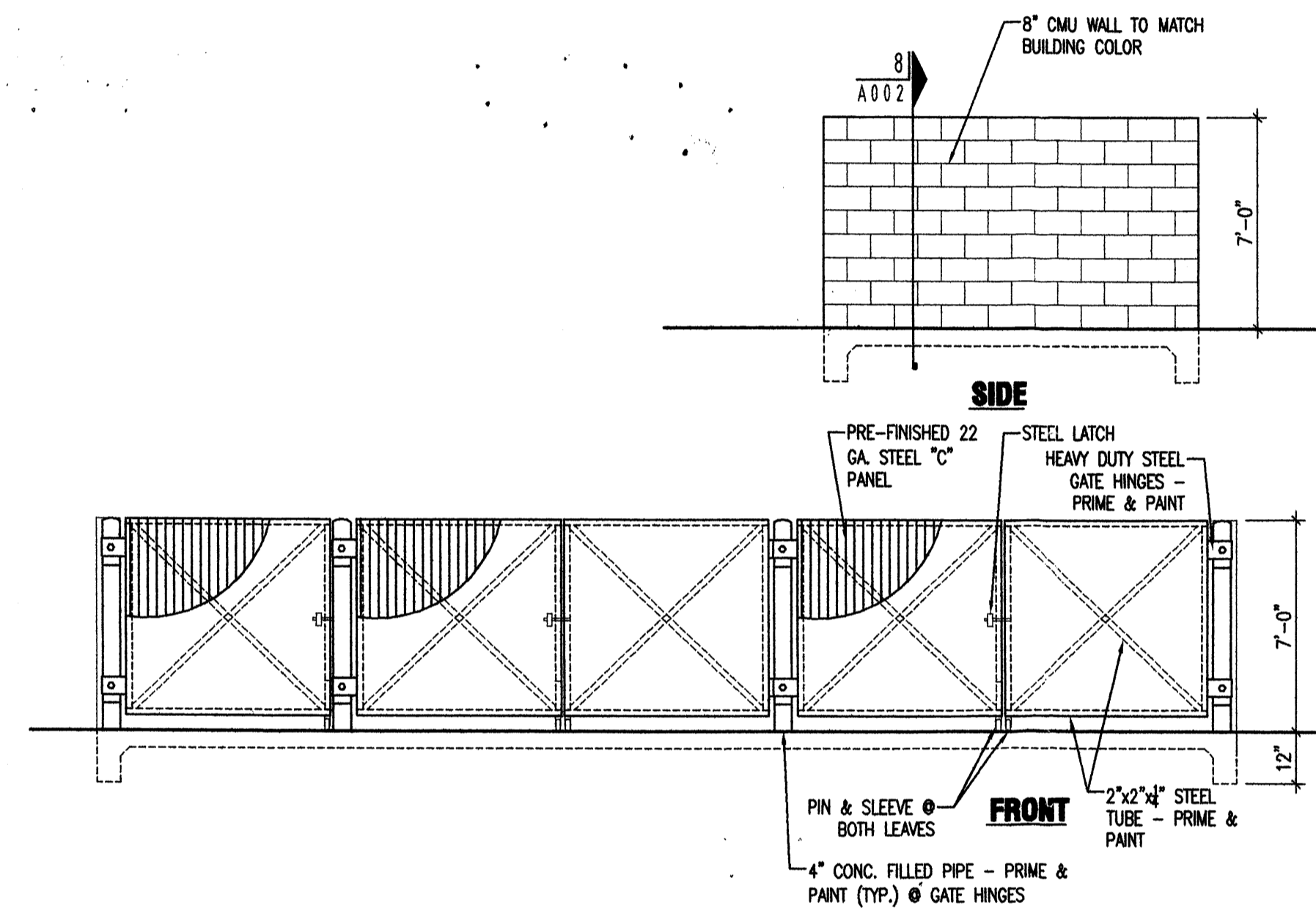
10 | PIPE BOLLARD
A002 | 1/2"=1'



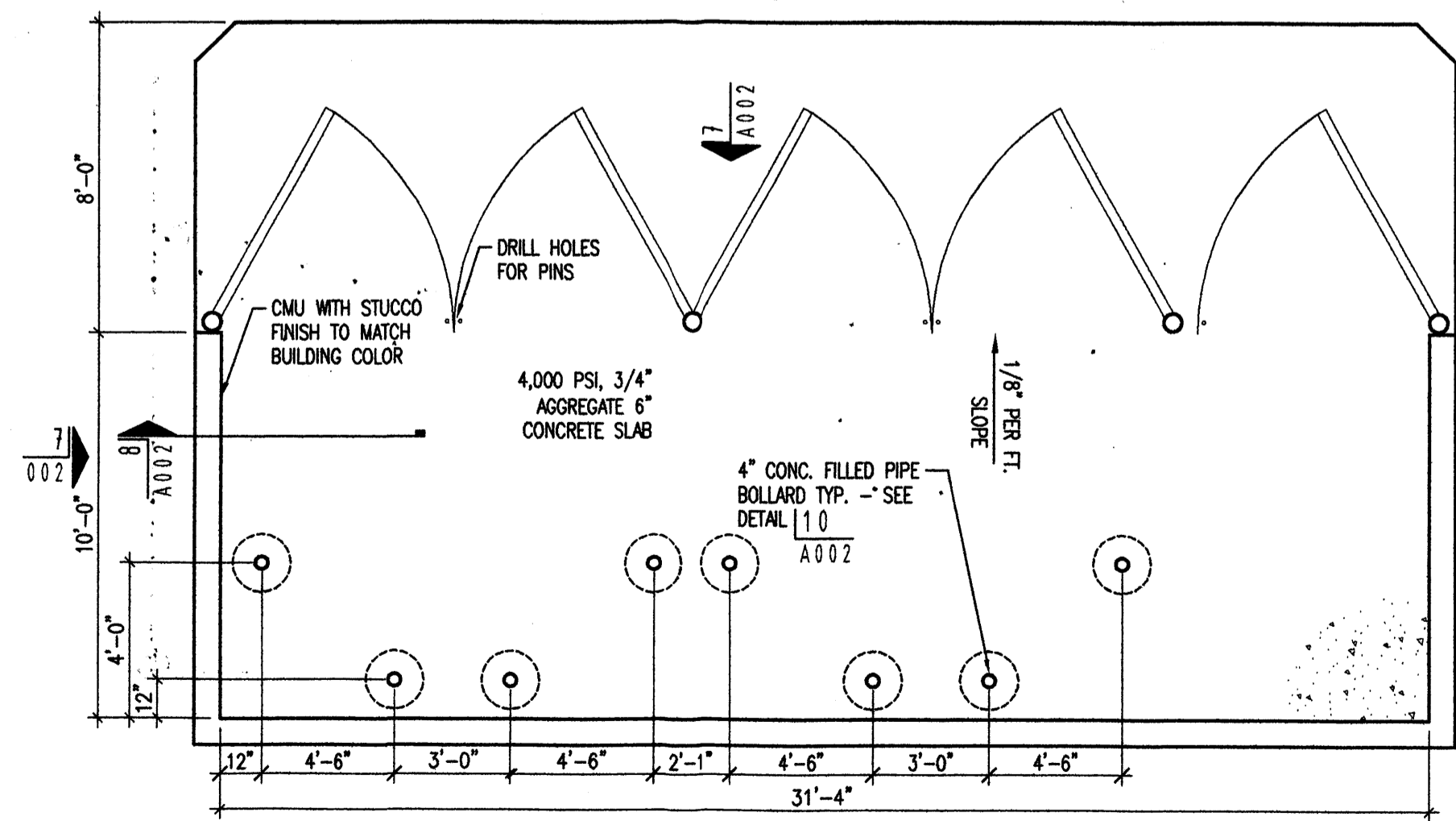
9 | BIKE RACK
A002 | 1/2"=1'



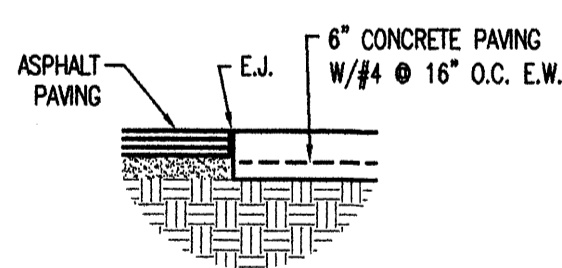
8 | WALL DETAIL
A002 | 1/2"=1'



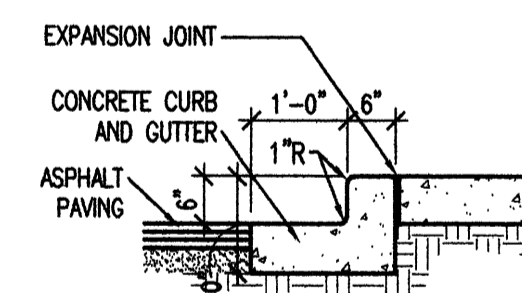
7 | ENCLOSURE ELEVATIONS
A002 | 1/4"=1'



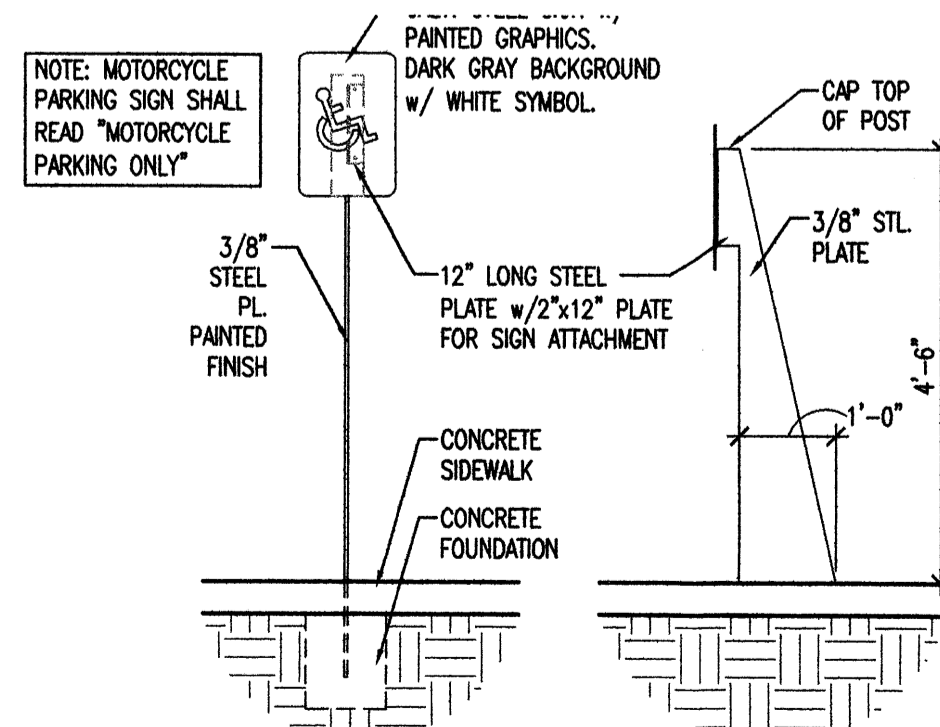
4 | DUMPSTER ENCLOSURE
A002 | 1/4"=1'



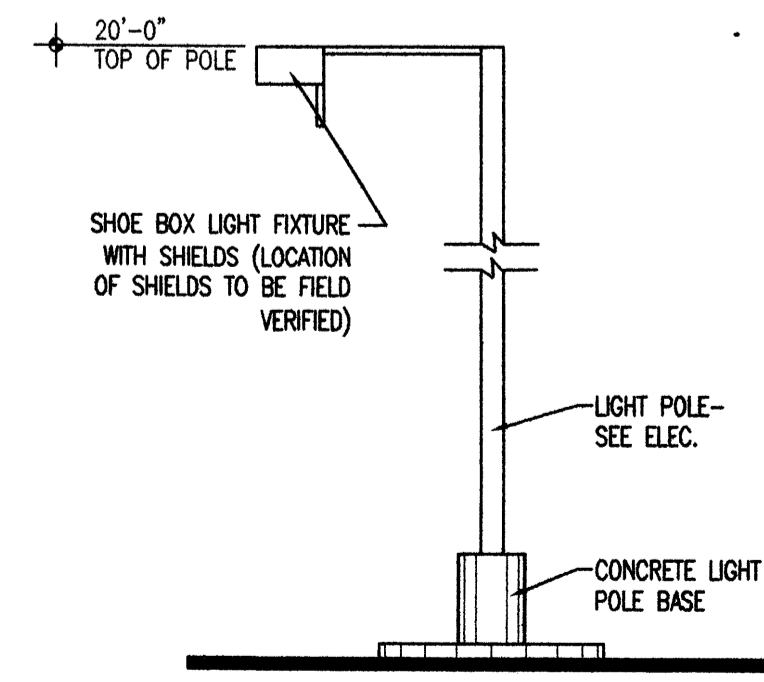
6 | CONCRETE PAVING
A002 | 1/2"=1'



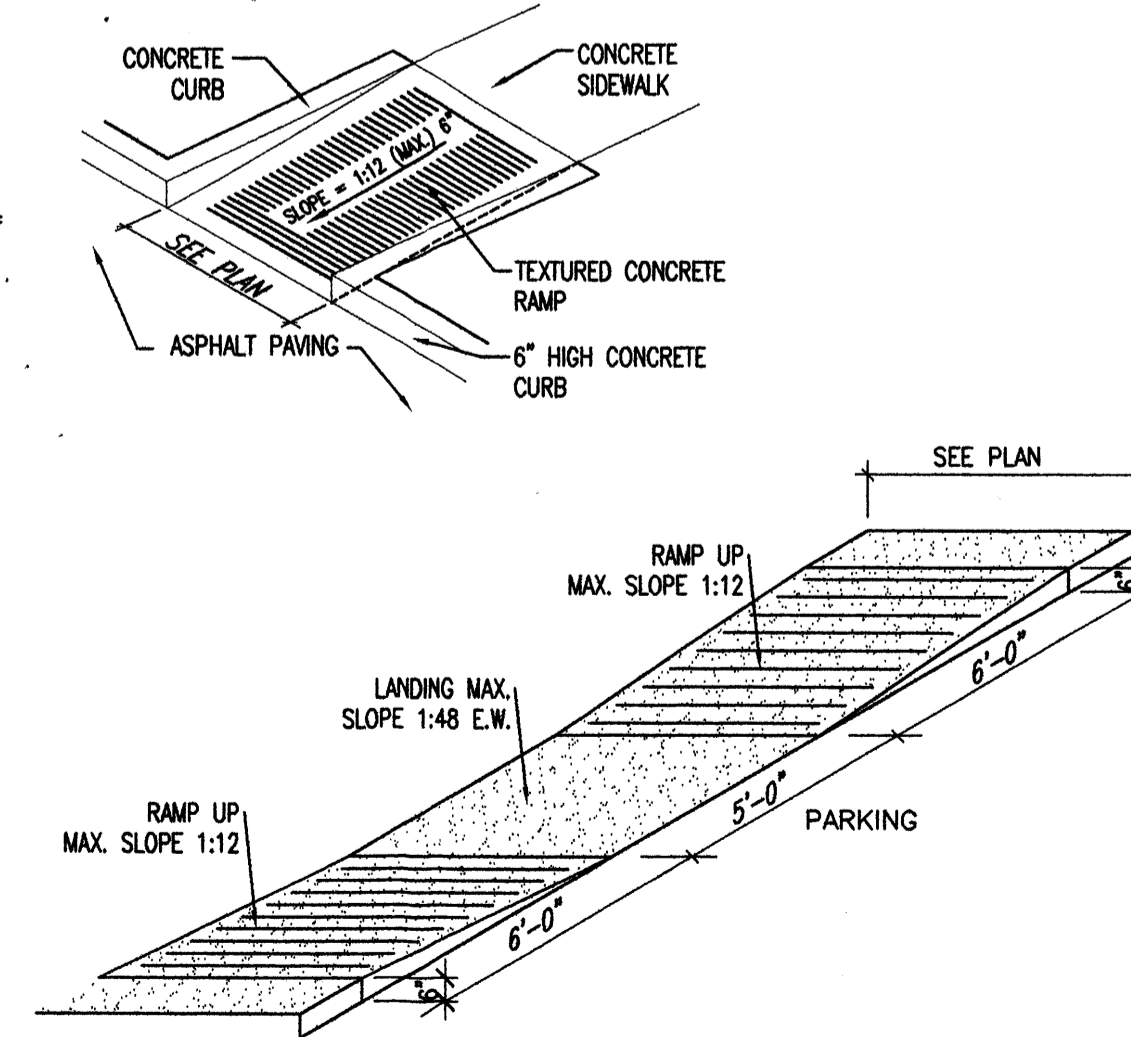
5 | CURB AND GUTTER (TYP.)
A002 | 1/2"=1'



3 | HC & MOTORCYCLE SIGN
A002 | N.T.S.



2 | SITE LIGHTING
A002 | N.T.S.



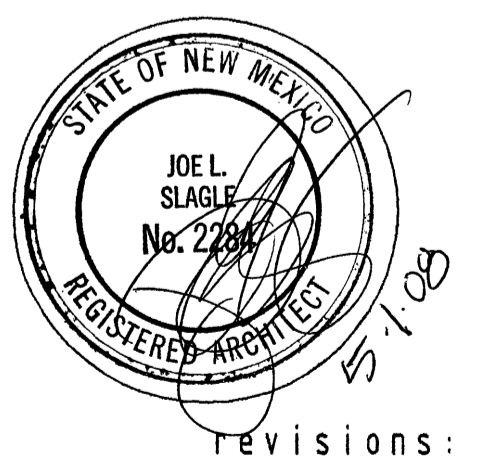
1 | HC RAMP DETAILS
A002 | N.T.S.

MECHENBIER
CONSTRUCTION INC
OFFICE & WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

slagle
HER

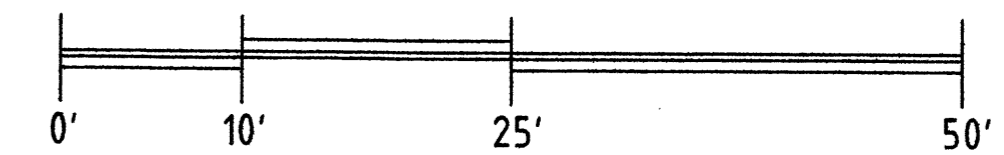
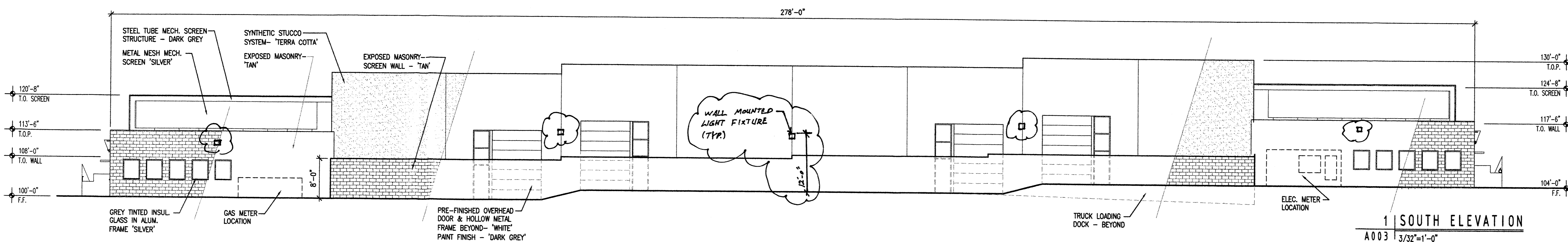
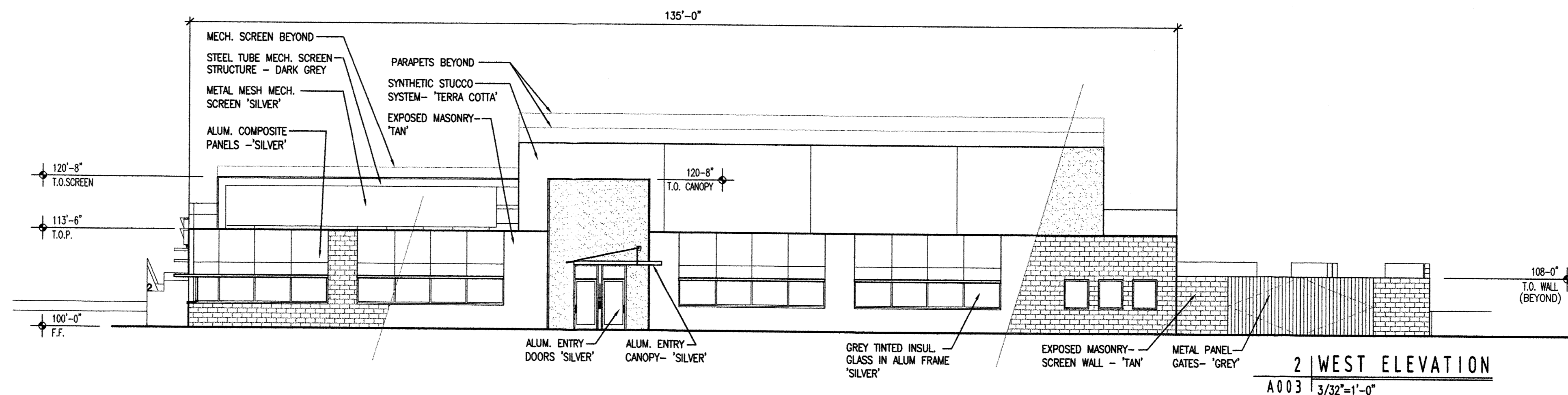
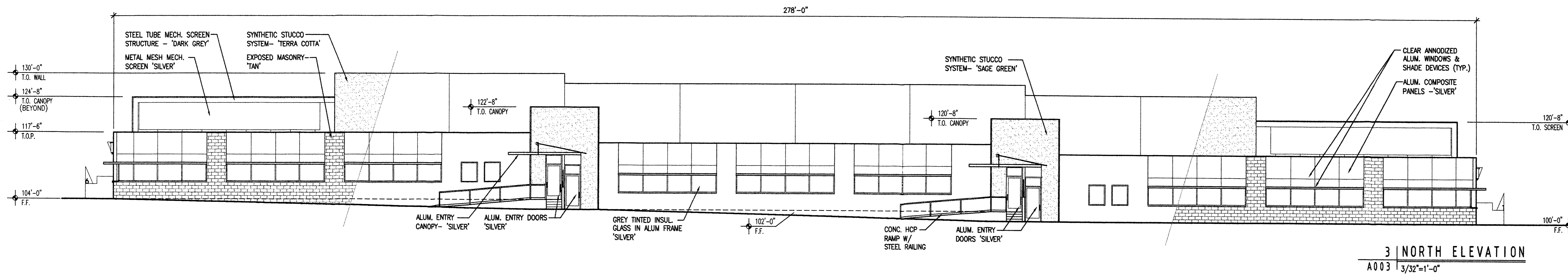
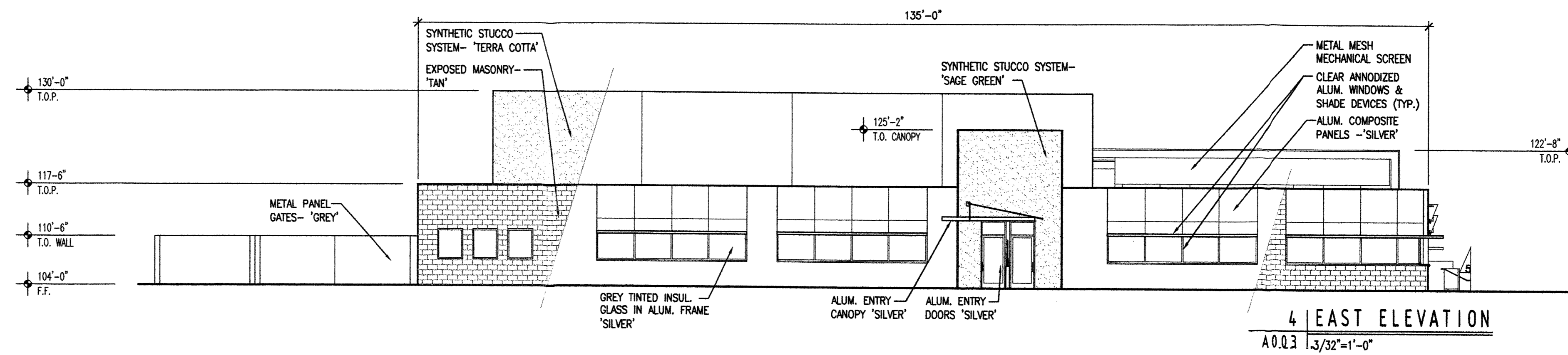
1600 RIO GRANDEN W
ALBUQUERQUE
NEW MEXICO 87104
505.246.0437
slagleher.com

SITE PLAN DETAILS



Revisions:

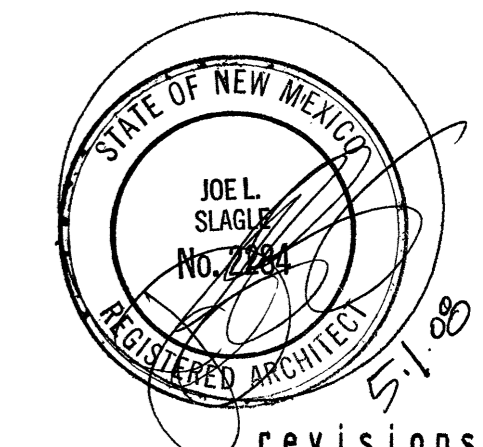
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5/1/08
sheet:
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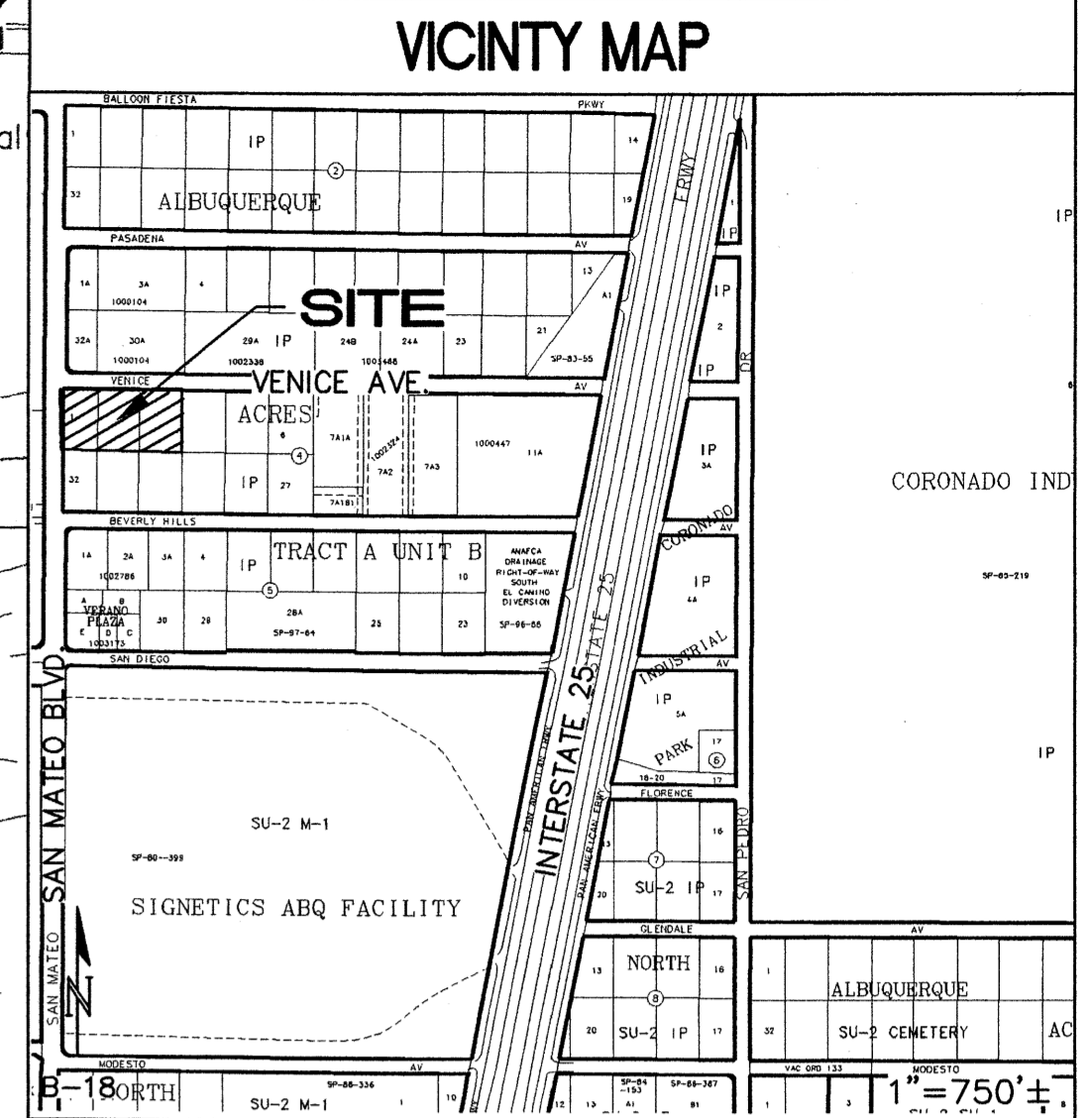
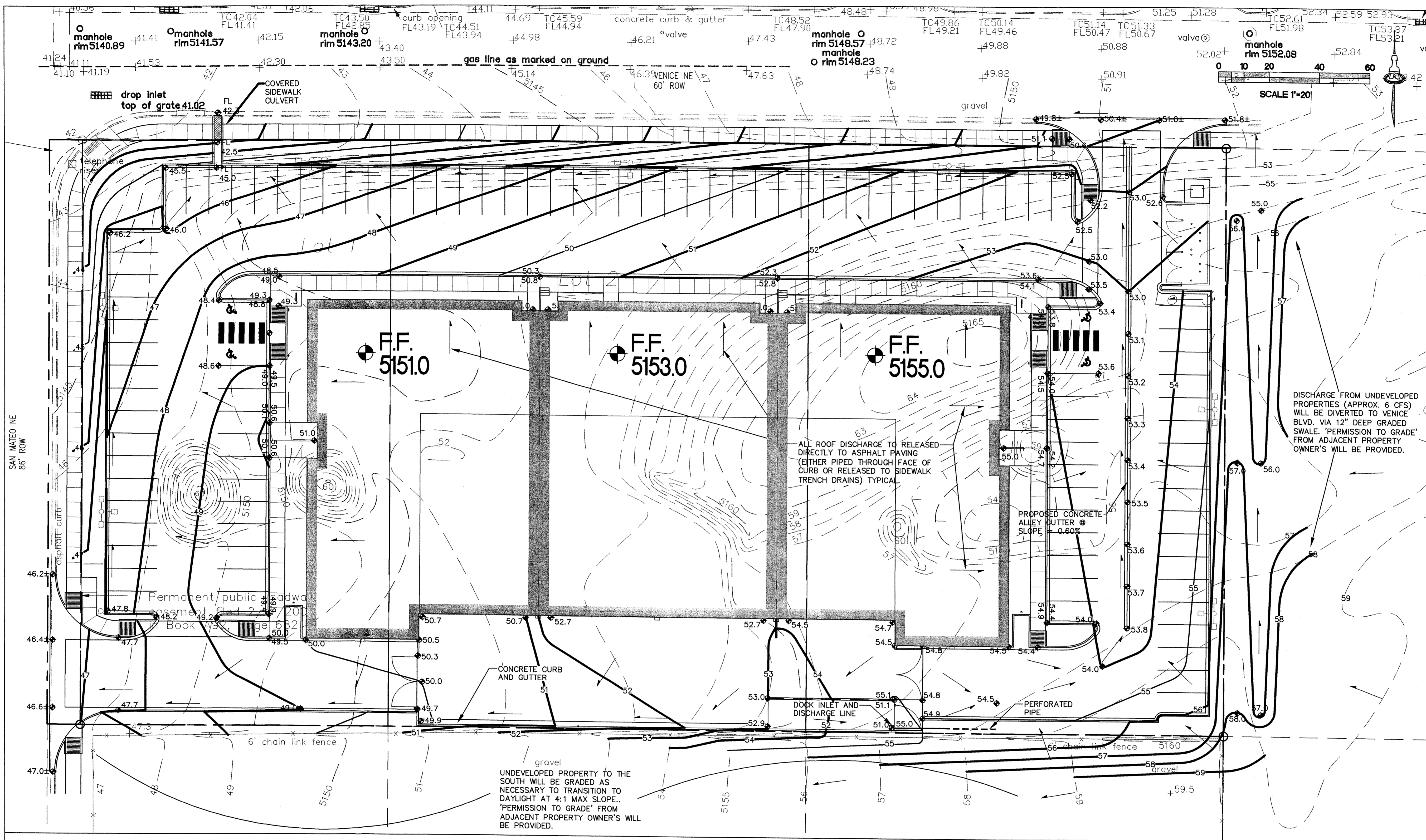
MECHENBIER
CONSTRUCTION INC
OFFICE & WAREHOUSE
DEVELOPMENT AT
SAN MATEO & VENICE

slagle
HERR
Architects
1600 rio grande nw
albuquerque
new mexico 87104
505 248 0871
fax 505 246 0437
slagleherr.com

ELEVATIONS



date:
5/1/08
sheet:
A003



GENERAL NOTES

PROPERTY: THE SITE IS A 2.4 ACRE UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP 8-18. THE SITE IS BOUND TO THE EAST BY UNDEVELOPED COMMERCIAL, TO THE WEST BY SAN MATEO, TO THE NORTH BY VENICE BLVD., AND TO THE SOUTH BY UNDEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE APPROX. 35,500 SF COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOTS 1, 2 AND 3, BLOCK 4, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: CITY OF ALBUQUERQUE 10-B17. AN ALUMINUM CAP LOCATED ON THE WESTERLY TOP OF CURB OF SAN MATEO BOULEVARD NE APPROXIMATELY 75 FEET SOUTH OF THE CENTERLINE OF VENICE AVENUE NE. ELEVATION 5144.48.

OFF-SITE: APPROXIMATELY 2 ACRES (UNDEVELOPED COMMERCIAL PROPERTY - SAME OWNER) EAST OF THE PROPERTY CURRENTLY DRAIN THROUGH THE PROPERTY. A TEMPORARY DESILTATION POND WILL BE CONSTRUCTED WITHIN LOT 4 TO CAPTURE THESE FLOW AND DISCHARGE THEM TO VENICE BLVD. TO CONTINUE ALONG THEIR HISTORIC FLOWPATH.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #129, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. DRAINAGE PLAN CONCEPT:

ALL SITE DISCHARGE WILL FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS AS FOLLOWS: APPROXIMATELY 30% WILL DRAIN WEST AT THE PROPOSED ACCESS DRIVE TO SAN MATEO, TRAVEL A SHORT DISTANCE NORTH, AND ENTER THE EXISTING STORM DRAIN SYSTEM. APPROX. 20% WILL DRAIN OUT THE NORTH EAST ACCESS DRIVE TO VENICE BLVD. AND THE REMAINING 50% WILL BE DRAIN TO THE NORTHWEST CORNER OF THE PROPERTY TO PASS TO VENICE BLVD. VIA A CONCRETE 'U' CHANNEL. ALL DISCHARGE TO VENICE BLVD. WILL CONTINUE WEST A SHORT DISTANCE AND ENTER THE EXISTING STORM DRAIN SYSTEM.

FORMER LANDFILL: THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED.

CALCULATIONS: 1666 - Venice Blvd. - Lots 1, 2 and 3 : April 29, 2008
 Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	105634 SF = 2.4 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:
On-Site Historic Land Condition	On-Site Developed Land Condition
Area a = 0 SF	Area a = 0 SF
Area b = 0 SF	Area b = 5282 SF
Area c = 105634 SF	Area c = 10563 SF
Area d = 0 SF	Area d = 89789 SF
Total Area = 105634 SF	Total Area = 105634 SF
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)	
Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$	
Historic E = 1.13 in.	Developed E = 1.95 in.
On-Site Volume of Runoff: V360 = $E \cdot A / 12$	
Historic V360 = 9947 CF	Developed V360 = 17201 CF
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$	
For Precipitation Zone 2	
Qpa = 1.56	Qpc = 3.14
Qpb = 2.28	Qpd = 4.70
Historic Qp = 7.6 CFS	Developed Qp = 10.7 CFS

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◊ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5151.0 FINISH FLOOR ELEVATION
- FL=72.5 FLOWLINE ELEVATION
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1666 CG-101.dwg May 01, 2008

**VENICE AVE.
 LOTS 1, 2 AND 3**
 Mechenbier Const.

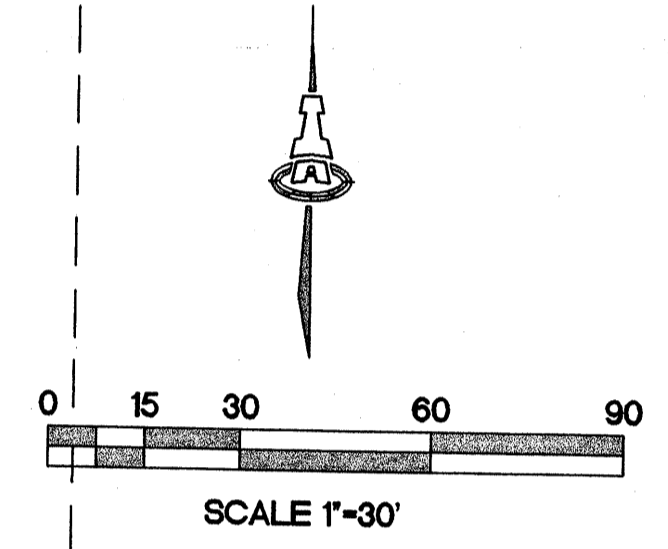
CONCEPTUAL GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
4-29-08				1666
Drawn By:				CG-101
Checked By:				SH. OF

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KEYED CONSTRUCTION NOTES

1. 6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
2. POST INDICATOR VALVE
3. 6" DIA FIRELINE TO MECH./FIRE ROOM.
4. 1 1/2"-2" WATER SERVICE LINE TO WITHIN 5 FT. OF BUILDING.
5. EXISTING SANITARY SEWER SERVICE LINE (SIZE TO BE VERIFIED).
6. SANITARY SEWER SERVICE (4-6" DIA.)
7. SAS CLEAN-OUT PER DETAIL THIS SHEET.
8. SANITARY SEWER TO WITHIN 5 FT. OF BUILDING AND ALIGN WITH BUILDING MAIN COLLECTOR LINE INV= FF-6'
9. GAS LINE TO GAS REGULATOR ADJACENT TO WEST FACT OF BUILDING.
10. 8"X6" REDUCER (PUBLIC SIDE)
6" GATE VALVE (PRIVATE) AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
11. 6" PRESSURE CONNECTION ON EXST 8" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
12. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
13. SAW-CUT, REMOVE & REPLACE 24 SY ARTERIAL ASPHALT PAVING.
14. 6" PRESSURE CONNECTION ON EXST 14" WL
1-6" GATE VALVE AND VALVE BOX PER COA STD DWG #'S 2326 & 2328.
15. 4' BURY FIRE HYDRANT PER COA STD DWG # FLANGE ELEV.=
16. SAW-CUT, REMOVE & REPLACE 28 SY ARTERIAL ASPHALT PAVING.



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

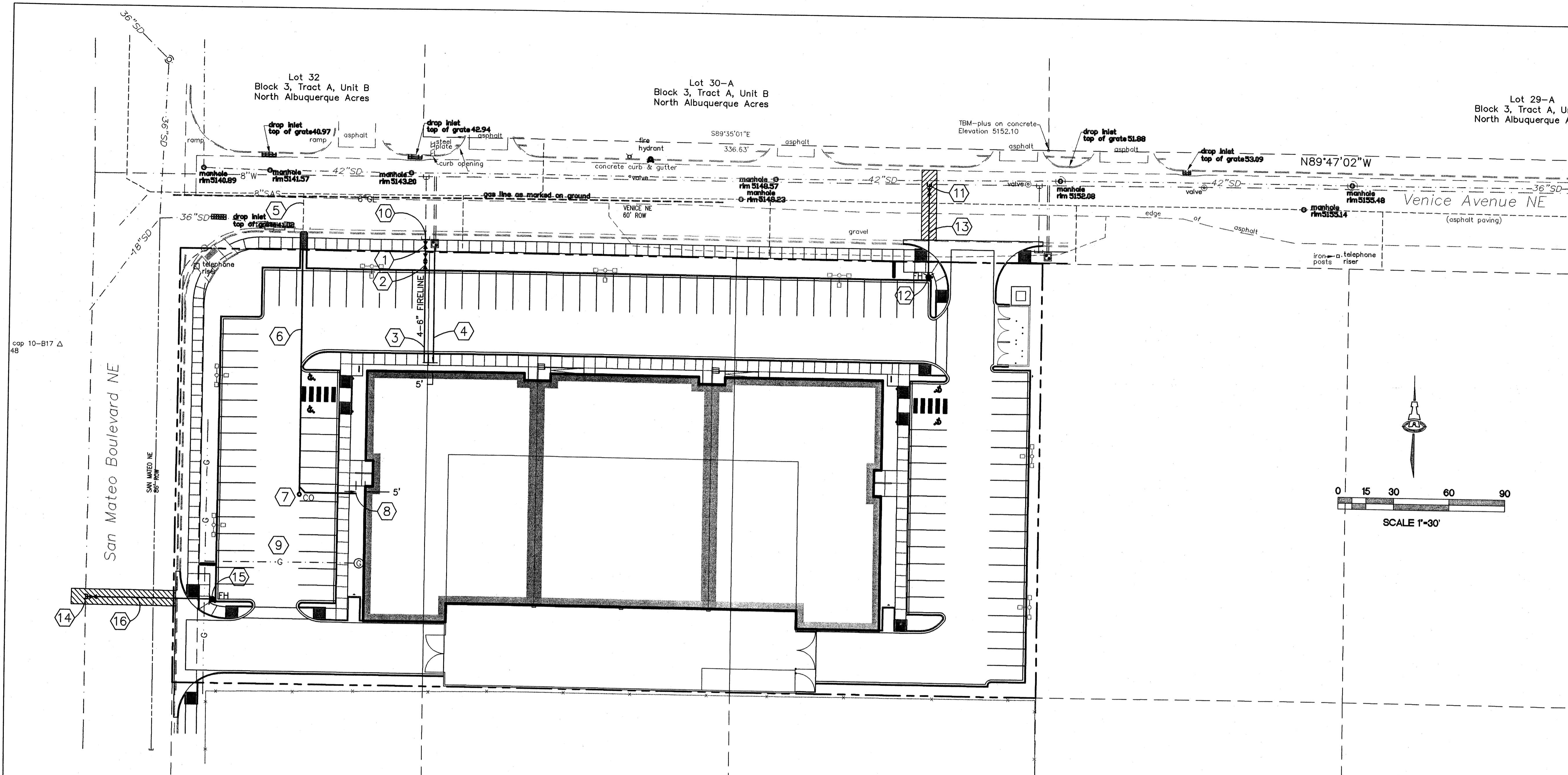
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph: 505-268-8828 Fax: 505-268-2632
 1666 CU-101.dwg May 01, 2008

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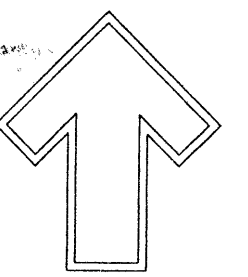
**VENICE AVE.
 LOTS 1, 2 AND 3
 Mechenbier Const.**

UTILITY PLAN

Date:	No. Revisions	Date	Job No.
			1666
Drawn By:			CU-101
Old By:			SH. OF

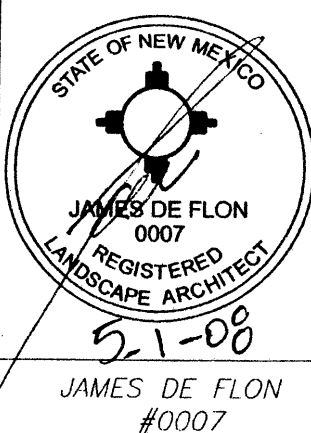


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Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 888-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

COMMERCIAL DEVELOPMENT AT
SAN MATEO AND VENICE
ALBUQUERQUE, NM
LANDSCAPE PLAN

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: MJC
REVISION #
DATE: 5-1-08

SHEET #

L1 of L1

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock

- AUTUMN PURPLE ASH (M) 8
Fraxinus americana 'Autumn Purple'
2" Cal.
- BUR OAK (M) 7
Quercus macrocarpa
2" Cal.
- COMMON HACKBERRY (M) 8
Celtis occidentalis
2" Cal.
- DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal. 225sf
- SKYROCKET JUNIPER (M) 30
Juniperus virginiana 'Skyrocket'
15 Gal. 9sf

DESERT ACCENTS

- BEARGRASS (L+) 11
Nolina microcarpa
5 Gal. 36sf
- PRICKLY PEAR (L) 13
Opuntia macrocentra
9sf

SHRUBS/ORNAMENTAL GRASSES

- FIVE GAL.
APACHE PLUME (L) 25
Fallugia paradoxa
5 Gal. 49sf
- TRUE MOUNTAIN MAHOGANY (L) 3
Cercocarpus montanus
5 Gal. 36sf
- THREE-LEAF SUMAC (L) 38
Rhus trilobata
5 Gal. 36sf
- LENA'S BROOM (M) 16
Cytisus scoparius
5 Gal. 16sf

ONE GAL.

- CHAMISA (L) 17
Chrysothamnus nauseosus
1 Gal. 25sf
- TURPENTINE BUSH (L+) 24
Ericameria laricina
1 Gal. 16sf
- ANGELITA DAISY (L) 58
Tetranneuria scoullis
1 Gal. 2sf
- THREADGRASS (M) 50
Stipa tenuissima
1 Gal. 4sf

GROUNDCOVERS

- WINTER JASMINE (L+) 29
Jasminum nudiflorum
1 Gal. 144sf

HARDSCAPES

- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- OVERSIZED GRAVEL
4 BOULDERS

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.

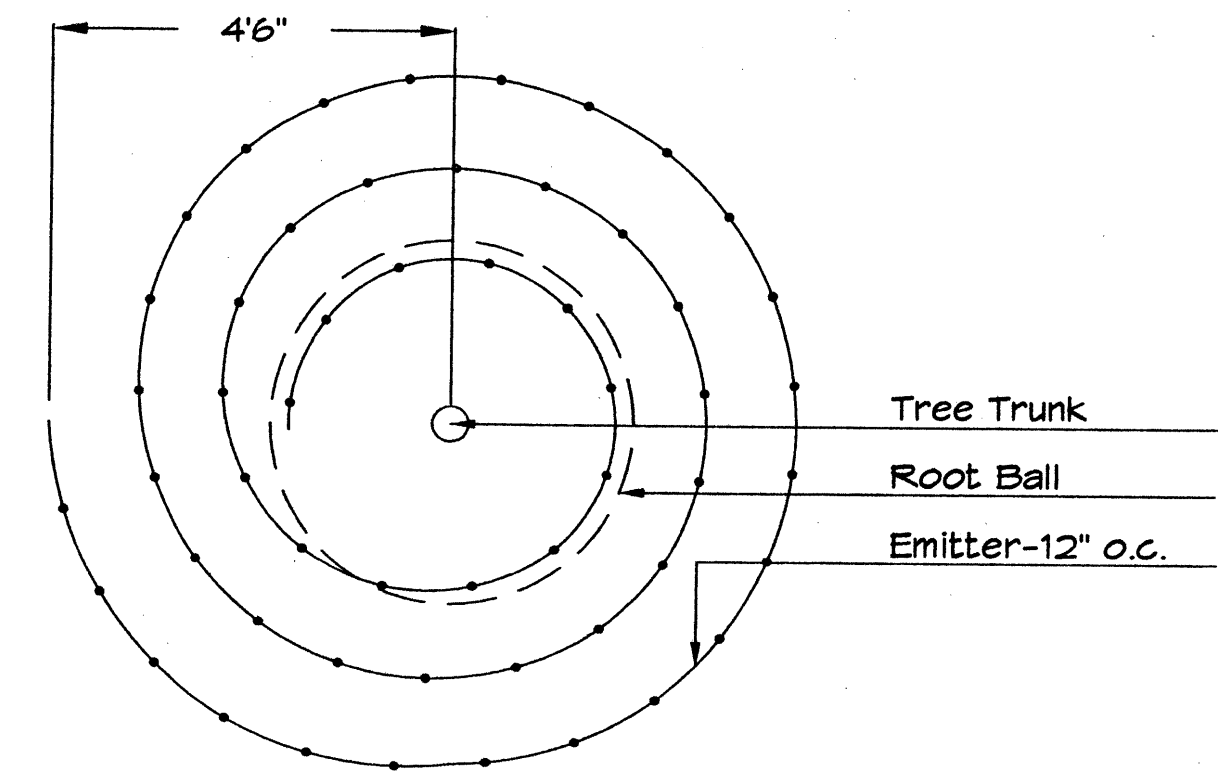
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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.

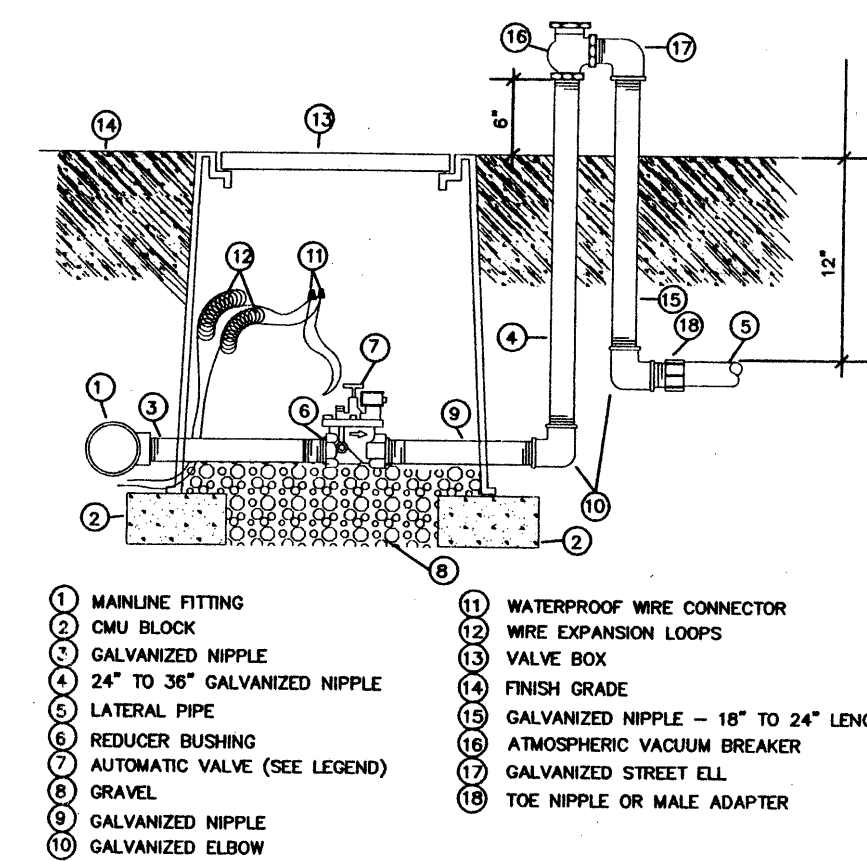
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

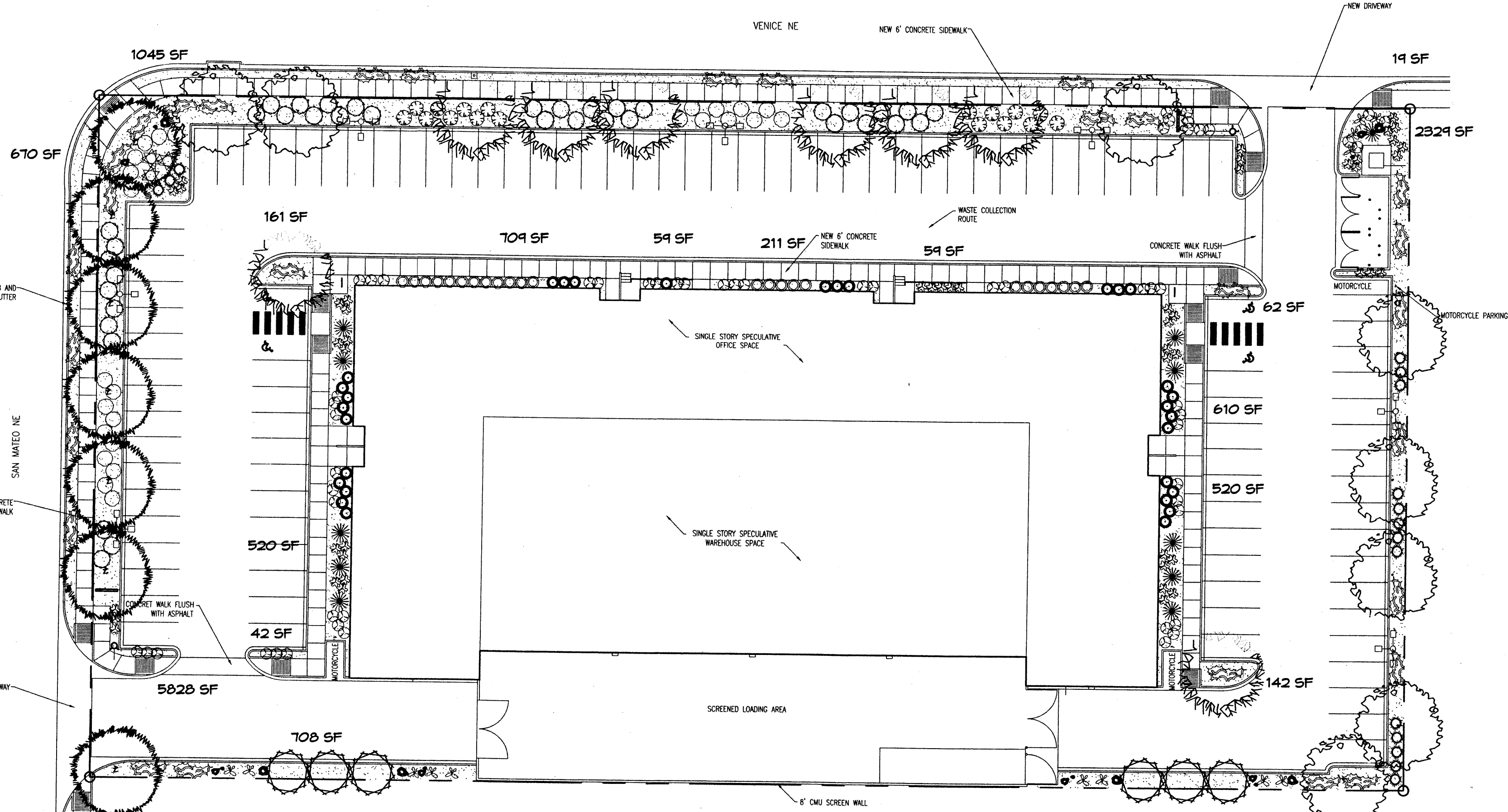
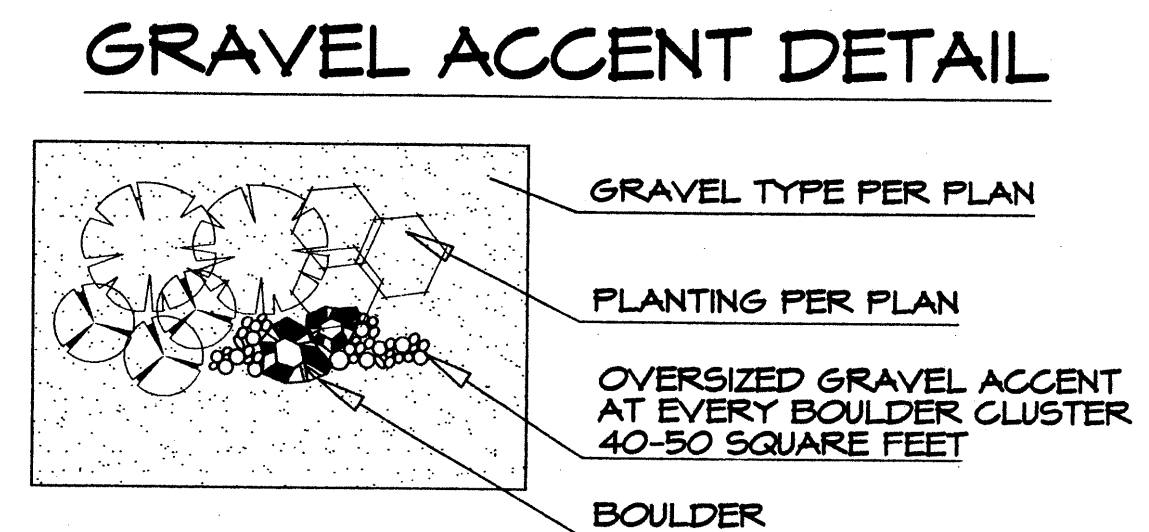
Water and Power source shall be the responsibility of the Developer/Builder.



Netafim Spiral Detail



GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	105694	square feet
TOTAL BUILDINGS AREA	35430	square feet
NET LOT AREA	70264	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	10540	square feet

TOTAL BED PROVIDED	13694	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	10271	square feet
TOTAL GROUND COVER PROVIDED	10391 (16%)	square feet

TOTAL SOD AREA (max. 20% of landscape required) 0 square feet

TOTAL LANDSCAPE PROVIDED 13694 (19%) square feet

STREET TREE REQUIREMENTS

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

Name of Street: San Mateo Blvd. NE
Required # 7 Provided # 7

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 11 Provided # 11

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

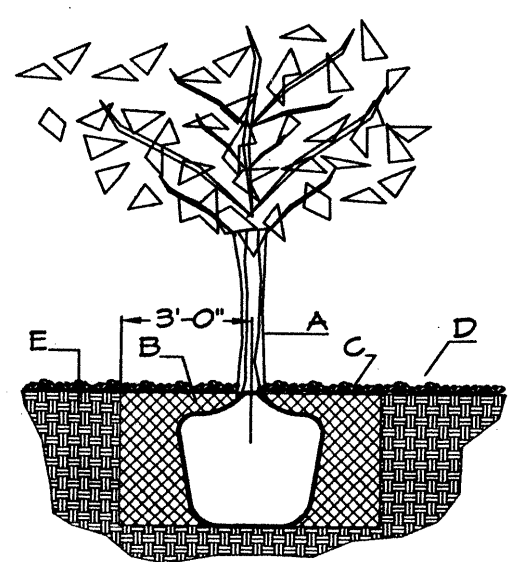
LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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, Follen 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 to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.



TREE PLANTING DETAIL

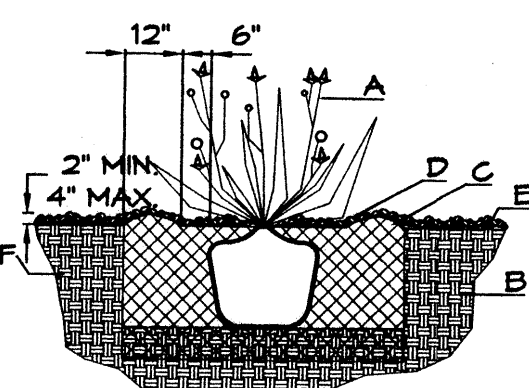
NTS

GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

NTS

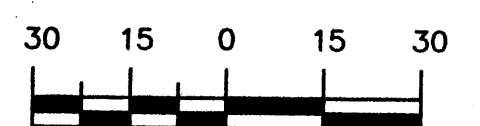
GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

GRAPHIC SCALE



SCALE: 1"=30'

slagle
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