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 kiranick@comcast.net
 EXIT ARCHITECTS

DWIGHT'S GLASS & MIRROR

Richfield Park Subdivision
 Lots 1 and 2
 Albuquerque, NM

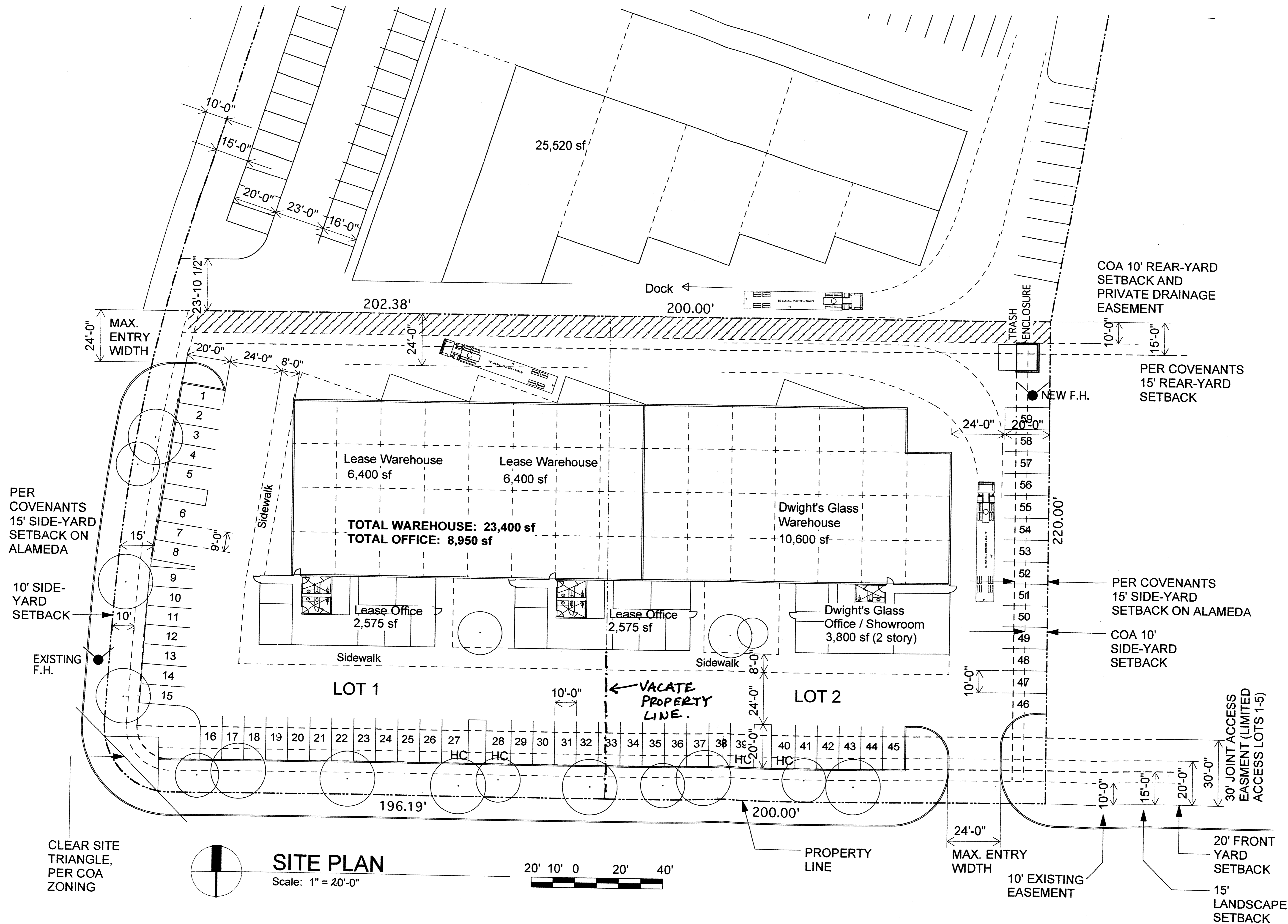
**SCHEMATIC LAYOUT
 DRB SKETCH
 PLAT REVIEW**

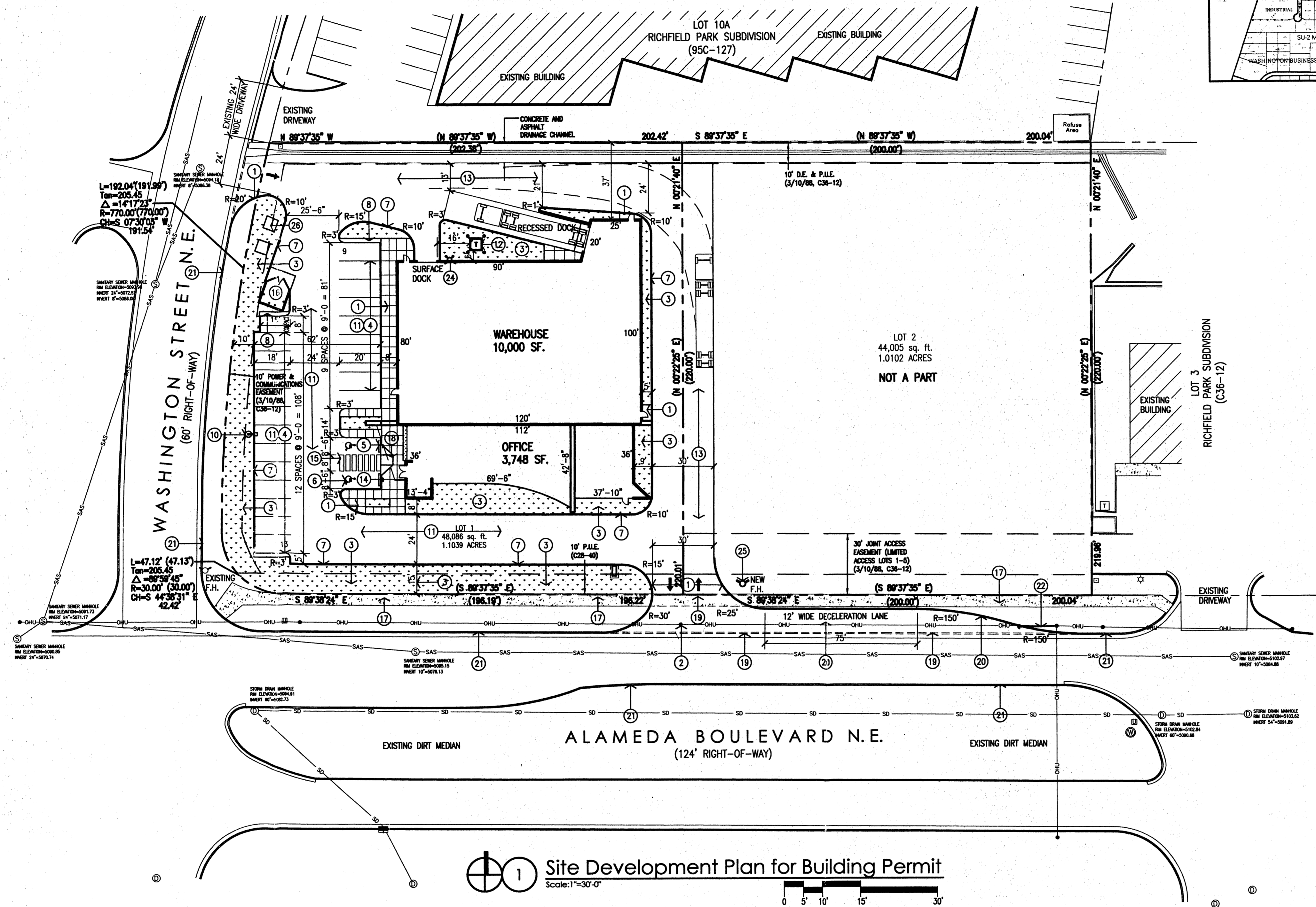
Sheet No.: **A001**

Sheet Title:
 SITE PLAN

Date: **2.28.05**
 2.11.05

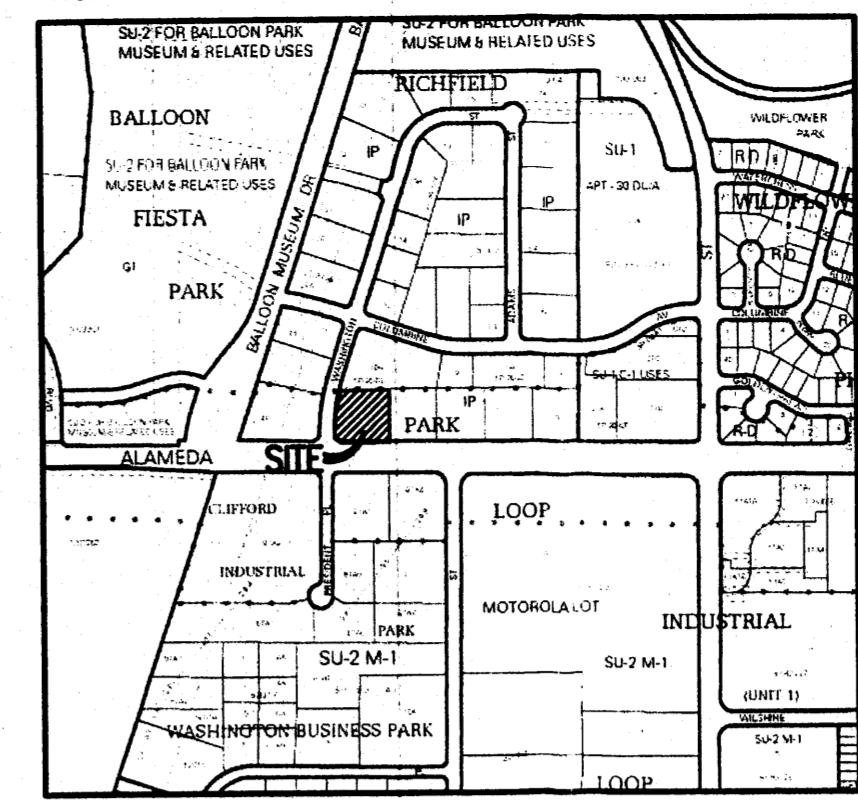
1003983





Site Development Plan for Building Permit
 Scale: 1"=30'-0"

VICINITY MAP: C-17-Z



SITE DEVELOPMENT DATA:
 LEGAL DESCRIPTION: LOT 1 OF RICHFIELD PARK SUBDIVISION BERNILLO COUNTY, NEW MEXICO
 BUILDING LOCATION: NEC OF ALAMEDA BOULEVARD AND WASHINGTON STREET
 ADDRESS: 4501 ALAMEDA BOULEVARD, NE.
 CURRENT ZONING: INDUSTRIAL PARK (IP)
 ZONE ATLAS PAGE: C-17-Z
 BUILDING AREA: 14,338 GROSS BUILDING SQUARE FOOTAGE
 OFFICE: 3,748 GROSS SQUARE FEET
 WAREHOUSE: 10,000 GROSS SQUARE FEET
 MEZZANINE: 590 GROSS SQUARE FEET
 PARKING CALCULATIONS: 24 SPACES REQUIRED
 24 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES
 OFFICE: 3,748 SF/200 = 19 SPACES
 WAREHOUSE: 10,000 SF/2000 = 5 SPACES
 MEZZANINE: 590 SF/200 = 3 SPACES
 27 SPACES REQ'D x 10% (BUS ROUTE CREDIT - ROUTE 98) = 24 SPACES REQUIRED

GENERAL NOTES:
 [A] PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 [B] THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR, VARIANCES, AND/OR CONFLICTS EXIST, AS DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS, OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT COVERED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
 [C] PATCH OR REPLACE ANY EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH NEW DRIVEWAY CONSTRUCTION.
 [D] ALL NEW DRIVEWAY CONSTRUCTION WILL BE TO CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS.
 [E] VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.

SITE LIGHTING NOTES:
 [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
 [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16 FEET.
 [C] LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

KEYED NOTES:
 [1] CONCRETE SIDEWALK WITH CONTROL JOINTS @ 5'-0" AND EXPANSION JOINTS AT 20'-0" O.C. SEE 3/A002.
 [2] EXISTING POWER POLE TO BE RELOCATED PER PNM'S REQUIREMENTS.
 [3] LANDSCAPING. SEE LANDSCAPING PLAN.
 [4] PAINTED PARKING STRIPES.
 [5] CONCRETE PARKING BUMPERS.
 [6] PAINTED HC PARKING SYMBOL, SEE 7/A002.
 [7] CONCRETE CURB.
 [8] 24" WIDE CONCRETE STRIP, TYP.
 [9] 30' WIDE ENTRY ACCESS.
 [10] SITE LIGHTING LOCATION, SEE 12/A002.
 [11] 3" ASPHALT PAVING OVER COMPACTED SUBGRADE.
 [12] TRANSFORMER LOCATION, SEE ELECTRICAL.
 [13] 4" ASPHALT PAVING OVER 6" COMPACTED BASE.
 [14] HC PARKING SIGN, TYPICAL OF 2. SEE DETAIL 8/A002.
 [15] PAINTED HC PARKING STRIPING.
 [16] CMU DUMPSTER LOCATION, SEE 1/A002.
 [17] EXISTING CONCRETE SIDEWALK TO REMAIN.
 [18] HC RAMP, SEE 6/A002.
 [19] REMOVE PORTION OF EXISTING SIDEWALK AND CURB FOR CONSTRUCTION OF NEW ENTRY DRIVEWAY.
 [20] NEW DECELERATION LANE TO BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS.
 [21] EXISTING CONCRETE CURB TO REMAIN.
 [22] EXISTING POWER POLE LOCATION WITH GUY WIRE TO WEST OF POLE TO REMAIN.
 [23] MONUMENT SIGN LOCATION SEE 11/A002. SIGN BY TENANT.
 [24] GAS METER LOCATION. RUN GAS LINE ON EXTERIOR WALL AND PAINTED TO BUILDING COLORS.
 [25] NEW FIRE HYDRANT LOCATION. INSTALL PER CITY OF ALBUQUERQUE STANDARDS.
 [26] UTILITY TRENCH VENTING BARRIER, TYPICAL OF 2 LOCATIONS. SEE DETAIL 13/A002.

PROJECT NUMBER: _____ **APPLICATION NUMBER:** _____

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) DATED: _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Michael Holton</i> SOLID WASTE MANAGEMENT	9/20/05 Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

revision _____
 by _____
 date _____
 rev

MH
 Mullen Heller
 Architecture P.C.
 1015 Tijeras Avenue NW
 Suite 220
 Albuquerque, NM 87102
 505 268 4144 [p]
 505 268 4244 [f]

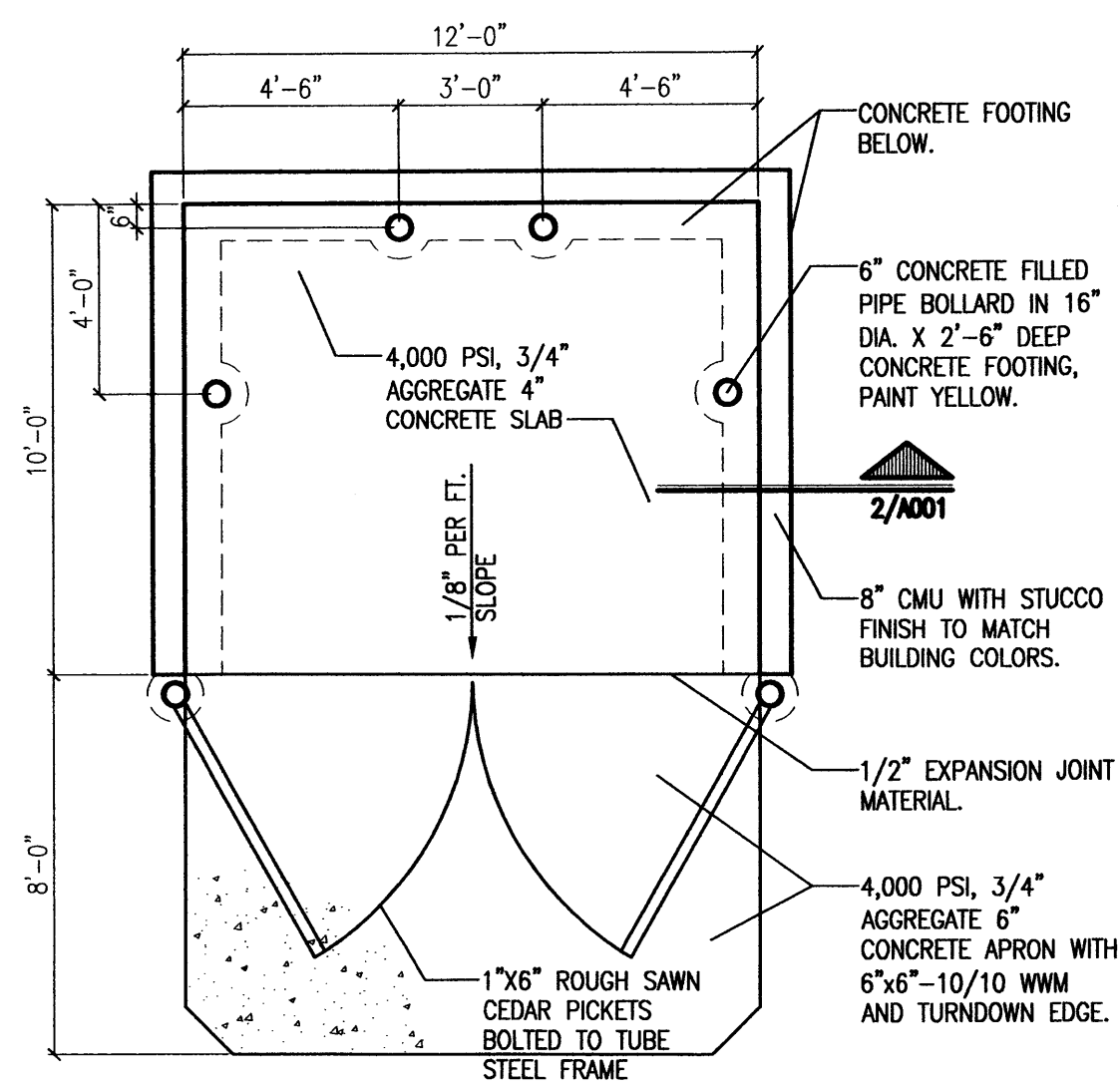
PRELIMINARY PLAN APPROVED BY DRB

project number 05-36
 drawn by rtw
 project manager Douglas Heiler, AIA
 date 9/20/05

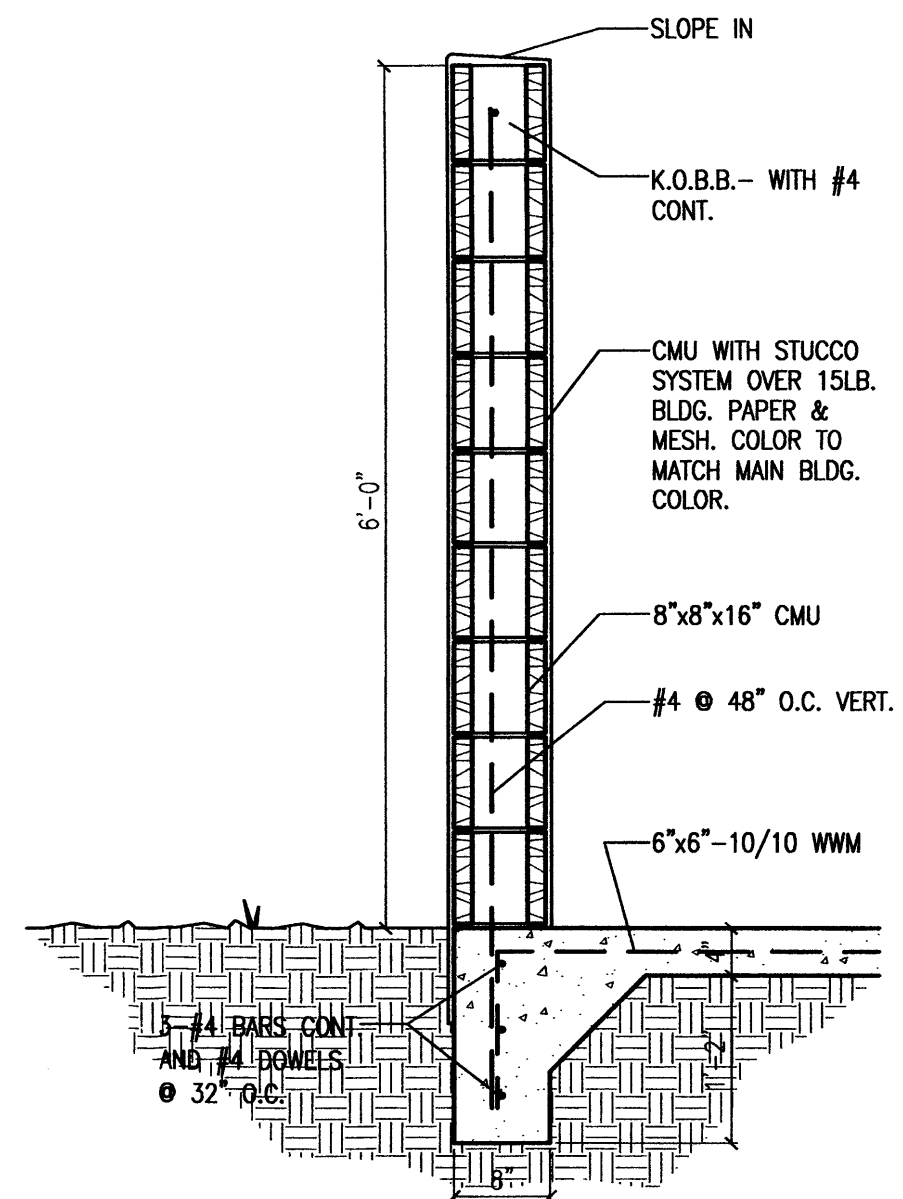
Dwight's Glass Office/Warehouse
 4501 Alameda Boulevard, NE.
 Albuquerque, New Mexico

Site Development Plan for Building Permit

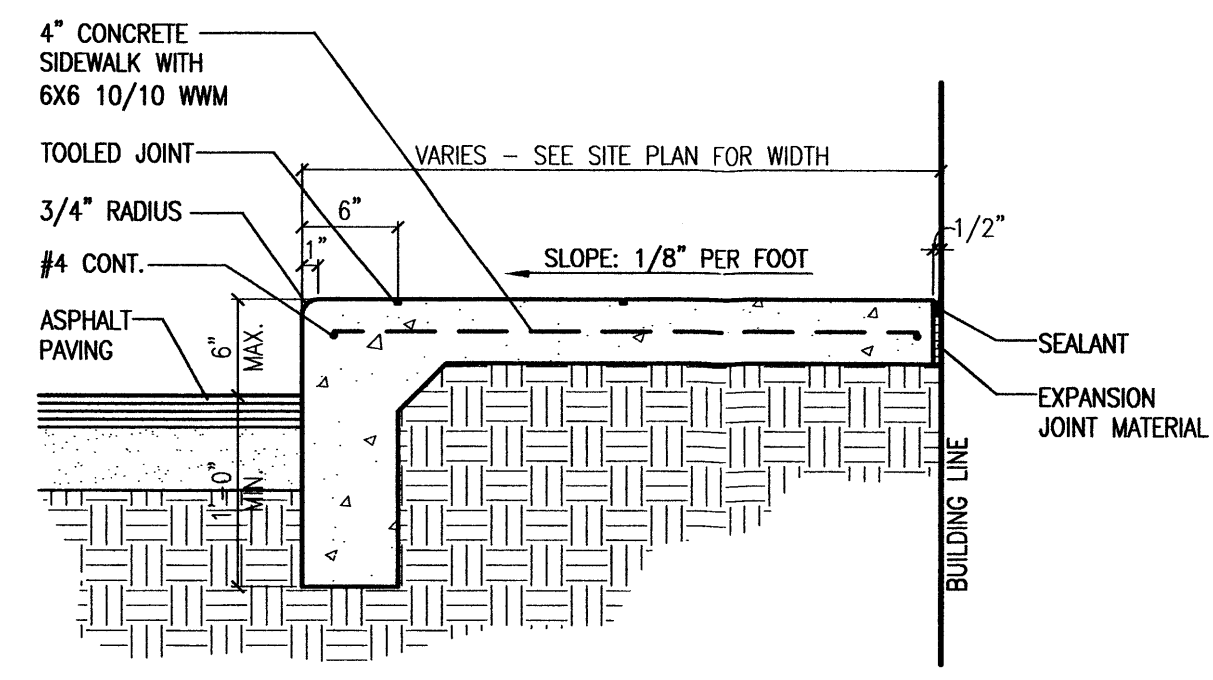
sheet-
A001



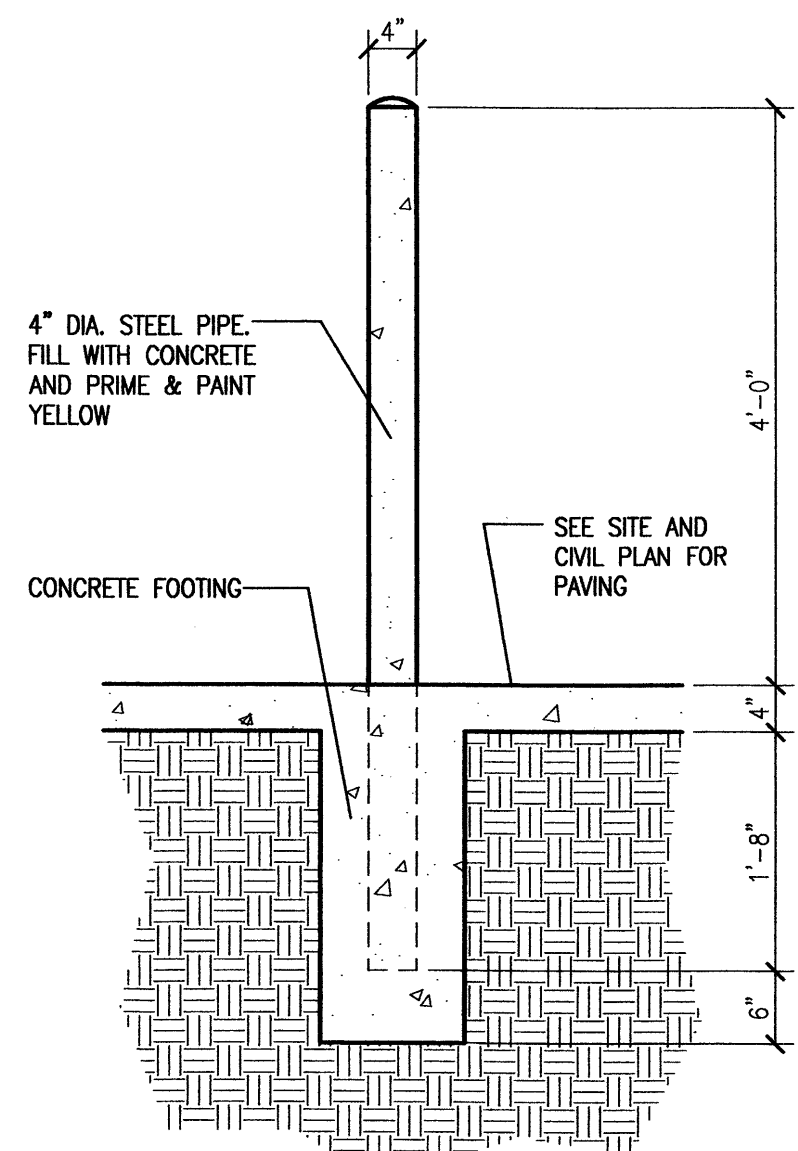
1 Dumpster Enclosure Plan
Scale: 1/4"=1'-0"



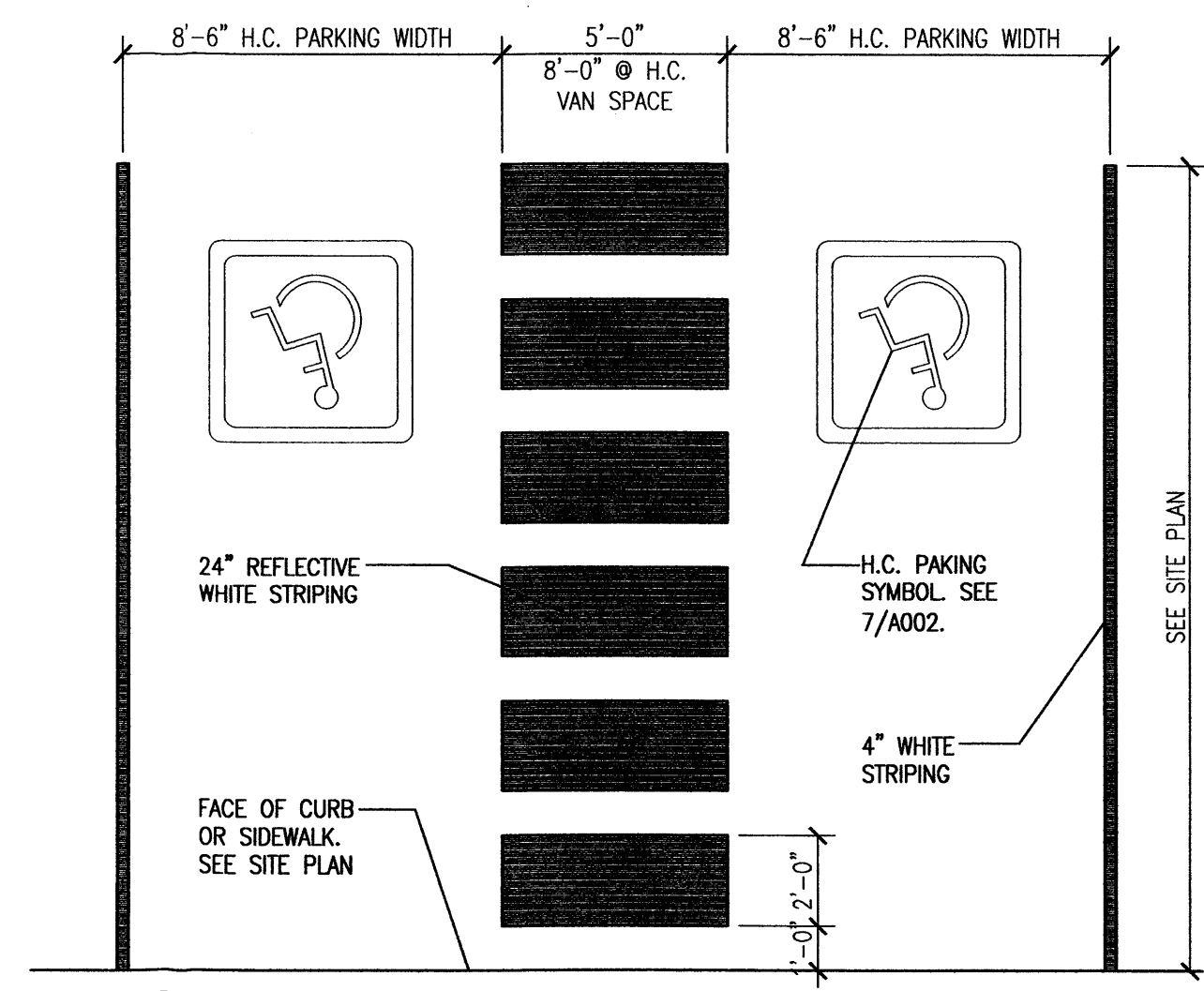
2 Enclosure Wall Section
Scale: 3/4"=1'-0"



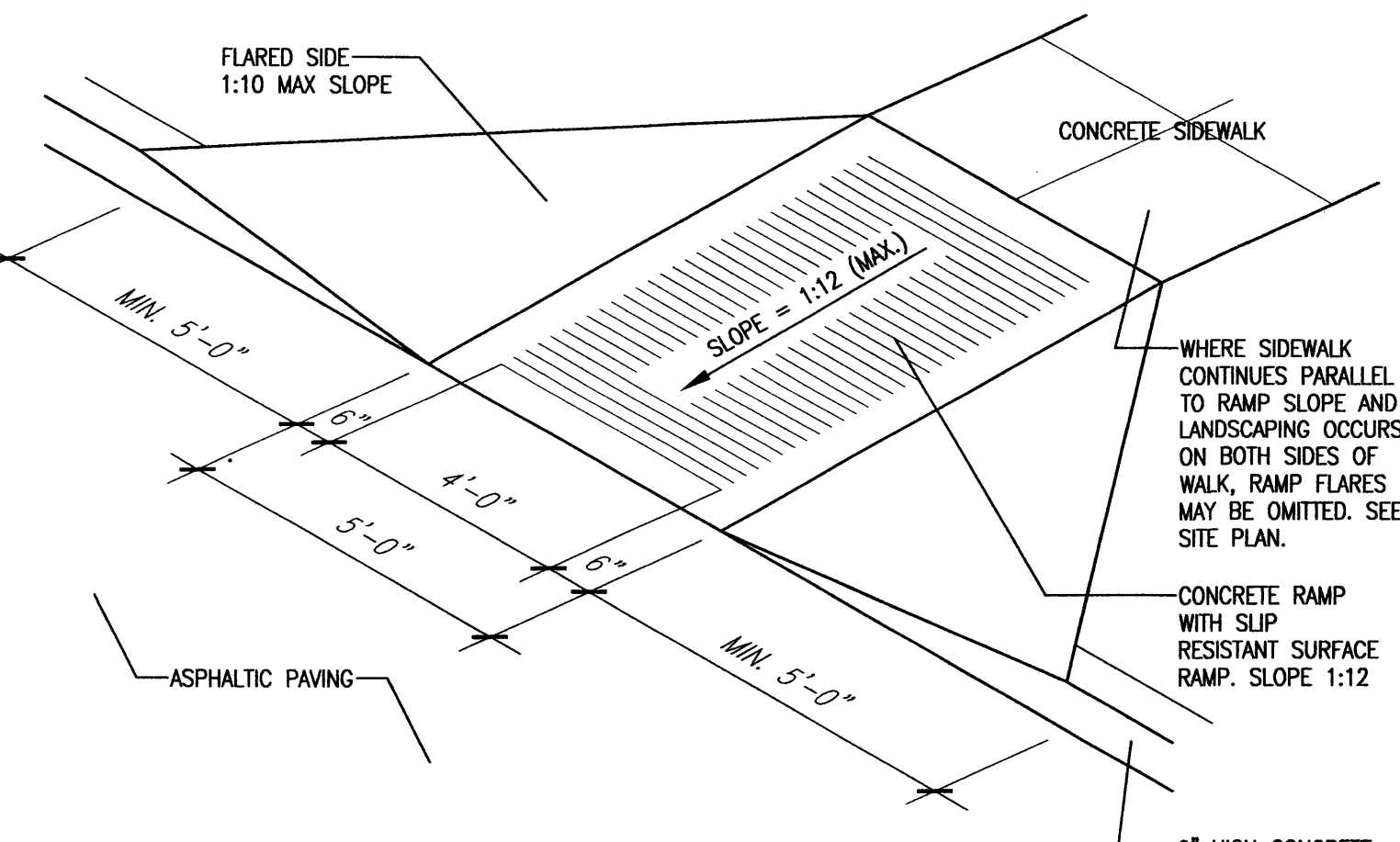
3 Concrete Sidewalk Detail
Scale: 1"=1'-0"



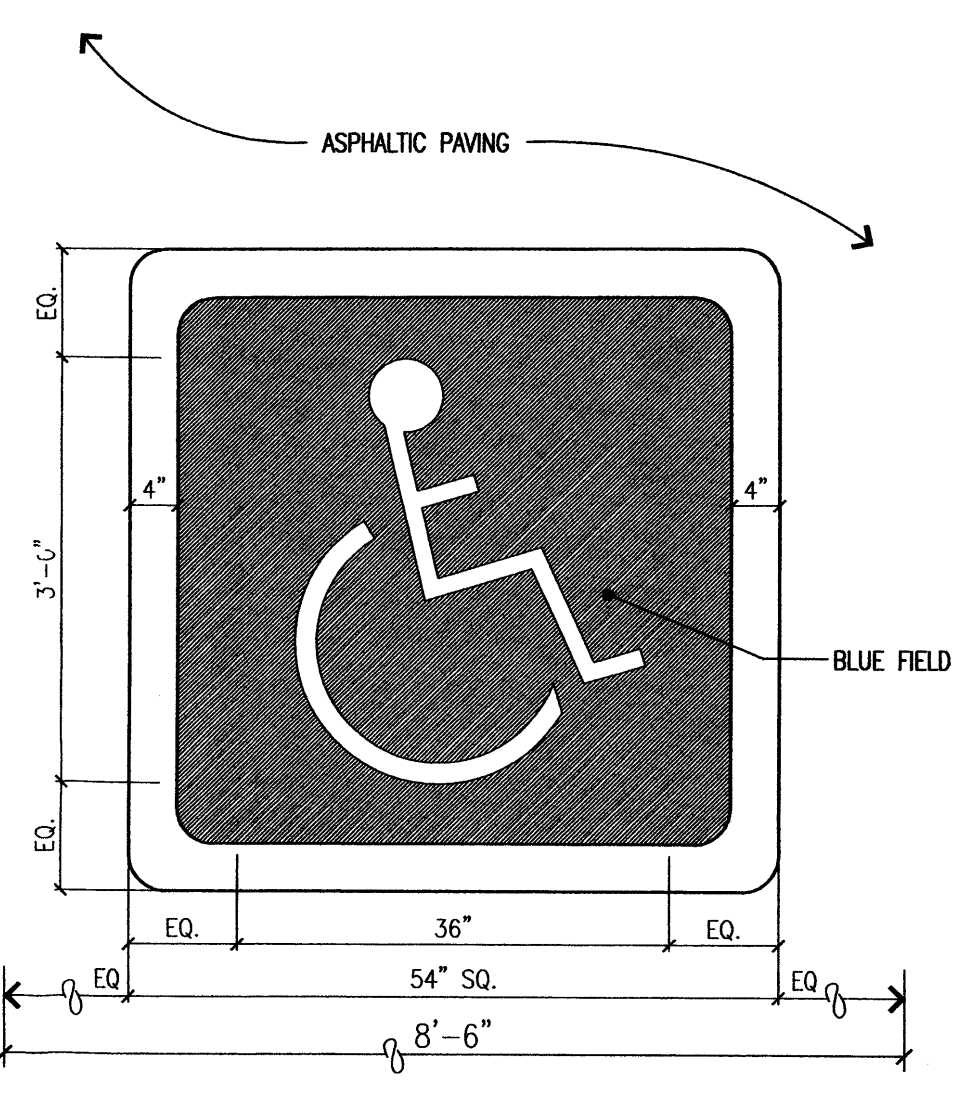
4 Pipe Bollard Detail
Scale: 3/4"=1'-0"



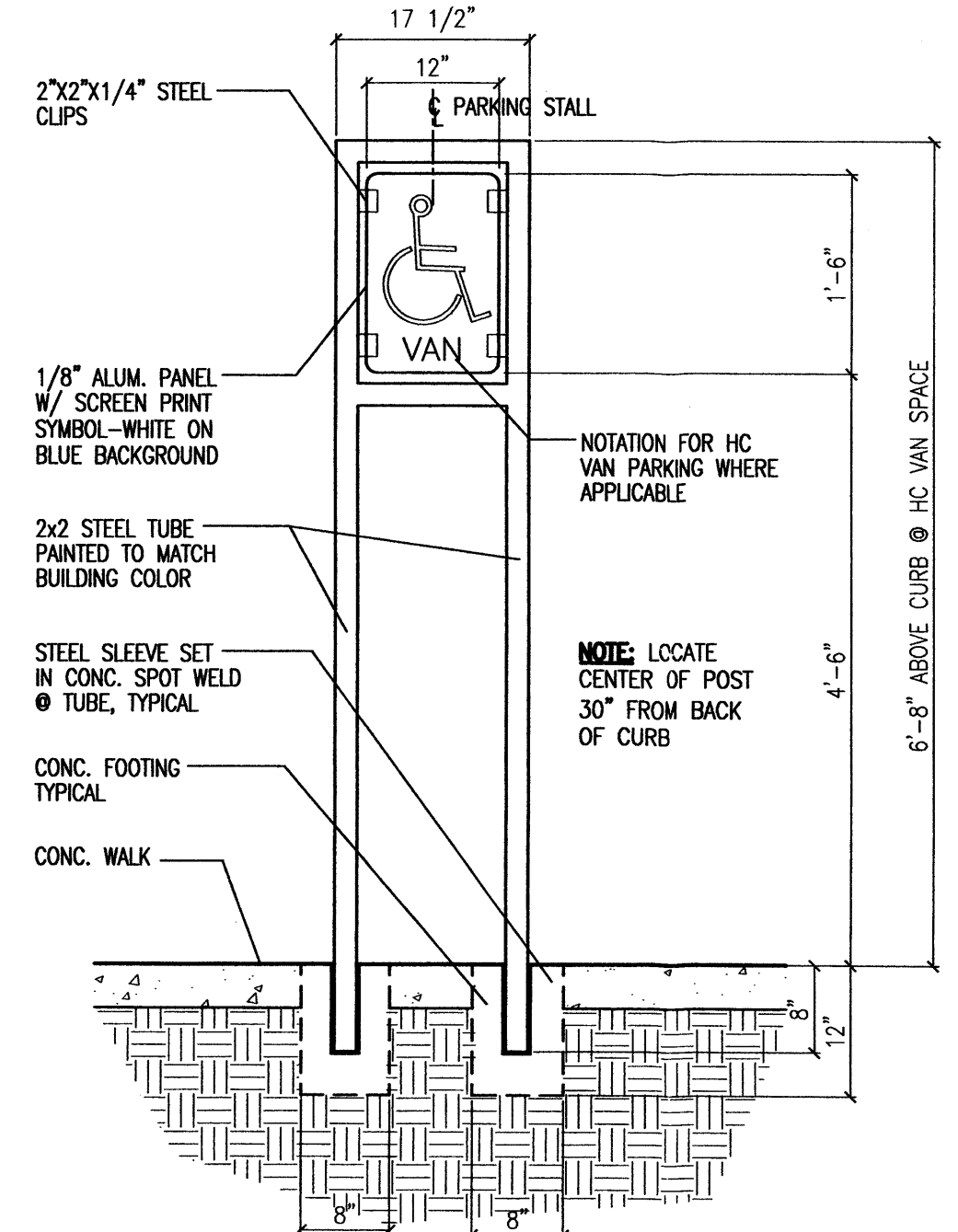
5 HC Parking Striping Detail
Scale: 1/4"=1'-0"



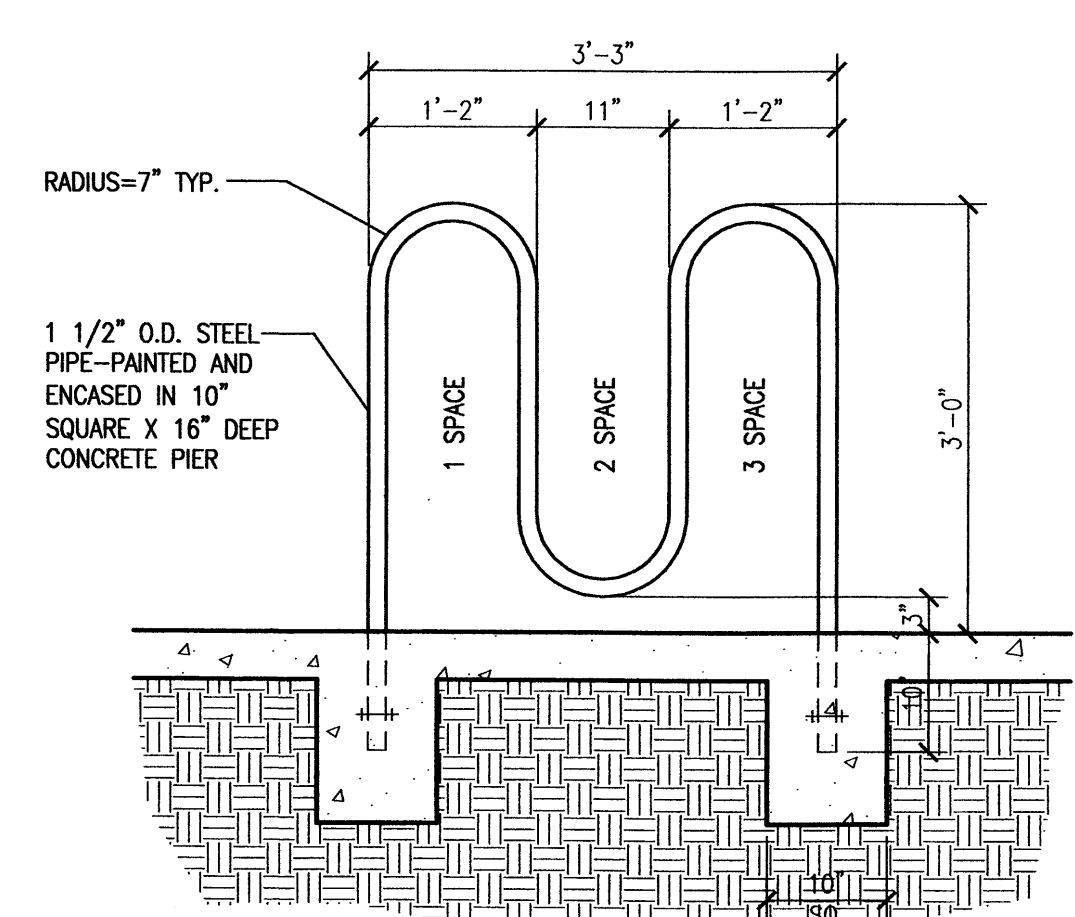
6 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



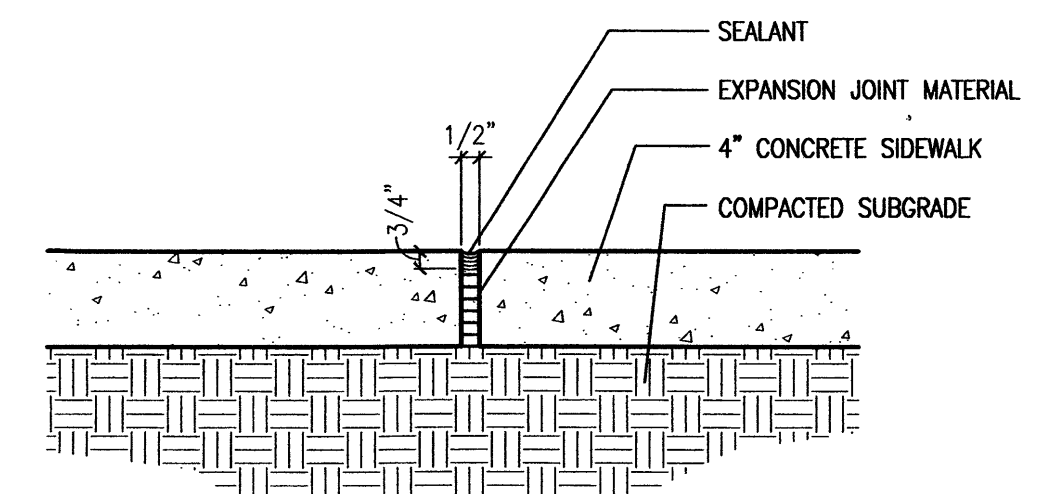
7 HC Pavement Sign Detail
Scale: 3/4"=1'-0"



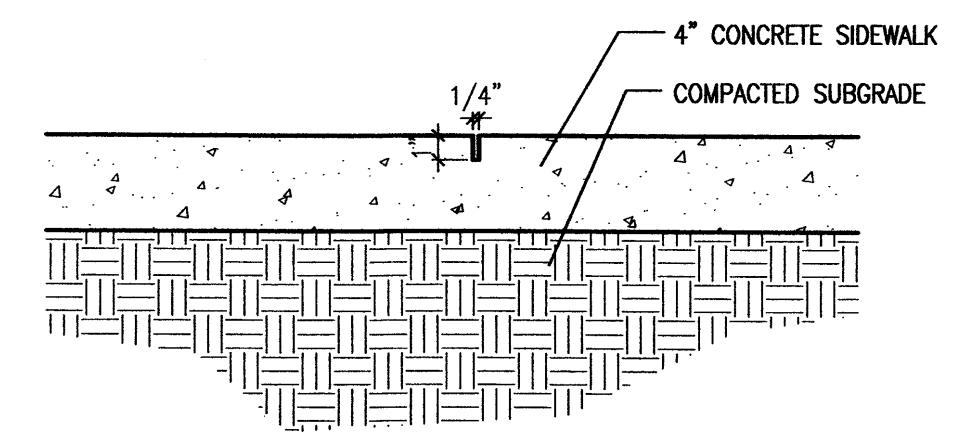
8 HC Parking Sign Detail
Scale: 3/4"=1'-0"



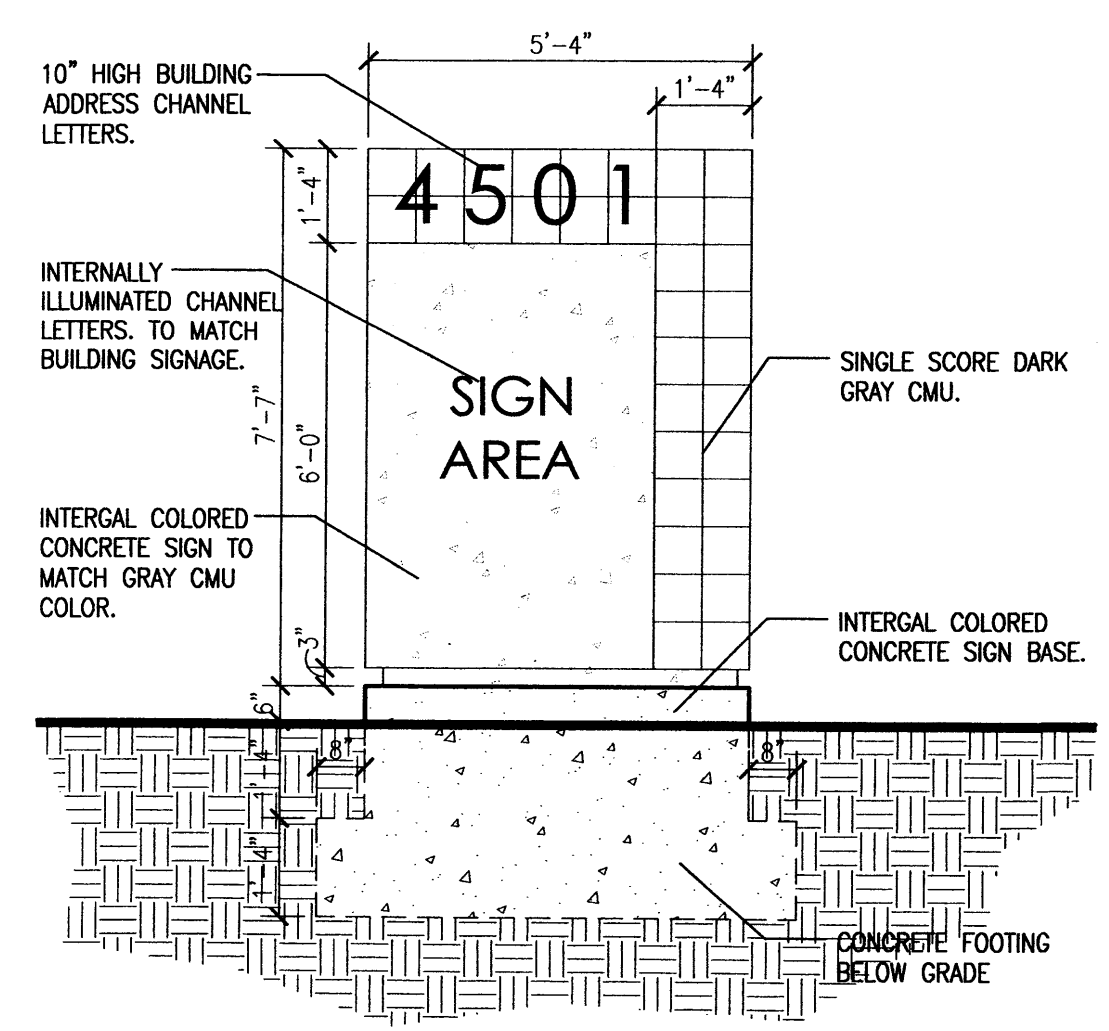
9 Bicycle Rack Detail
Scale: 3/4"=1'-0"



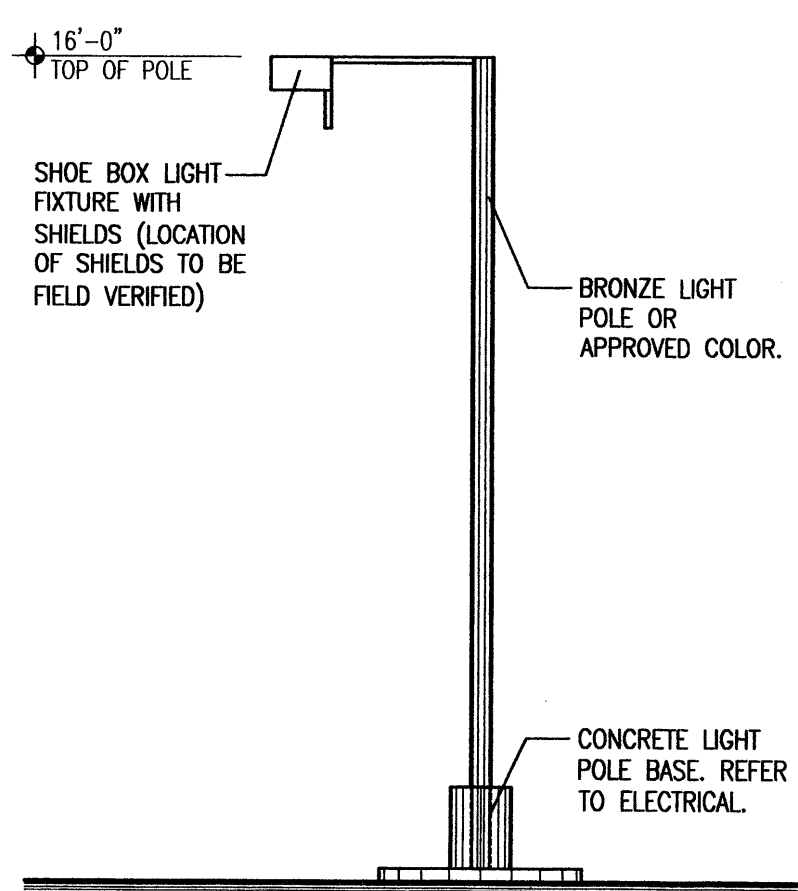
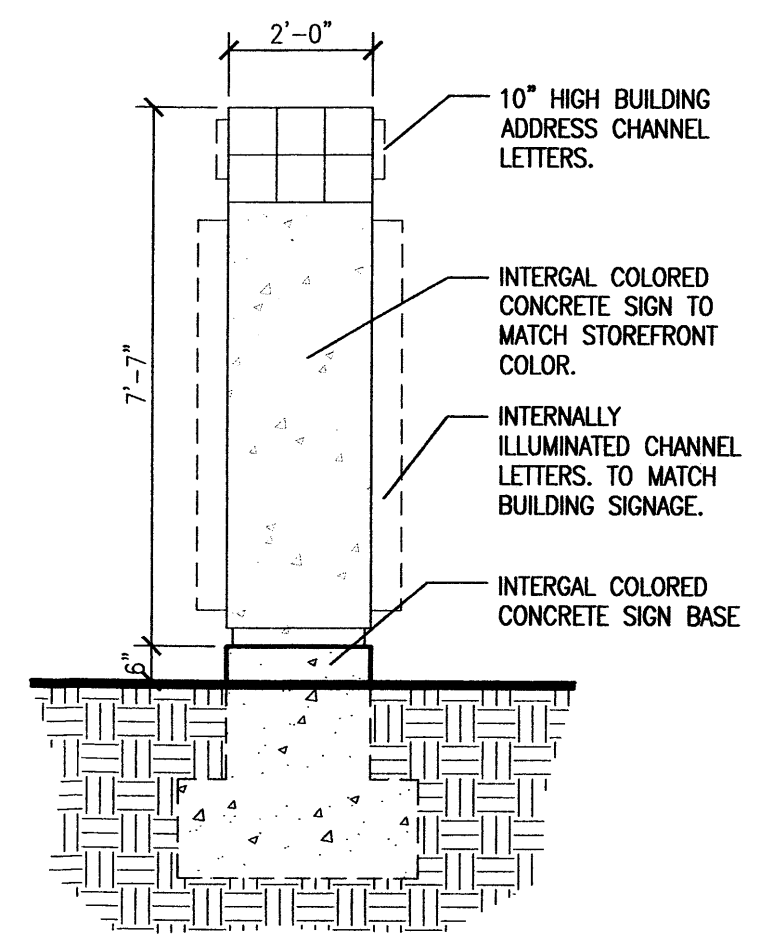
10A Expansion Joint Detail
Scale: 1-1/2"=1'-0"



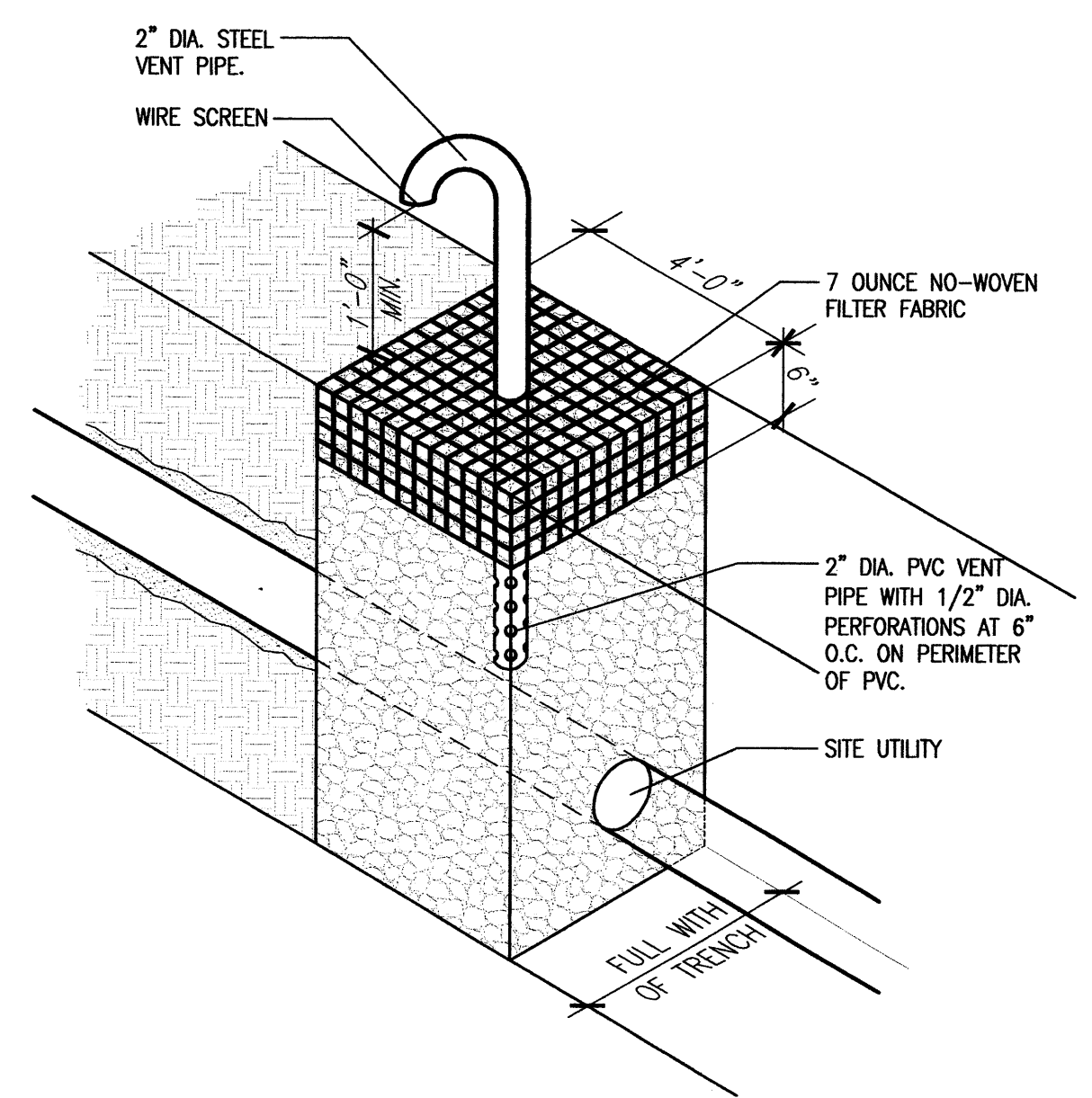
10B Contraction Joint Detail
Scale: 1-1/2"=1'-0"



11 Monument Sign Elevation and Section
Scale: 3/8"=1'-0"



12 Site Lighting Detail
Scale: Not To Scale



13 Utility Trench Venting Barrier
Scale: Not To Scale

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by	
date	
rev	1 2 3 4

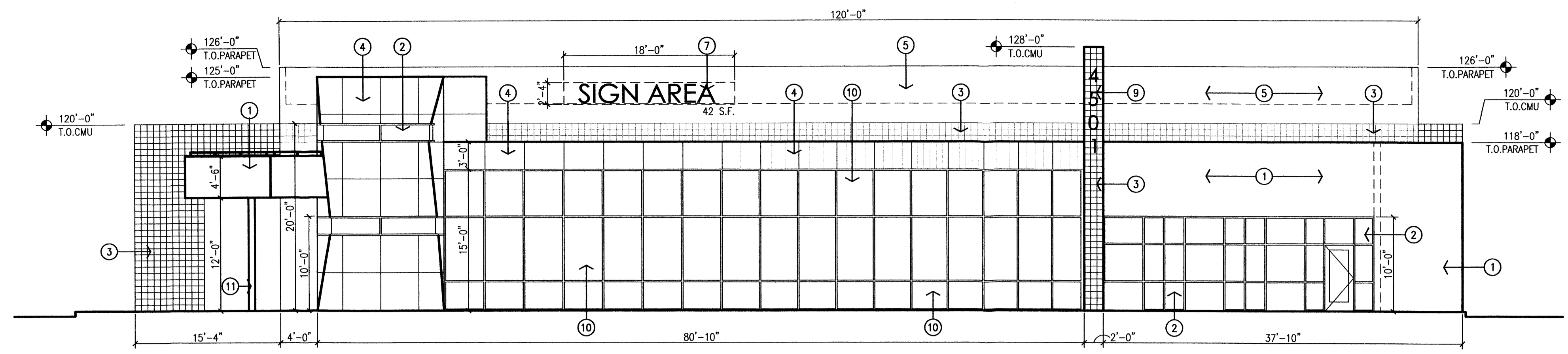
MH
Mullen Heller
Architecture P.C.

1015 Tijeras Avenue NW
Suite 220
Albuquerque, NM 87102
505 268 4144 [p]
505 268 4244 [f]

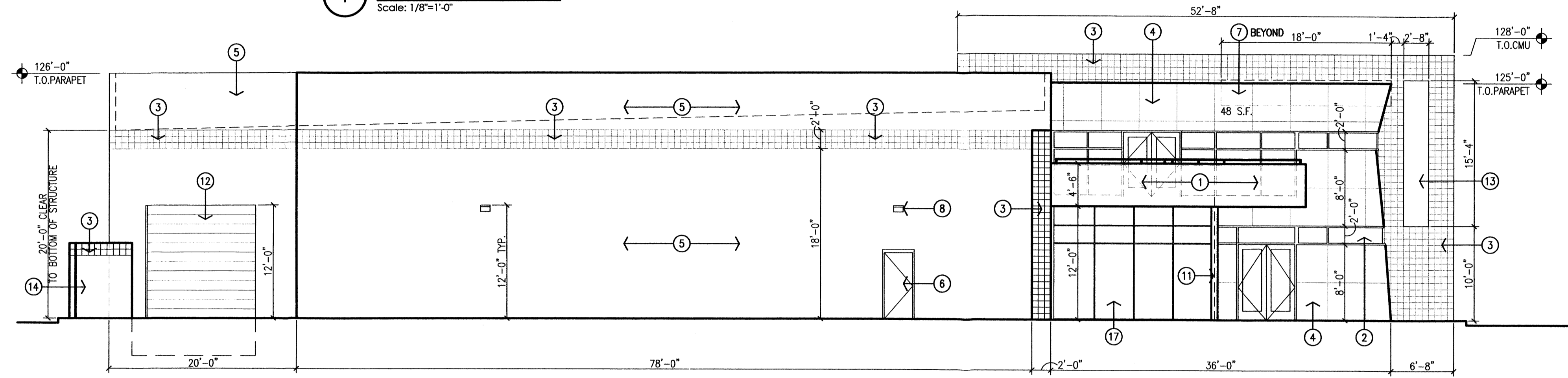
job number	05-36
drawn by	nws
project manager	Douglas Heller, AIA
date	9/20/05

project title
Dwight's Glass Office/Warehouse
4501 Alameda Boulevard, NE.
Albuquerque, New Mexico
sheet title
Site Details

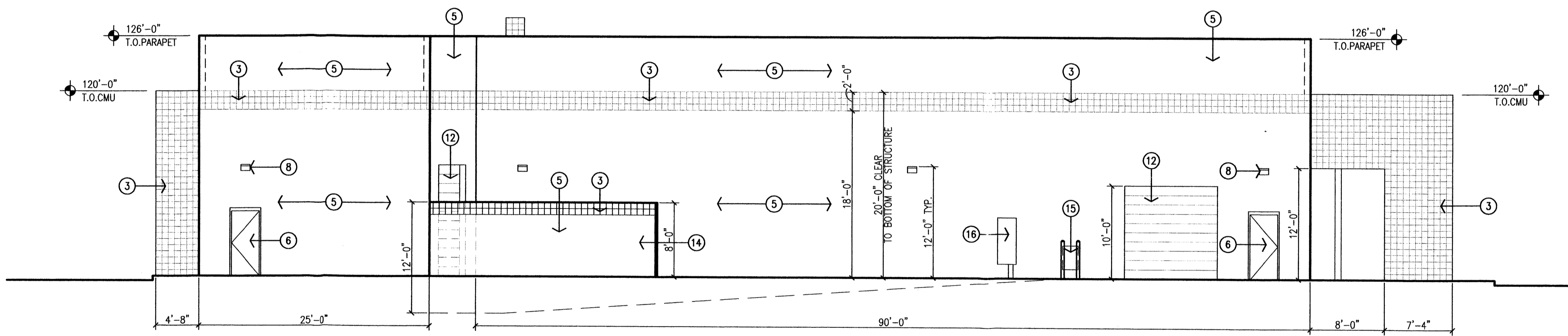
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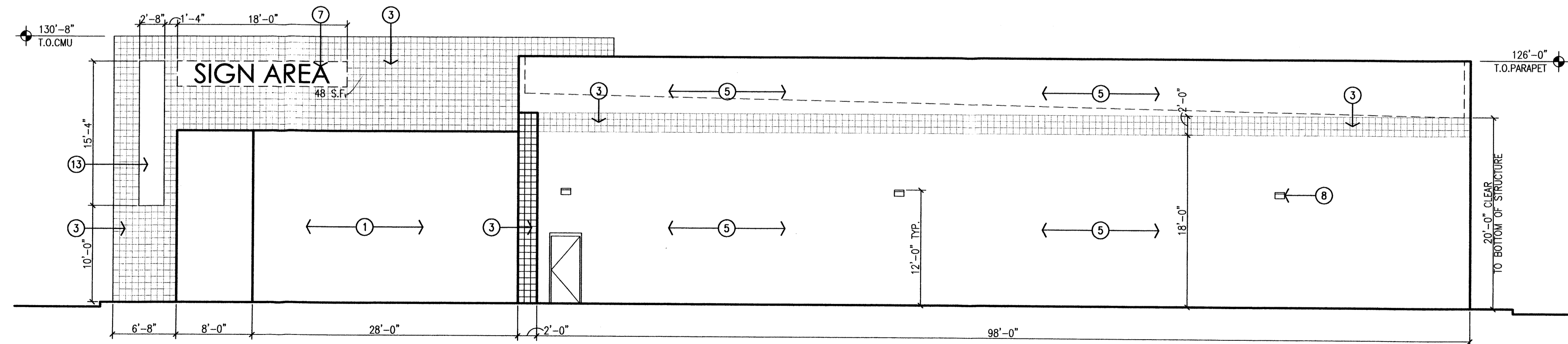
1 South Elevation
Scale: 1/8"=1'-0"



2 East Elevation
Scale: 1/8"=1'-0"



2 North Elevation
Scale: 1/8"=1'-0"



2 West Elevation
Scale: 1/8"=1'-0"

- EXTERIOR ELEVATION KEYED NOTES:
- [1] 2-COAT STUCCO SYSTEM OVER 2 LAYERS BUILDING PAPER AND WIRE MESH. COLOR: TAN
 - [2] BLUE ALUMINUM STOREFRONT WITH TINTED INSULATED GLAZING.
 - [3] SINGLE SCORE CMU - COLOR: DARK GRAY
 - [4] COLORED METAL PANEL (COPPER).
 - [5] STANDARD CMU - COLOR: GRAY
 - [6] HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STOREFRONT.
 - [7] INDIVIDUAL ILLUMINATED (BACKLIT) CHANNEL LETTERS.
 - [8] EXTERIOR LIGHT FIXTURE.
 - [9] 12" HIGH ADDRESS CHANNEL LETTERS.
 - [10] BLUE ALUMINUM CURTAIN WALL WINDOW SYSTEM WITH TINTED INSULATED GLAZING.
 - [11] TUBE STEEL COLUMN. PAINTED TO MATCH STOREFRONT SYSTEM.
 - [12] OVERHEAD DOOR PAINTED GRAY.
 - [13] CMU OPENING THRU WALL.
 - [14] CMU SCREEN WALL AT RECESSED DOCK WELL.
 - [15] GAS METER LOCATION WITH 4" STEEL PIPE BOLLARDS. PAINT METER BOLLARDS TO MATCH BUILDING COLOR.
 - [16] ELECTRICAL PANEL LOCATION. PAINTED TO MATCH BUILDING COLOR.
 - [17] TINTED INSULATED BUTT-GLAZING

rev	date	by	revision
1			
2			
3			
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5			

MH
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1015 Tijeras Avenue NW
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505 268 4244 [f]

job number	drawn by	project manager	date
05-36	mws	Douglas Heller, AIA	9/20/05

project title
Dwight's Glass Office/Warehouse
4501 Alameda Boulevard, NE.
Albuquerque, New Mexico

sheet title
Exterior Elevations

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

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 GROUND COVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH NO FILTER FABRIC

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.

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

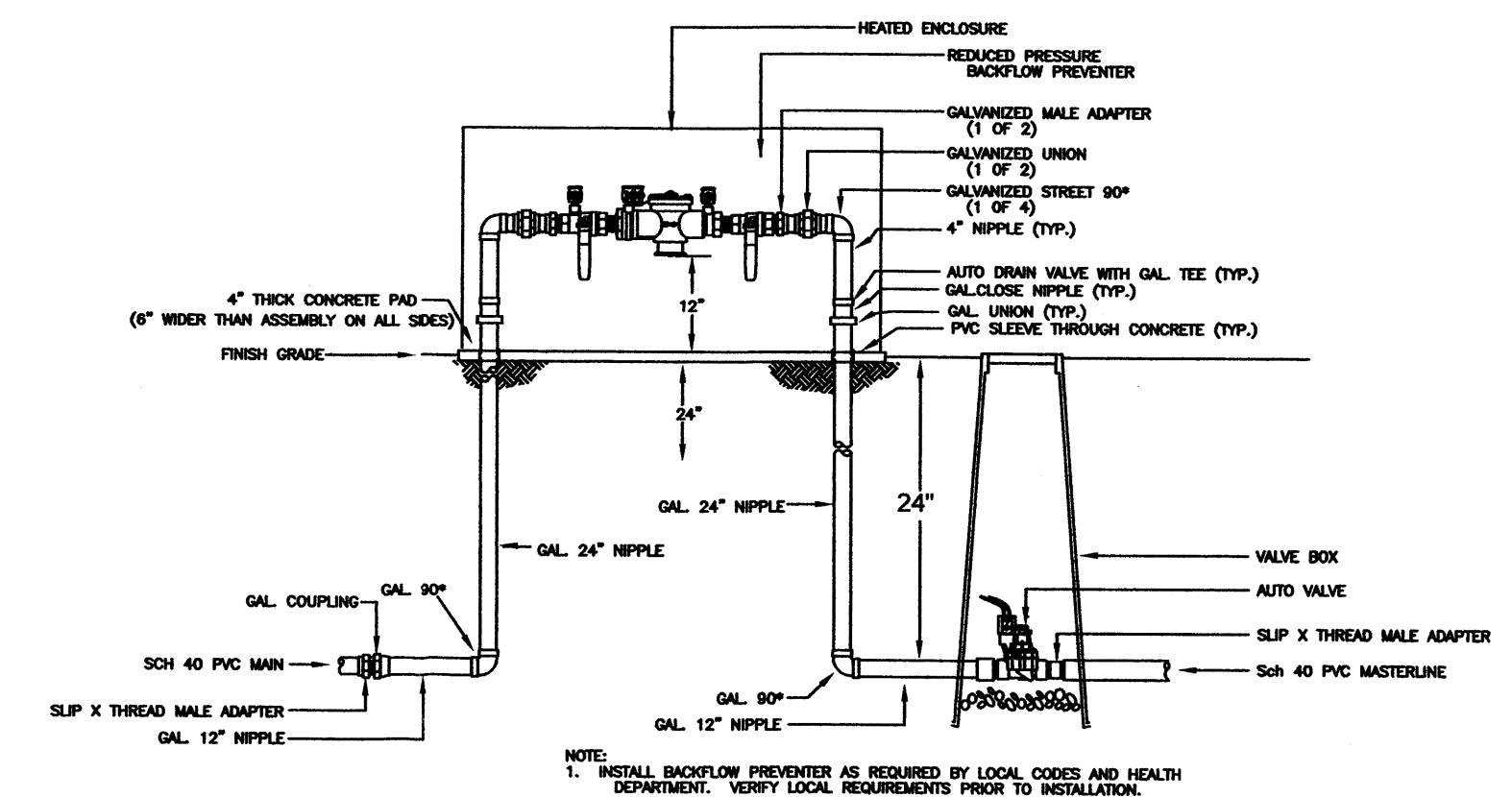
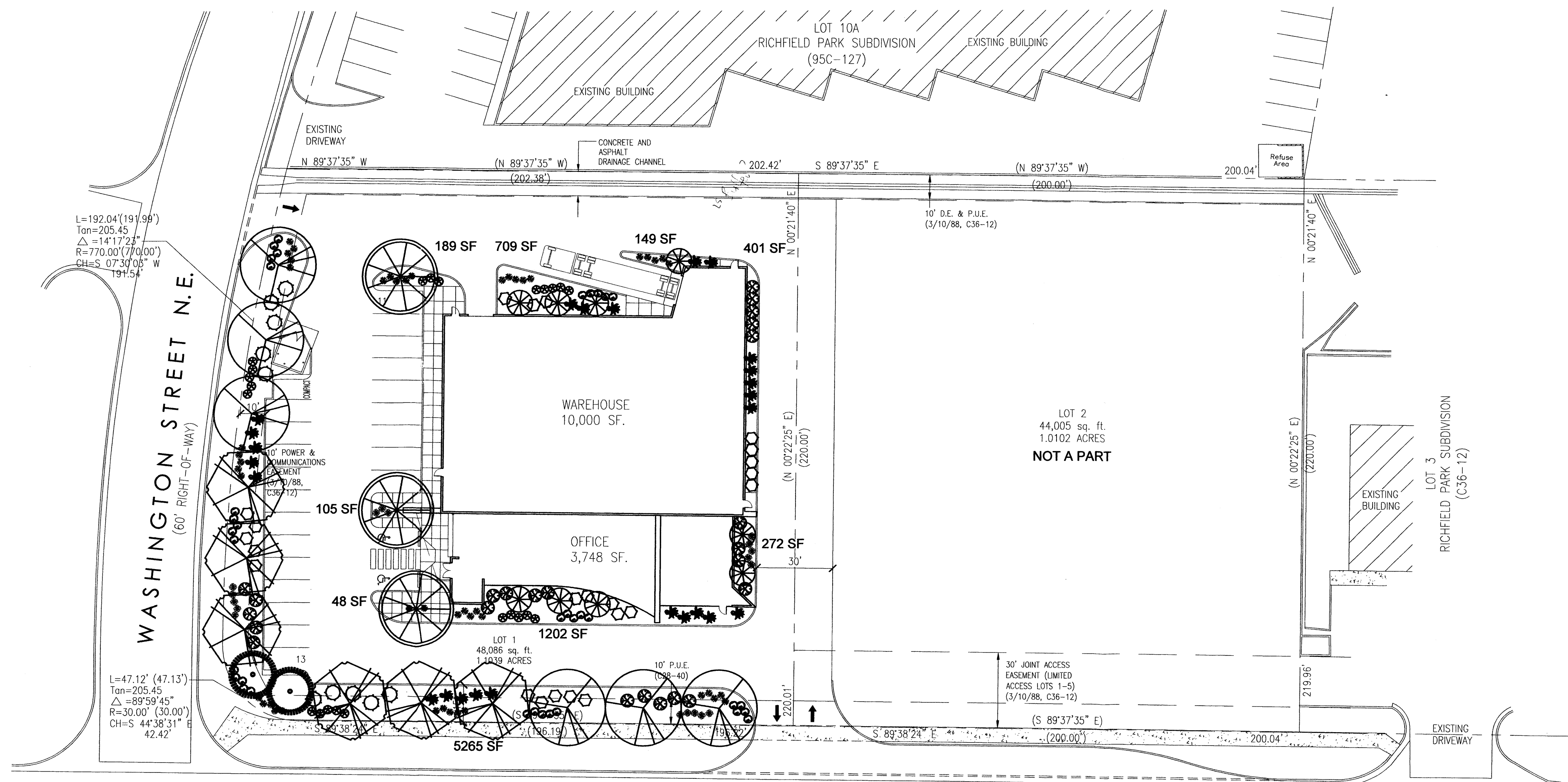
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

PLANT LEGEND

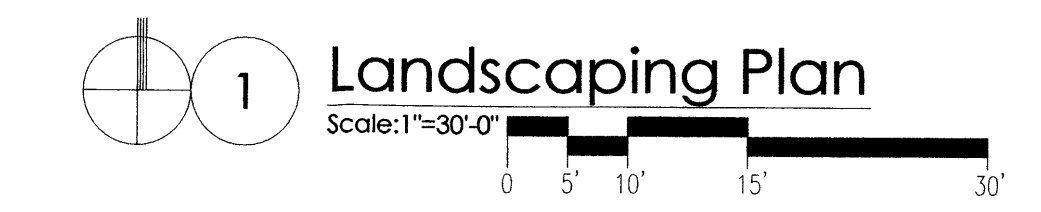
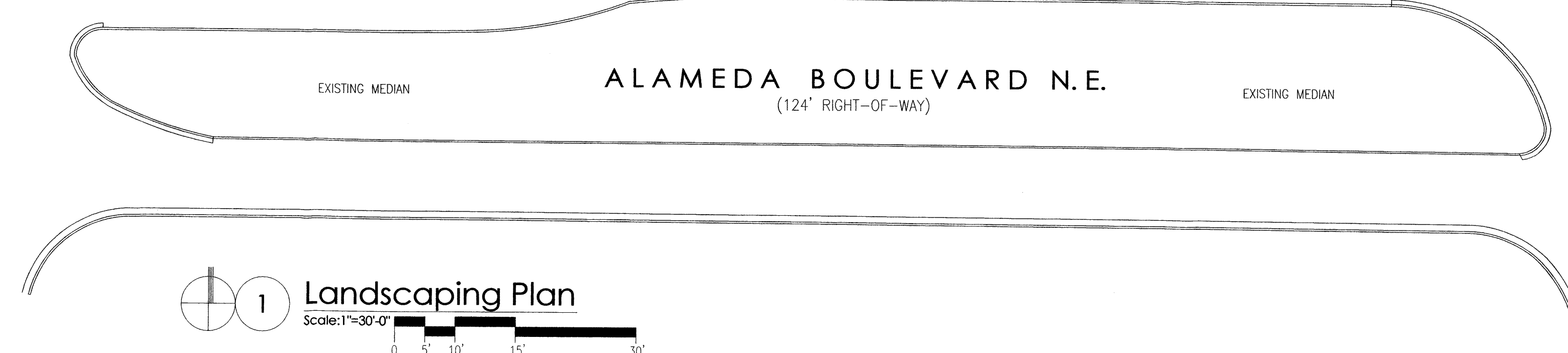
Qty.	Symbol	Scientific Name Common Name	Size	Water Use
6		Chilopsis linearis Desert Willow	2"	Low +
2		Pinus leucodermis Bosnian Pine	5'-6'	Medium
6		Quercus buckleyi Texas Red Oak	2" B&B	Medium
9		Vitex agnus-castus Chaste Tree	5g	Medium
3		Nyssa sylvatica Sour Gum	2" B&B	Medium
Shrubs/Groundcovers				
47		Achillea filipendulina Moonshine Yarrow	1g	Medium
23		Ericameria laricifolia 'Aguirre' Turpentine Bush	5g	Low+
10		Ericameria nauseosus Chamisa	1g	Low
23		Fallugia paradoxa Apache Plume	1g	Low
35		Nepeta mussini Giant Catmint	1g	Medium
24		Perovskia atriplicifolia Russian Sage	1g	Medium
26		Rosmarinus officinalis Rosemary	5g	Low +
Ornamental Grasses				
18		Calamagrostis acutiflora Karl Foerster Grass	5g	Medium

SITE DATA

GROSS LOT AREA	48061	SF
LESS BUILDING(S)	13880	SF
NET LOT AREA	34181	SF
REQUIRED LANDSCAPE	5127	SF
15% OF NET LOT AREA	8340	SF
PROPOSED LANDSCAPE	24	%
PERCENT OF NET LOT AREA		
HIGH WATER USE TURF	0	SF
MAX. 20% OF LANDSCAPE AREA	0	SF
PROPOSED HIGH WATER USE TURF	0	%
PERCENT OF LANDSCAPE AREA		
REQUIRED STREET TREES		
PROVIDED AT 30' O.C. SPACING ALONG STREET	14	
REQUIRED PARKING LOT TREES		
PROVIDED AT 1 PER 10 SPACES (24 SPACES/10)	3	



Mastervalue w/RPBA



revision
by
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STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED
LANDSCAPE ARCHITECT

05-36
mms
HULC
9/20/05

job number
drawn by
project manager
date

project title
Dwight's Glass Office/Warehouse
4501 Alameda Boulevard, NE.
Albuquerque, New Mexico
sheet title
Landscaping Plan

sheet
L001

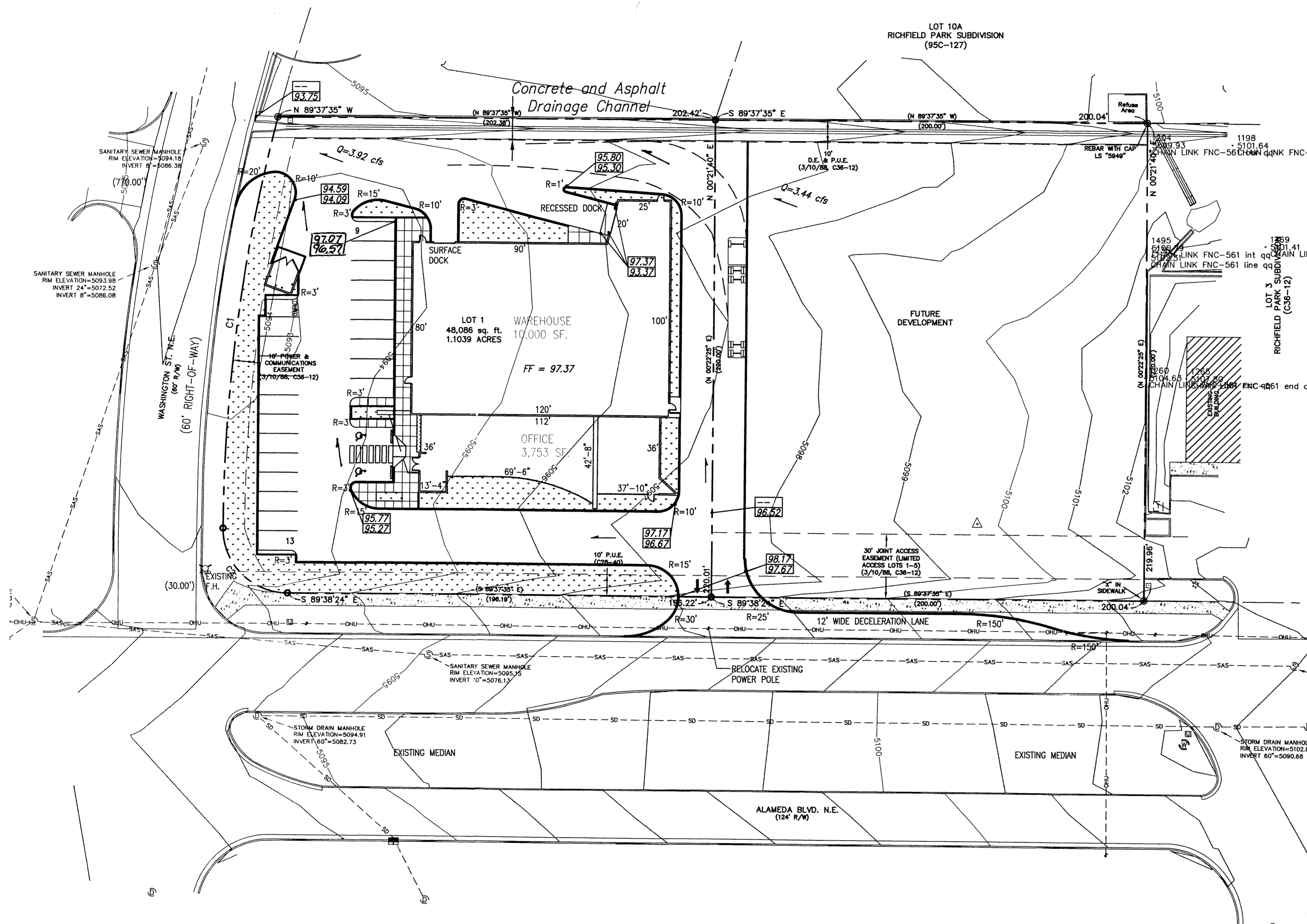
Growing Better Up
Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

NOTES

1. THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
2. TYPICAL ON-SITE PAVING AND DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
3. TOPOGRAPHIC SURVEY PROVIDED BY CARTESIAN SURVEYS, INC., JUNE 2005.

PROJECT LOCATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	770.00' (770.00')	192.04' (191.99')	141°2'23"	S 07°30'03" W	191.54'
C2	30.00' (30.00')	47.12' (47.13')	89°58'45"	S 44°38'31" E	42.42'



NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

Design Approval	_____	_____	_____
	HYDROLOGY SECTION		DATE
Inspection Approval	_____	_____	_____
	CONSTRUCTION SECTION		DATE
Acceptance	_____	_____	_____
	CONSTRUCTION/SECTION/PERMITS		DATE

John M. Alenczje

 9-20-05

VICINITY MAP **ZONE MAP: B-12-Z**

T B M (TEMPORARY BENCHMARK)

TOP OF SANITARY SEWER MANHOLE IN MARLA LYNN ROAD AS SHOWN. ELEV. = 5161.90 M.S.L.

ACS BENCHMARK

ACS MONUMENT "S-C12" HAVING AN ELEVATION OF 5146.64.

LEGAL DESCRIPTION

TRACT LETTERED C, OF LAS MARCADAS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "AMENDED REPLAT OF TRACTS 2A & 4A OF PARADISE VALLEY TO LAS MARCADAS SUBDIVISION, SITUATE WITHIN TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, T11N, R3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1994 IN PLAT BOOK 94C, FOLIO 83.

LEGEND

- N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
- FOUND REBAR WITH CAP "LS 8686" UNLESS INDICATED OTHERWISE
 - SIGNAL BOX
 - FIRE HYDRANT
 - UTILITY PEDESTAL
 - DROP INLET
 - STORM DRAIN
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - ANCHOR
 - OVERHEAD UTILITIES
 - FL 5444.30 FLOW LINE ELEVATION
 - TBC 5444.30 BACK OF CURB ELEVATION
 - 5432.33 GROUND SPOT ELEVATION
 - XX.XX NEW SPOT ELEVATION
 - XX.XX TOP OF CURB ELEVATION & FLOWLINE ELEVATION
 - FF= XX.XX FINISH FLOOR ELEVATION
 - FLOW DIRECTION
 - LANDSCAPE SWALE
 - WATER BLOCK

DWIGHT'S GLASS OFFICE/WAREHOUSE
CONCEPTUAL GRADING & DRAINAGE PLAN

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: RDQ	Checked: DMG	Sheet
Scale: 1" = 10'	Date: 7-27-05	Job: A05016	C 101