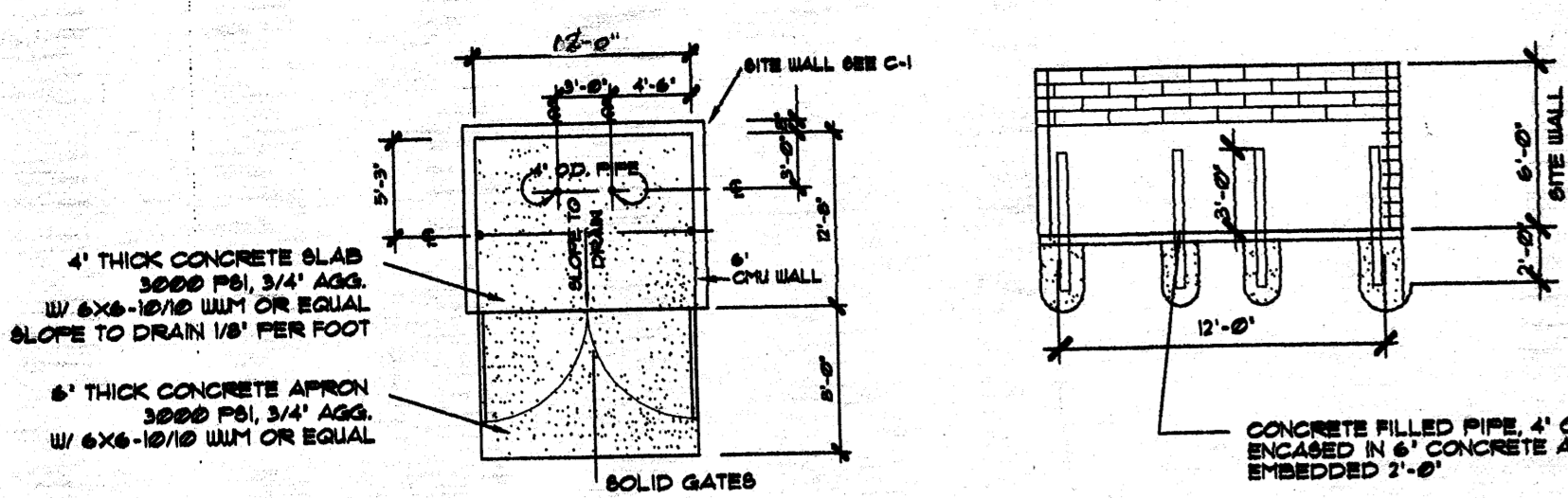


C:\Drawings\Arch\Drawings\2004\10429 Baker Construction office warehouse\DRS\SITE PLAN.dwg, 7/6/2005 3:17:48 PM, HP, Designnet 130



**EXTERIOR LIGHT FIXTURES**  
 NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND / OR ANGLED TO PREVENT LIGHT FROM GLARING ON ADJACENT PROPERTIES AND ROADWAYS.  
 TYPE 1: WALL PACK UP 10'-0"  
 TYPE 2: RECESSED SOFFIT DOWNLIGHT

**LEGEND**  
 [Hatched Box] ASPHALT PAVING  
 [Dotted Box] CONCRETE WALK

The roof for the office has a parapet which shields views of both the roof and all mechanical equipment. The warehouse portion has a pre-finished ribbed metal roof which shall not have a highly reflective surface per requirements of the Alameda Business Park Master Plan.  
 LOT 43

**LEGAL DESCRIPTION**

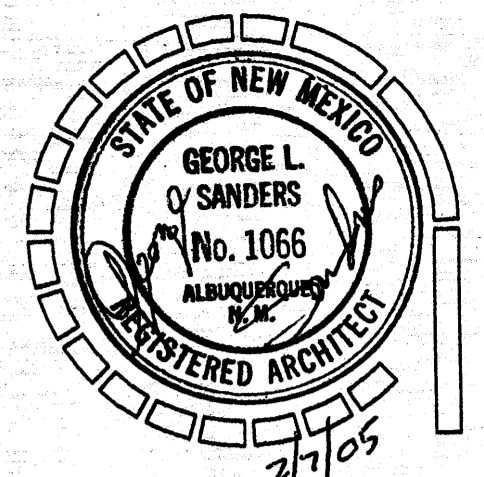
LOT NUMBERED FORTY-TWO OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1, LANDS OF SPRINGER BUILDING MATERIALS CORPORATION), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1999, IN BOOK 99C, PAGE 167, AS DOC. NO. 1999095494.

WAREHOUSE 44' X 121' = 4128 SF.	1 PARKING SPACE PER 2000 SF. = 3 SPACES	
OFFICE = 1800 SF.	1 PARKING SPACE PER 200 SF. = 9 SPACES	
<b>TOTAL REQUIRED</b>		<b>12 SPACES</b>
<b>TOTAL PROVIDED</b>	REG. CAR HANDICAP	11 SPACES 1 SPACES
	<b>TOTAL</b>	<b>12 SPACES</b>

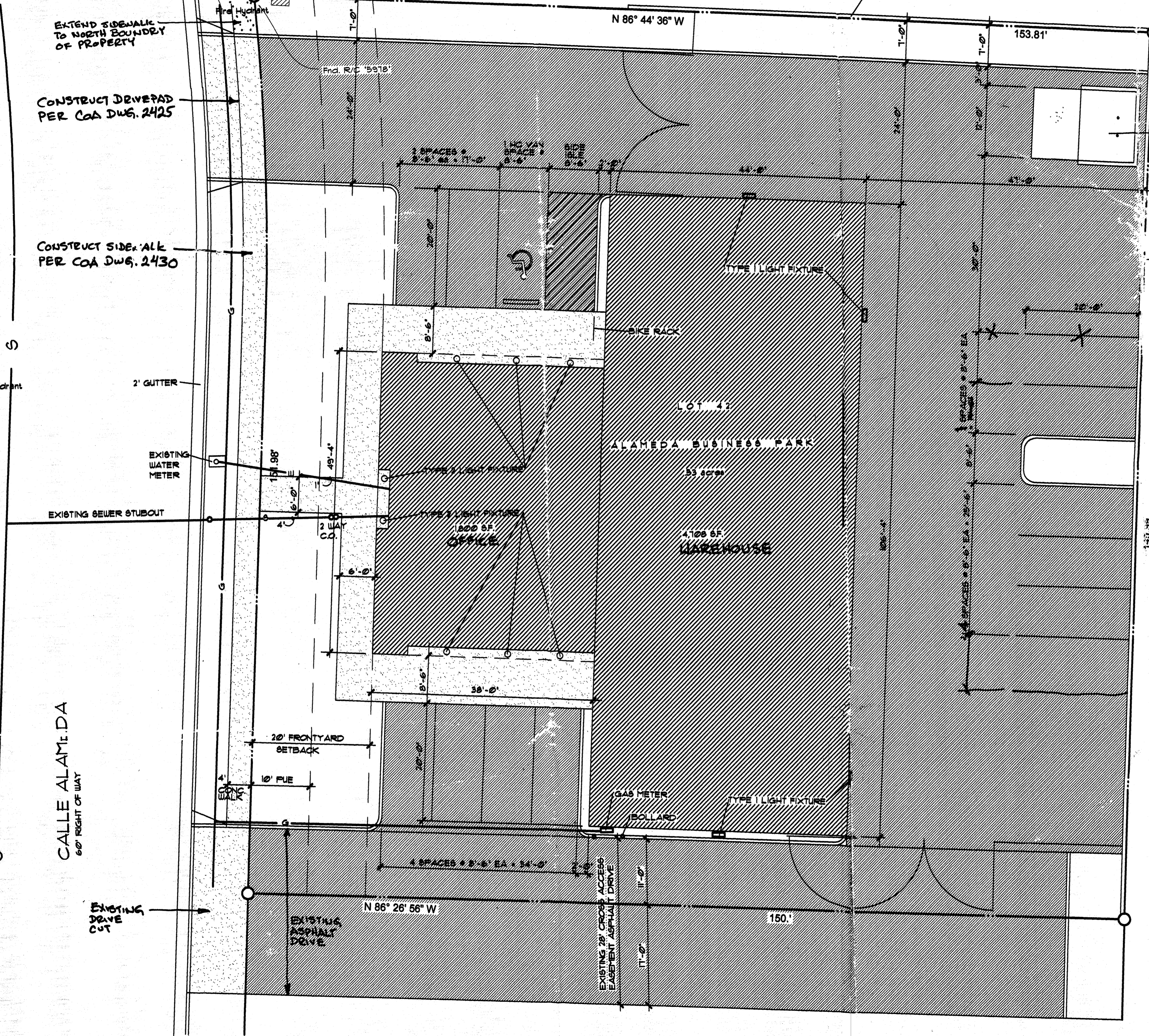
THE TOTAL LANDSCAPED AREA REQUIRED SHALL EQUAL NOT LESS THAN 15% OF THE NET LOT AREA. NET = TOTAL AREA OF LOT MINUS THE AREA OF THE LOT COVERED BY BUILDINGS

LOT SIZE = 22,707 SF.  
 -6500 SF. BUILDING FOOTPRINT  
 16,207 SF.  
 X15%  
 2430 SF. LANDSCAPING REQUIRED

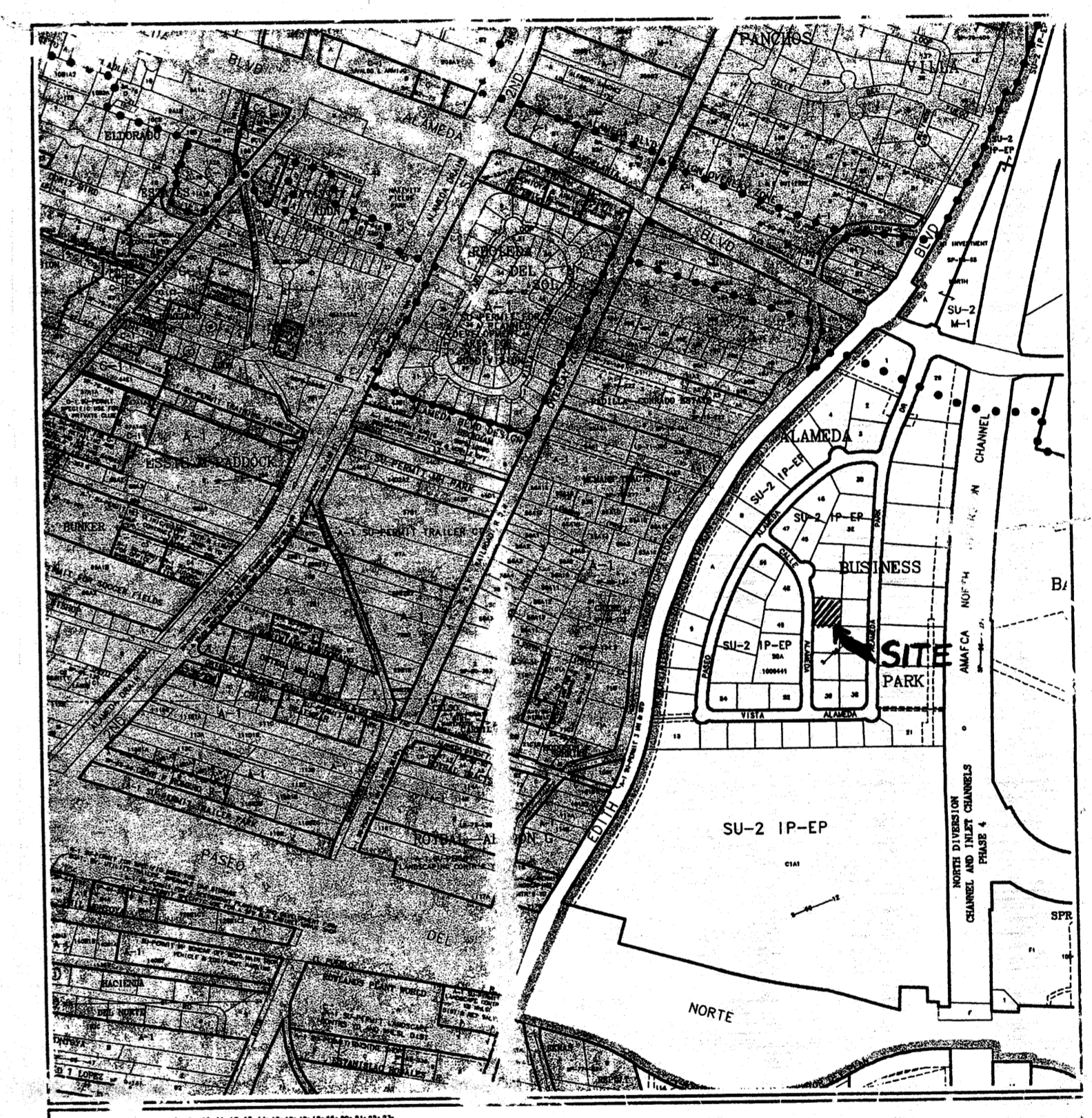
AFD PLANS CHECKING OFFICE  
 APPROVED/UNAPPROVED  
 SIGNATURE & DATE



**② DUMPSTER ENCLOSURE**  
 NOT TO SCALE



TRAFFIC COUNTER ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS



GRAPHIC SCALE IN FEET  
 250 0 750 1000  
**Zone Atlas Page C-16-Z**  
 May Alameda Business Park 7/21/2005

PROJECT NUMBER 1003929 Application Number: 05-00205

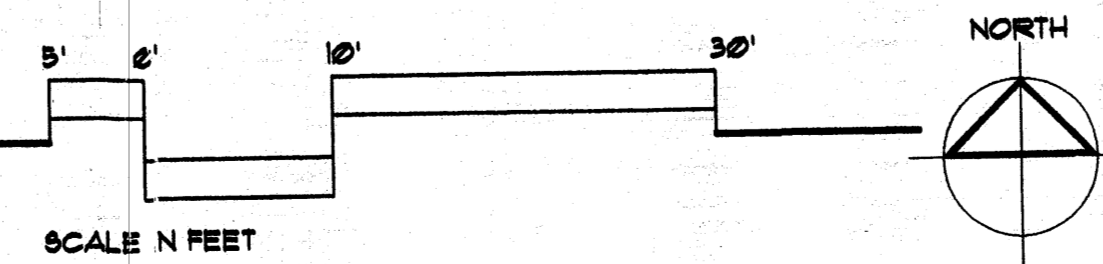
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

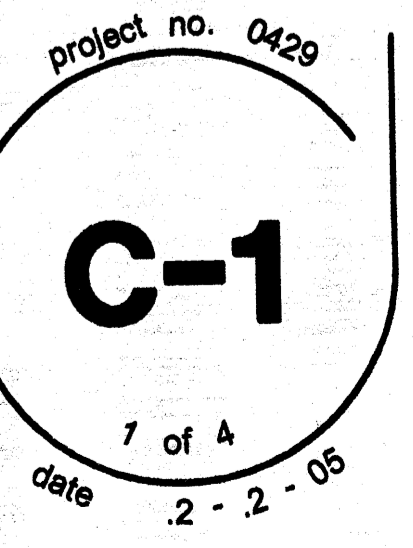
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

N/A	Date	Joe White	Date
Environmental Health	2-17-05	Bole Waste Management	2-16-05
Traffic Engineering	Date	Roy A. Khan	Date
Utilities Development	Date	Bradley J. Bingham	2-16-05
Christina Sandoral	Date	City Engineer	Date
Parks & Recreation Dept.	Date	2/17/05	Date
DRB Chairperson, Planning Department	Date	signature block	12/16/03

**① SITE PLAN**  
 SCALE: 1" = 10'-0"

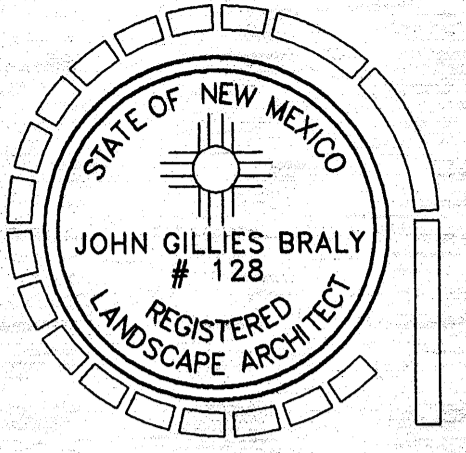


**BAKER CONSTRUCTION OFFICE/WAREHOUSE**  
**LOT 42 CALLE ALAMEDA**  
**ALBUQUERQUE, NEW MEXICO**  
**SANDERS & ASSOCIATES ARCHITECTS, P.C.**

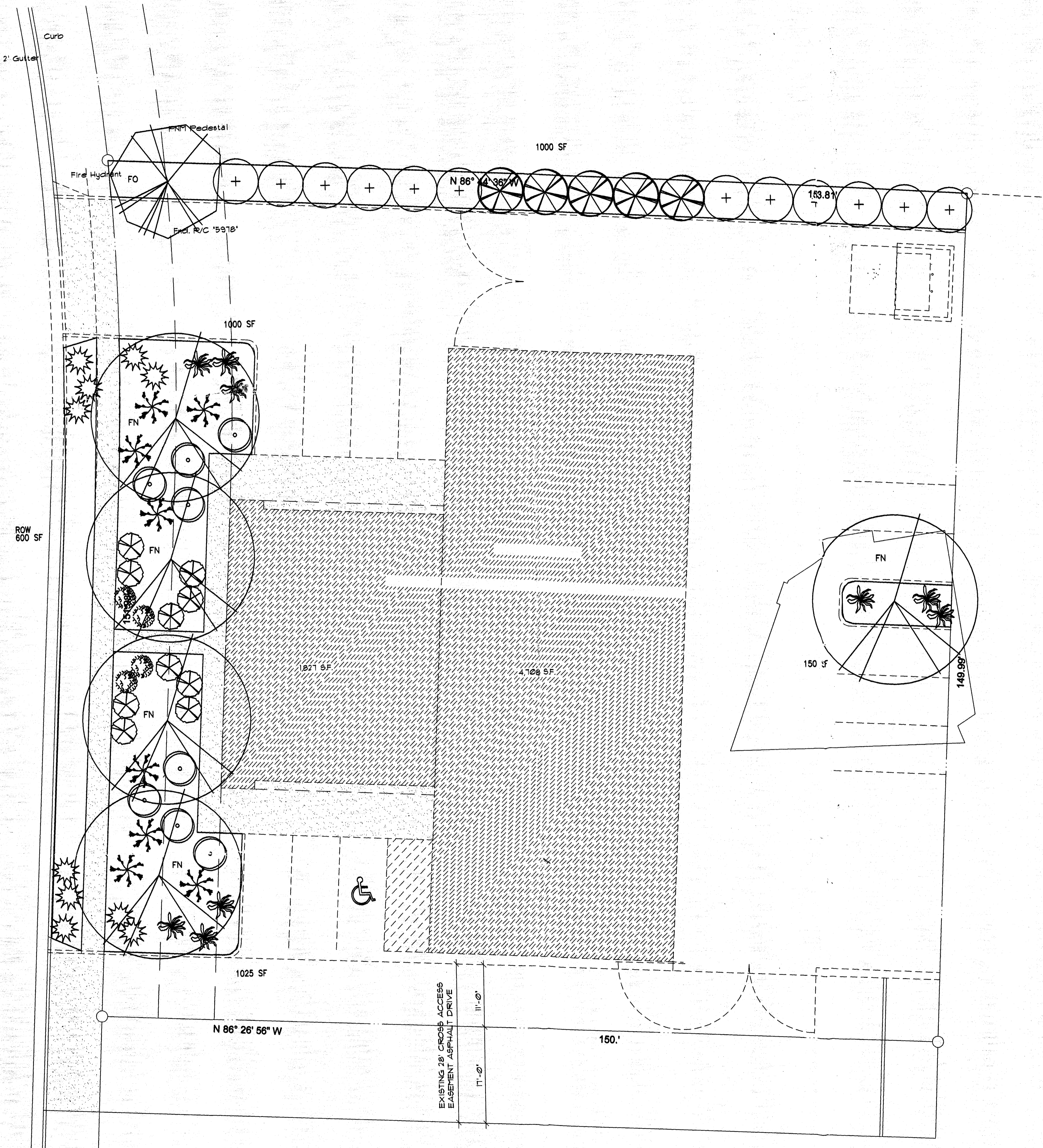


SITE PLAN FOR BUILDING PERMIT

PROJ# 1003929 #508D



The roof for the office has a parapet which shields view of both the roof and all mechanical equipment. The warehouse portion has a pre-finished ribbed metal roof which shall not have a highly reflective surface per requirements of the Alameda Business Park Master Plan.



**PLANT LEGEND**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FN	5	FRAXINUS	PATMORE ASH	2" CAL	H
FO	1	FORESTIERA	N.M. OLIVE	15 GAL	M
(+)	12	COTONEASTER	CLUSTERBERRY	5 GAL	M
(*)	10	ROSMARINUS PRO.	CREeping ROSEMARY	5 GAL	M
(X)	10	RAPIHOLEPIS INDICA	INDIA HAWTHORN	5 GAL	M
(/)	5	BUDDLEIA DAVIDII	BUTTERFLY BUSH	5 GAL	M
(o)	8	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
(*)	8	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL	M
(*)	9	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	M
(*)	4	LAVANDULA	LAVENDER	1 GAL	M

**SITE DATA**

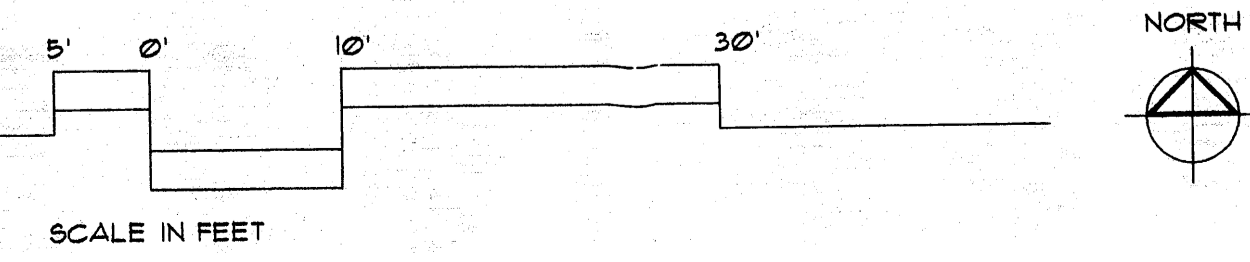
GROSS LOT AREA	22,707 SF
LESS BUILDING(S)	6,508 SF
NET LOT AREA	16,199 SF
REQUIRED LANDSCAPE	2,429 SF
15% OF NET LOT AREA	3,775 SF
PROPOSED LANDSCAPE	23%
PERCENT OF NET LOT AREA	

STREET TREES REQUIRED  
 PROVIDED AT 30' O.C. SPACING ALONG STREET  
 PARKING LOT TREES REQUIRED  
 1 TREE PER 10 SPACES  
 12 SPACES/10=1 TREE PROVIDED MIN.

**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 GRAVEL MULCH AT 2"-3" DEPTH **GRAVEL - SANTA ANA TAN**
- 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.

**LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"

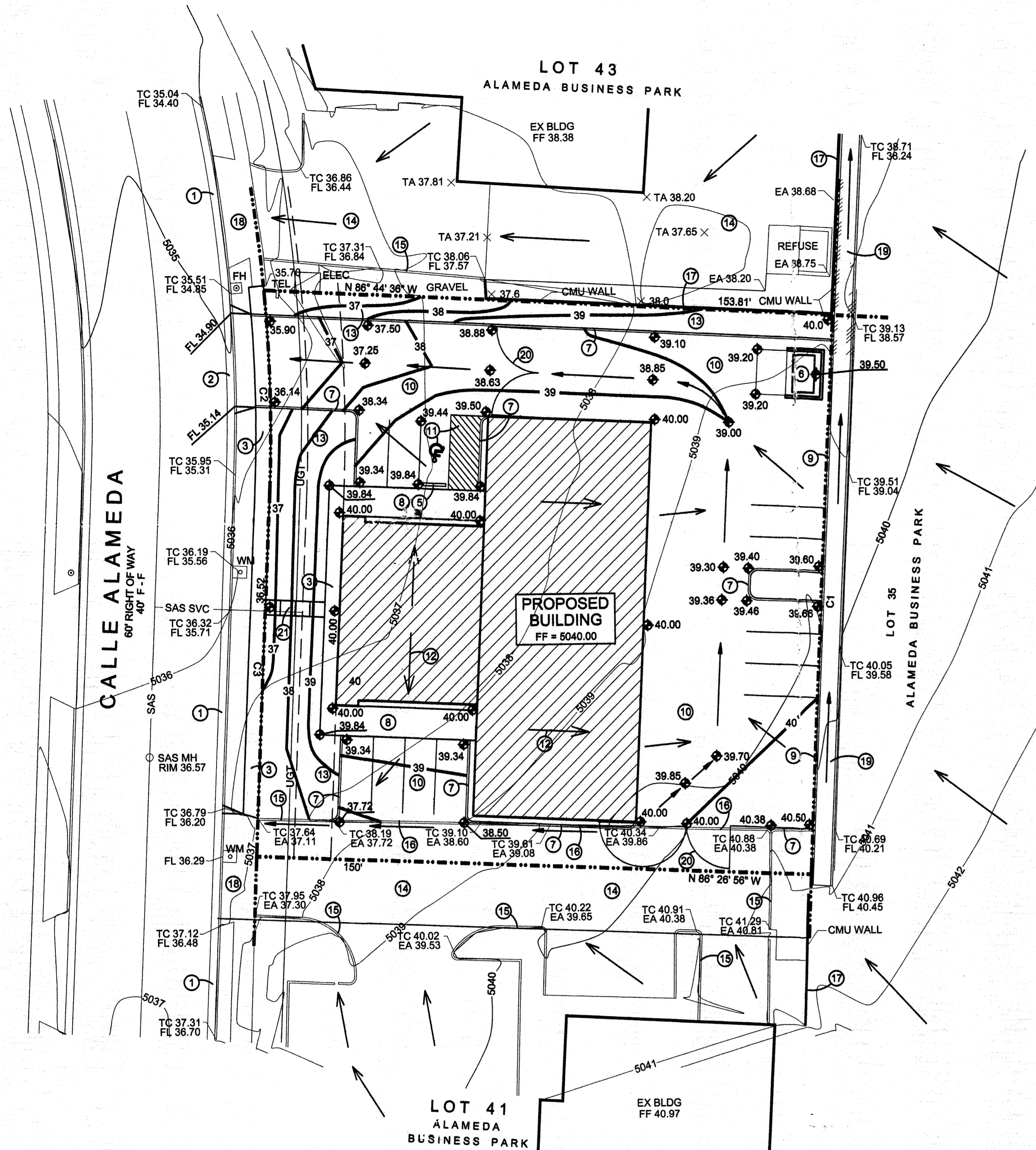


**BAKER CONSTRUCTION OFFICE/WAREHOUSE**  
 LOT 42 CALLE ALAMEDA  
 ALBUQUERQUE, NEW MEXICO  
 SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 255-5040 FAX (505) 255-5040

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

Project no. 0429  
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 2-03-05

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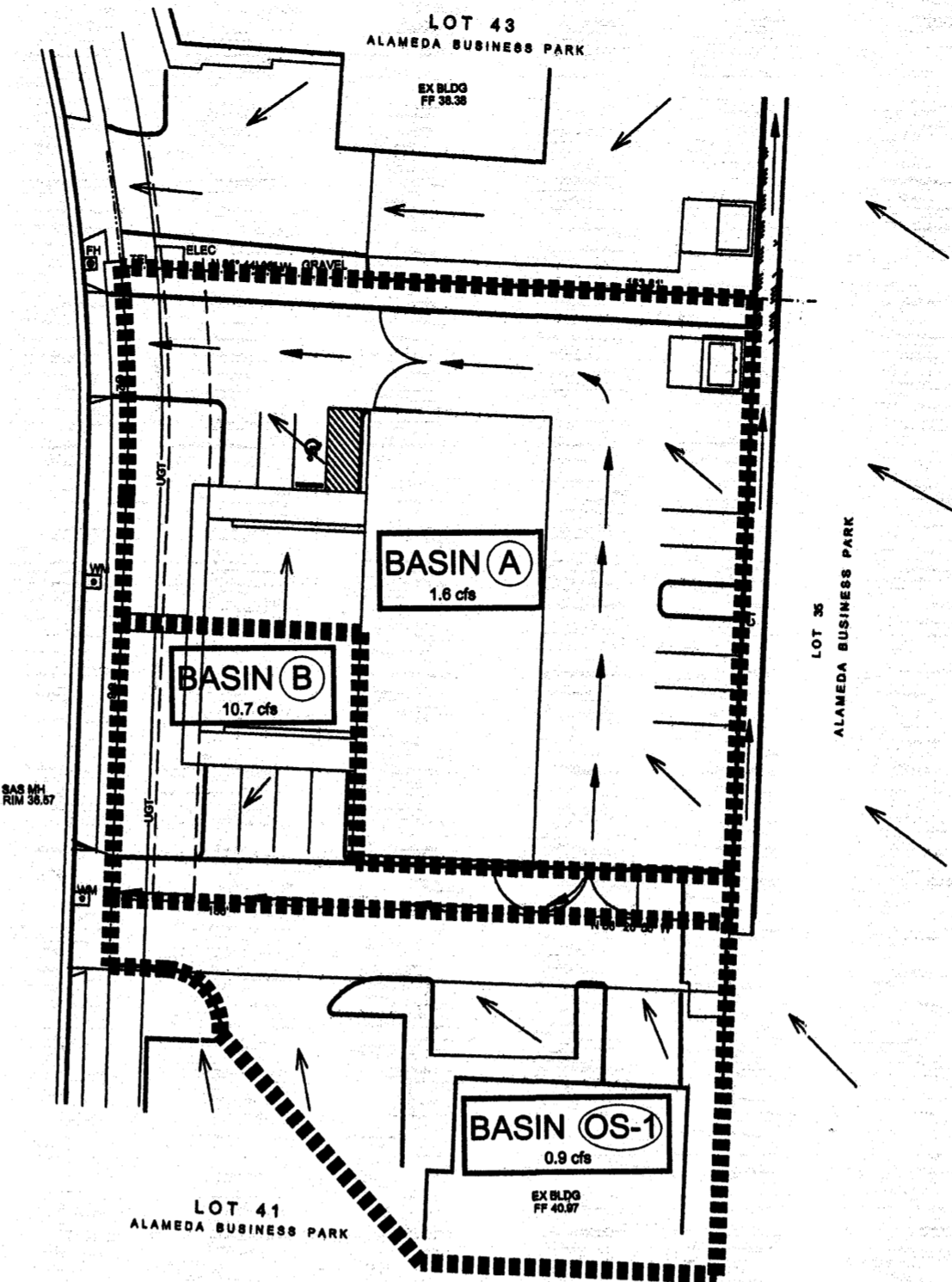


CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	149.99	12180.00	75.00	149.99	0°42'20"
C2	55.15	410.00	27.62	55.11	7°42'24"
C3	98.52	12330.00	49.26	98.52	0°27'28"

HYDROLOGY - AHYMO						
Precipitation Zone 2						
Basin	Basin area (Ac)	Land Treatment (acre)	Ew	V100	Q100	P380 = 2.35 in
		A B C D	(in)	(sf)	(cfs)	
<b>Existing Conditions</b>						
SITE	0.53	0.00	0.00	0.53	0.00	1.13
OS - 1	0.20	0.00	0.00	0.05	0.15	1.87
<b>Developed Conditions</b>						
SITE	0.52	0.00	0.03	0.04	0.45	1.95
A	0.35	0.00	0.02	0.31	1.95	0.0569
B	0.17	0.00	0.01	0.02	0.14	1.95
OS - 1	0.20	0.00	0.00	0.05	0.15	1.87

- KEYED NOTES**
- EXISTING STD CURB & GUTTER
  - SAWCUT EXIST STD C & G. CONSTRUCT 24' DRIVEPAD PER COA STD DWG 2425
  - CONSTRUCT 4' SIDEWALK
  - CONSTRUCT HANDICAP RAMP. SEE SITE PLAN
  - NO CURB AT ACCESSIBLE AREA. PROVIDE CONCRETE TIRE STOP AS SHOWN
  - CONSTRUCT REFUSE ENCLOSURE. SEE SITE PLAN
  - CONSTRUCT 6" EXTRUDED CONCRETE CURB
  - CONSTRUCT TURNDOWN SIDEWALK. SEE SITE PLAN
  - INSTALL 8" HIGH CMU WALL. SEE SITE PLAN
  - CONSTRUCT ASPHALT PAVEMENT. SEE SITE PLAN
  - PAINTED STRIPING PER COA CRITERIA
  - DIRECTION OF ROOF DRAINAGE
  - LANDSCAPING
  - EXISTING ASPHALT PAVING TO REMAIN
  - EXISTING CURB TO REMAIN
  - REMOVE & DISPOSE OF EXISTING CONC CURB AS SHOWN
  - MATCH EXISTING GRADE ALONG EDGE OF PAVEMENT
  - EXISTING CMU WALL
  - EXISTING CONC DRIVEPAD TO REMAIN
  - EXISTING ASPHALT CHANNEL
  - INSTALL GATE - SEE SITE PLAN
  - CONSTRUCT STEPS AT FRONT ENTRY - SEE SITE PLAN

LEGEND		
ITEM	EXISTING	PROPOSED
MOUNTABLE CURB	—	—
STD CURB & GUTTER	—	—
DROP INLET	—	—
OVERHEAD ELEC	— OHU	—
UNDERGROUND ELEC, GAS, TEL, TV	— UGT	—
FLOWLINE ELEV.	— FL 0.14	— FL 0.14
TOP OF CURB ELEV.	— TC 99.30 FL 98.80	— TC 99.30 FL 98.80
SPOT ELEV.	— 16.7	— 16.7
SEWER SERVICE	—	—
POWER POLE (GUYED)	— PP	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	— TA 16.2	— TA 16.2
STREET LIGHT	—	—
DIRECTION OF FLOW	—	—
DRAINAGE SWALE	—	—
DRAINAGE BASIN DIVIDE	—	—



**GRADING AND DRAINAGE PLAN**

**PURPOSE AND SCOPE**

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of Baker Office/Warehouse located at 8516 Calle Alameda NE. Proposed site improvements include paving, landscaping, utility, grading, and drainage improvements.

**EXISTING CONDITIONS**

The project site is approximately 0.53 acres in size and is located at 8516 Calle Alameda NE, just north of Vista Alameda. The project site is particularly described as Lot 42, Alameda Business Park. The site is bounded by industrial properties on the east, north and south, and Calle Alameda on the west. Site topography slopes from east to west at approximately 2 percent, draining to Calle Alameda. The site is also bounded on the east by a Masterplan drainage channel that conveys runoff from an off-site basin consisting of Lots 33 thru 36 (2.05-acres) which discharges across lot 43 to Calle Alameda. As a result of a shared access agreement, Lots 41 and 42 share the existing south driveway. Off-site flows from lot 41 drain along the paved access road and exit thru the south driveway. From the site all on-site and off-site runoff drains to improvements provided by Alameda Business Park. Masterplan drainage improvements constructed for the development convey all runoff to an existing retention pond located to the north on Tract A. The retention pond drains by a sump pump to the AMAFCA North Diversion Channel.

As shown by the attached FIRM Panel, this site is not impacted by a Flood Hazard Zone.

**PROPOSED CONDITIONS**

As shown by the Plan, the project consists of the construction of the Baker Office/Warehouse with associated site improvements. The Plan shows the contours and elevations required to properly grade and construct the required paving and drainage improvements. Flow arrows give the direction of drainage flows and the project hydrology is tabulated for both existing and proposed conditions. The drainage criteria for the site was established by the Drainage Masterplan for Alameda Business Park, prepared by Bohannan Huston, dated February 19, 1999.

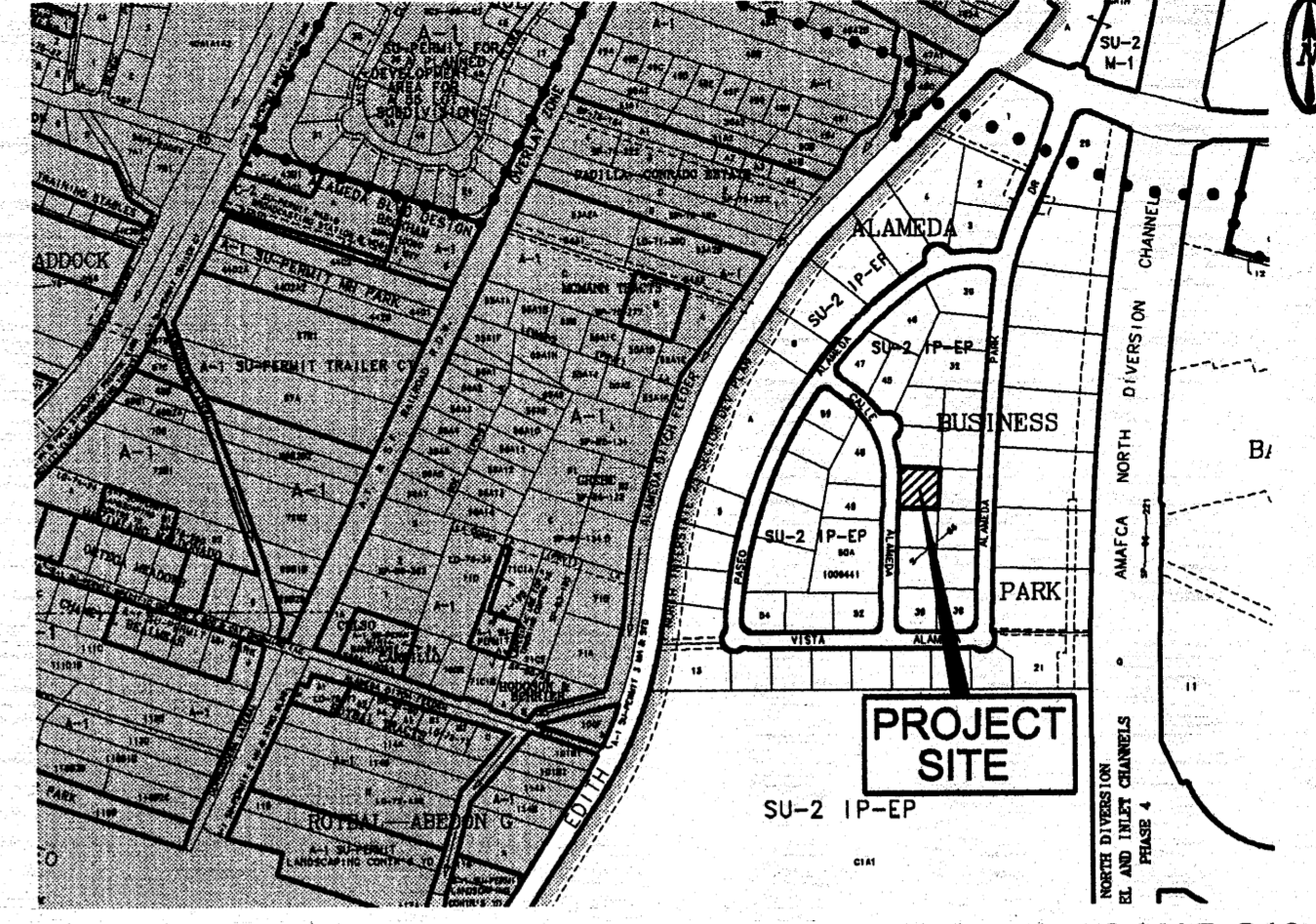
All drainage flows will be managed on-site and discharge to the Masterplan drainage improvements that convey all runoff to an existing retention pond located to the north. Basin A drains to Calle Alameda thru the north driveway, Basin B and off-site Basin OS - 1 drain to Calle Alameda through the south driveway.

**EROSION CONTROL**

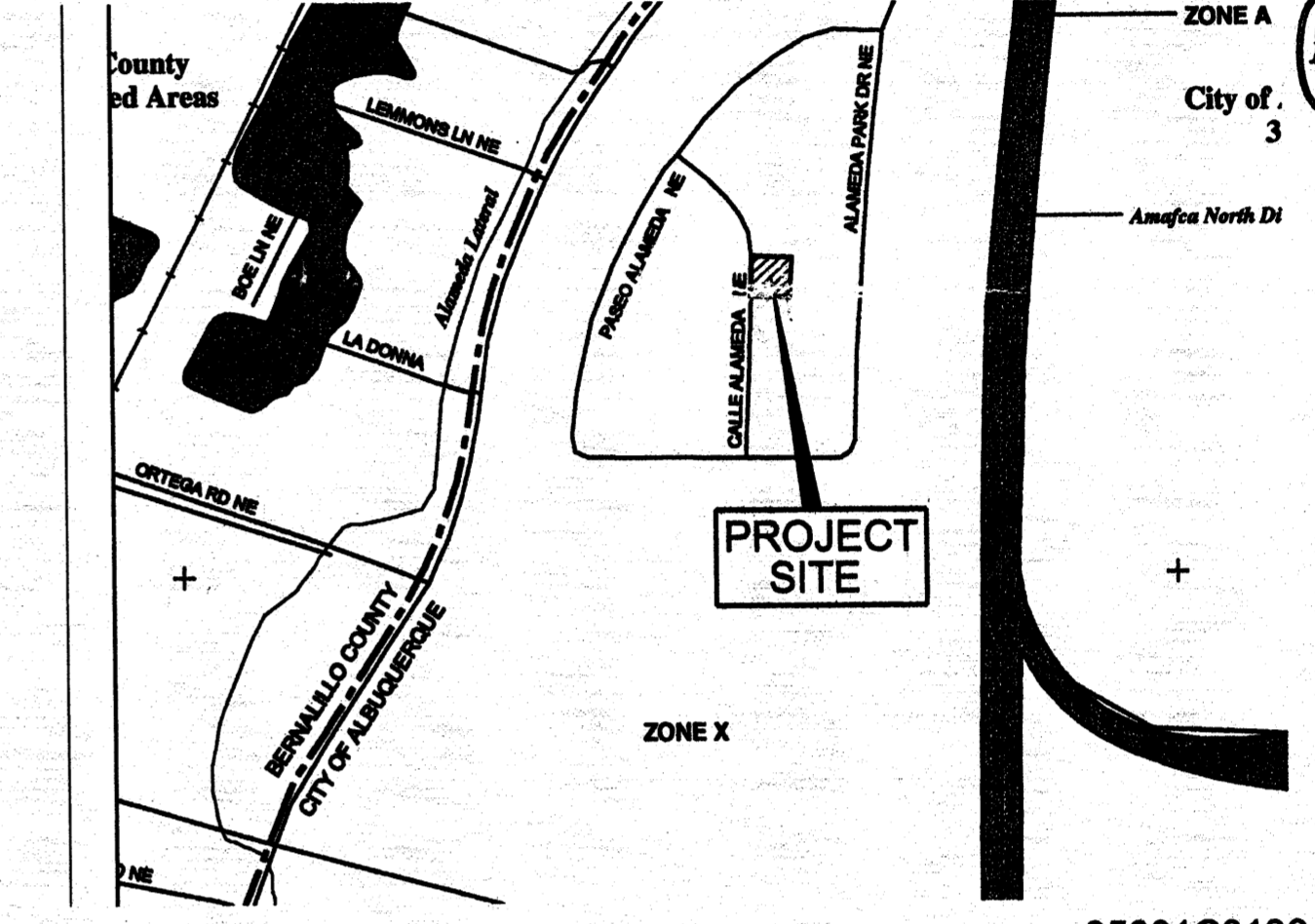
Temporary erosion control will be required during the construction phase to protect downstream property and improvements from sediment and uncontrolled runoff. This Plan recommends the placement of silt fencing along the construction boundaries to mitigate sediment deposition into the adjoining properties and public streets. It is the contractor's responsibility to properly maintain these facilities during the construction phase of the project. Since the site proposes to disturb less than 1.0 acres, a Storm Water Pollution Prevention Plan is not required.

**CALCULATIONS**

Calculations are provided which define the 100-year/6 hour design storm falling with the project area under existing and proposed condition. Hydrology is per "Section 22.2, Part A, DPM, Vol 2" updated July 1997.



LOCATION MAP ZONE ATLAS MAP C16 NOT TO SCALE



FIRM PANEL 35001C0136 SCALE: 1"=500'

**DRAINAGE PLAN NOTES**

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement or finish grade unless noted otherwise.

**PROPERTY ADDRESS**

8516 Calle Alameda NE

**LEGAL DESCRIPTION**

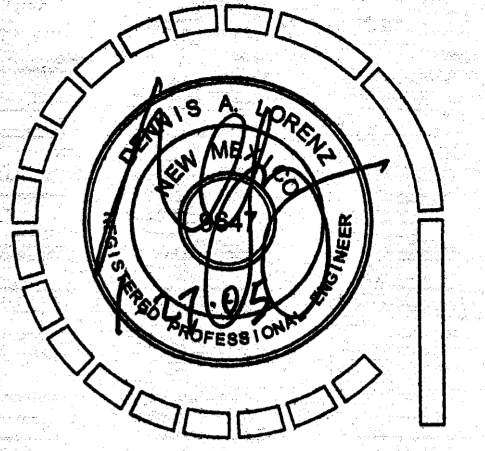
Lot 42, Alameda Business Park

**MAPPING**

Topographic and Field Measurements by Brasher & Lorenz Dated January, 2005

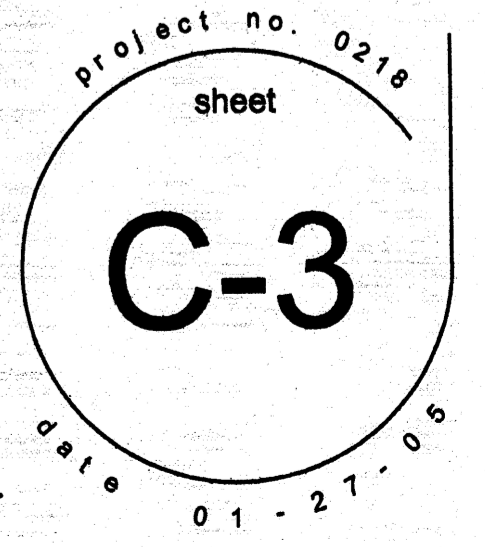
**PROJECT BENCHMARK**

AMAFCA BRASS TABLET "NDC-7-1B2" station is located along NDC west frontage road at STA 150+55, approx 0.4 mile south of Alameda Blvd. ELEV = 5064.40 feet MSLD



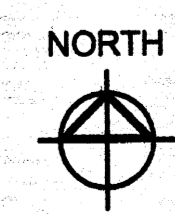
**BRASHER & LORENZ**  
CONSULTING ENGINEERS  
2201 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
PH: 505-998-0388 Fax: 505-998-6188

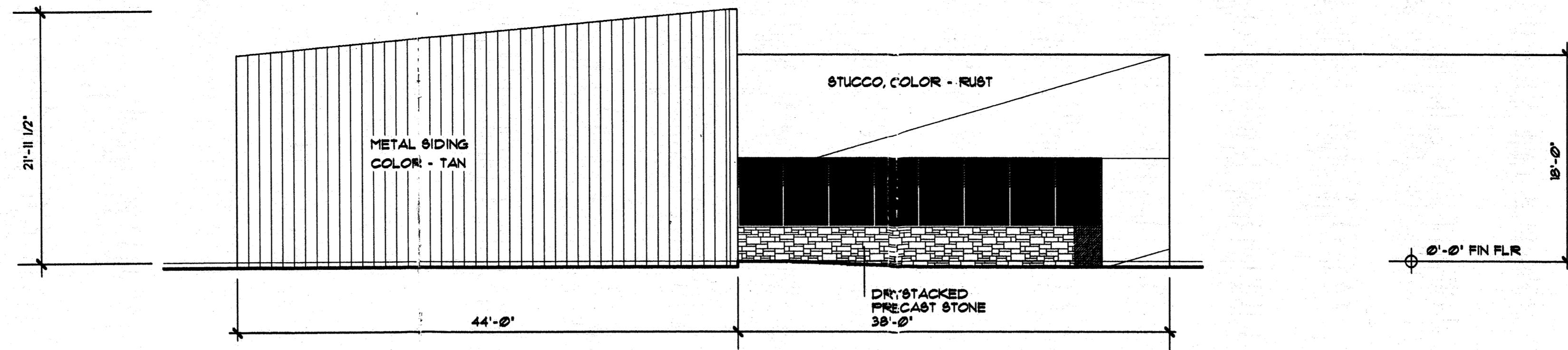
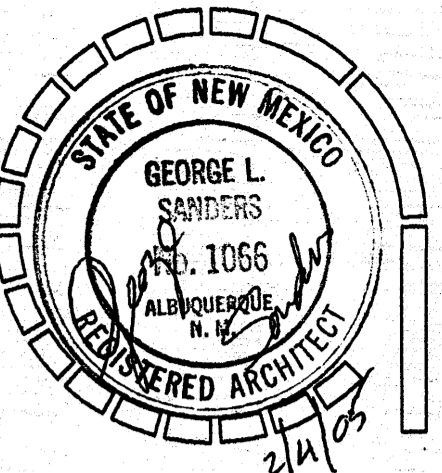
**BAKER CONSTRUCTION OFFICE/WAREHOUSE**  
LOT 42 CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO  
SANDERS & ASSOCIATES ARCHITECTS, P.C.



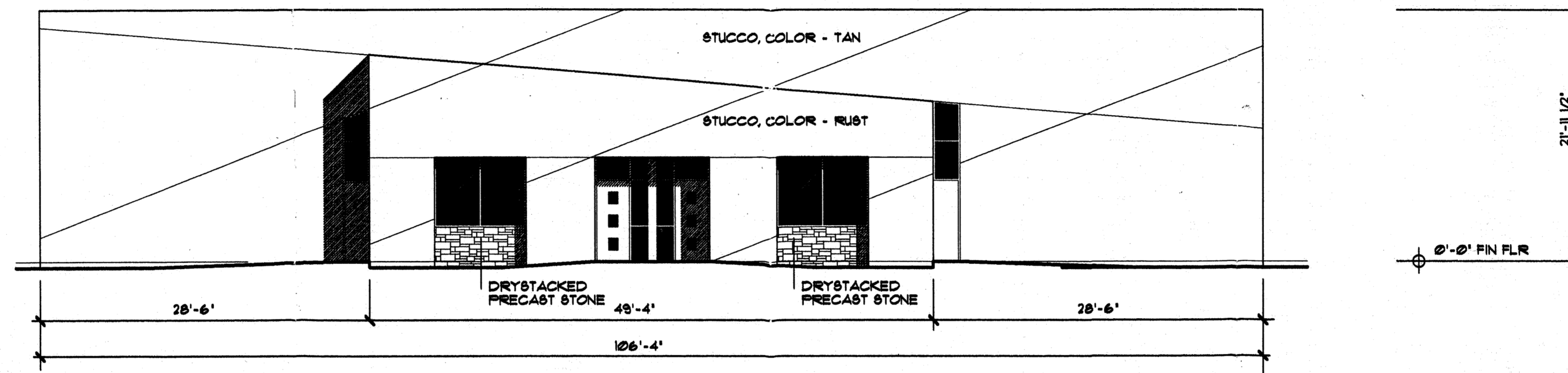
**GRADING & DRAINAGE PLAN**

SCALE: 1" = 20'-0"

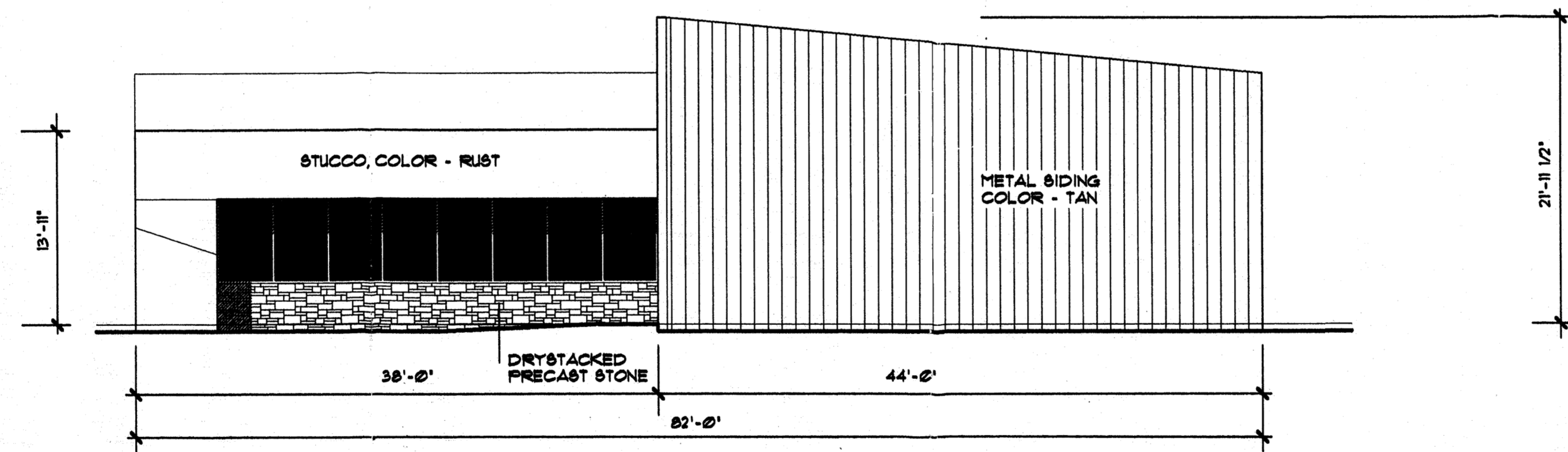




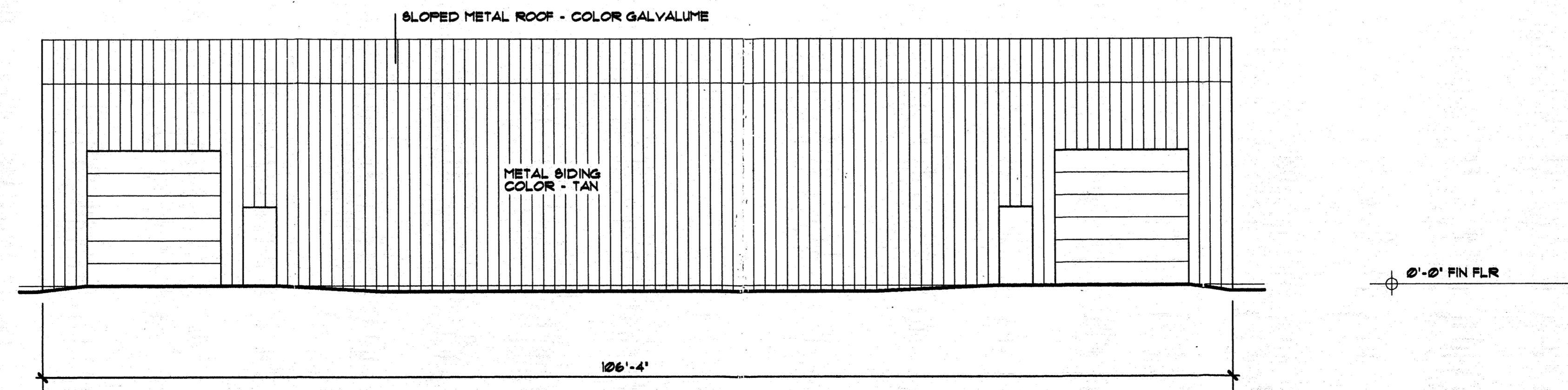
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



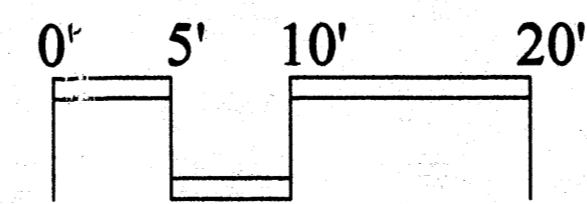
**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BAKER CONSTRUCTION OFFICE/WAREHOUSE**

**LOT 42 CALLE ALAMEDA  
ALBUQUERQUE, NEW MEXICO**

SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, N.M. 87110 (505) 255-5040 FAX (505) 255-5040

Project no. 0429  
sheet  
**A-1**  
4 of 4  
date 2-03-08