

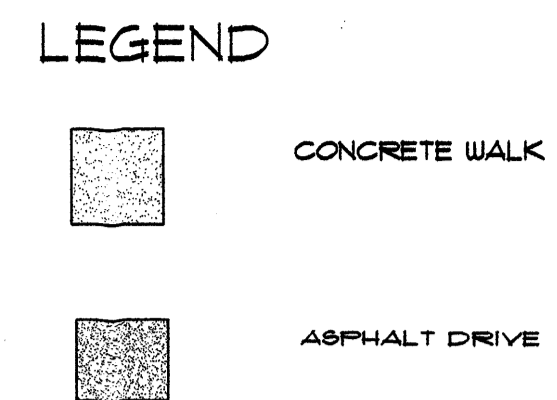
C:\Drawings\Active\Drawings\2006\0606\8222\23 PM, HP design\130 (temporary).pc3

**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

THE WAREHOUSE HAS A PREFINISHED RIBBED METAL ROOF WHICH SHALL NOT HAVE A HIGHLY REFLECTIVE SURFACE PER REQUIREMENTS OF THE ALAMEDA BUSINESS PARK MASTER PLAN.

**ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW**

**CURVE DATA**  
 C1  
 R = 30.00'  
 D = 90°31'27"  
 CB = S 44°44'19" E  
 CH = 48.68'  
 L = 47.40'  
 C2  
 R = 12300.00'  
 D = 0°37'10"  
 CB = S 0°47'10" W  
 CH = 138.64'  
 L = 138.85'  
 C3  
 R = 18180.00'  
 D = 0°45'12"  
 CB = S 0°45'27" W  
 CH = 168.13'  
 L = 168.14'



**LEGAL DESCRIPTION**

LOT NUMBERED THIRTY-NINE 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. 1999085494.

**ZONING:**

SU-2 IP

**SHEET INDEX**

- C-1 SITE PLAN
- C-2 SITE LANDSCAPING PLAN
- C-3 SITE GRADING PLAN
- A-1 BUILDING ELEVATIONS

**PARKING REQUIREMENTS**

OFFICE - 3,000 SF. 1 PARKING SPACE PER 200 SF.  
 WAREHOUSE - 4,218 SF. 1 PARKING SPACE PER 200 SF.  
**TOTAL REQUIRED**

**TOTAL PROVIDED** REG CAR HANDICAP  
**TOTAL PROVIDED**

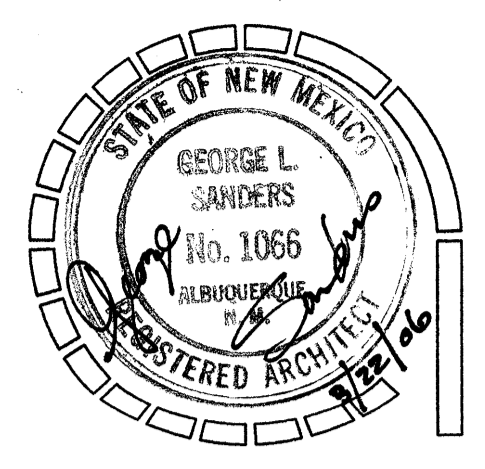
15 SPACES  
 2,109 SPACES  
 11 SPACES

16 SPACES  
 1 SPACE  
 11 SPACES

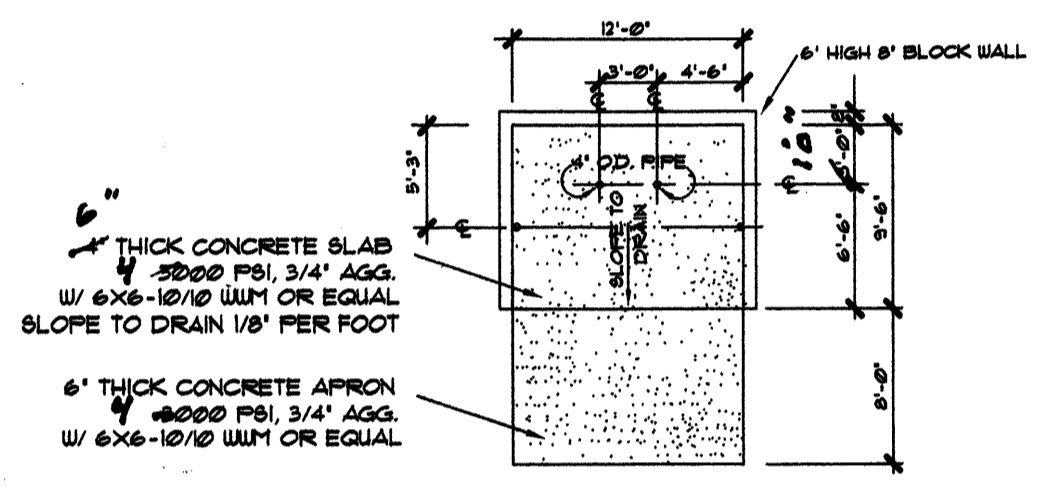
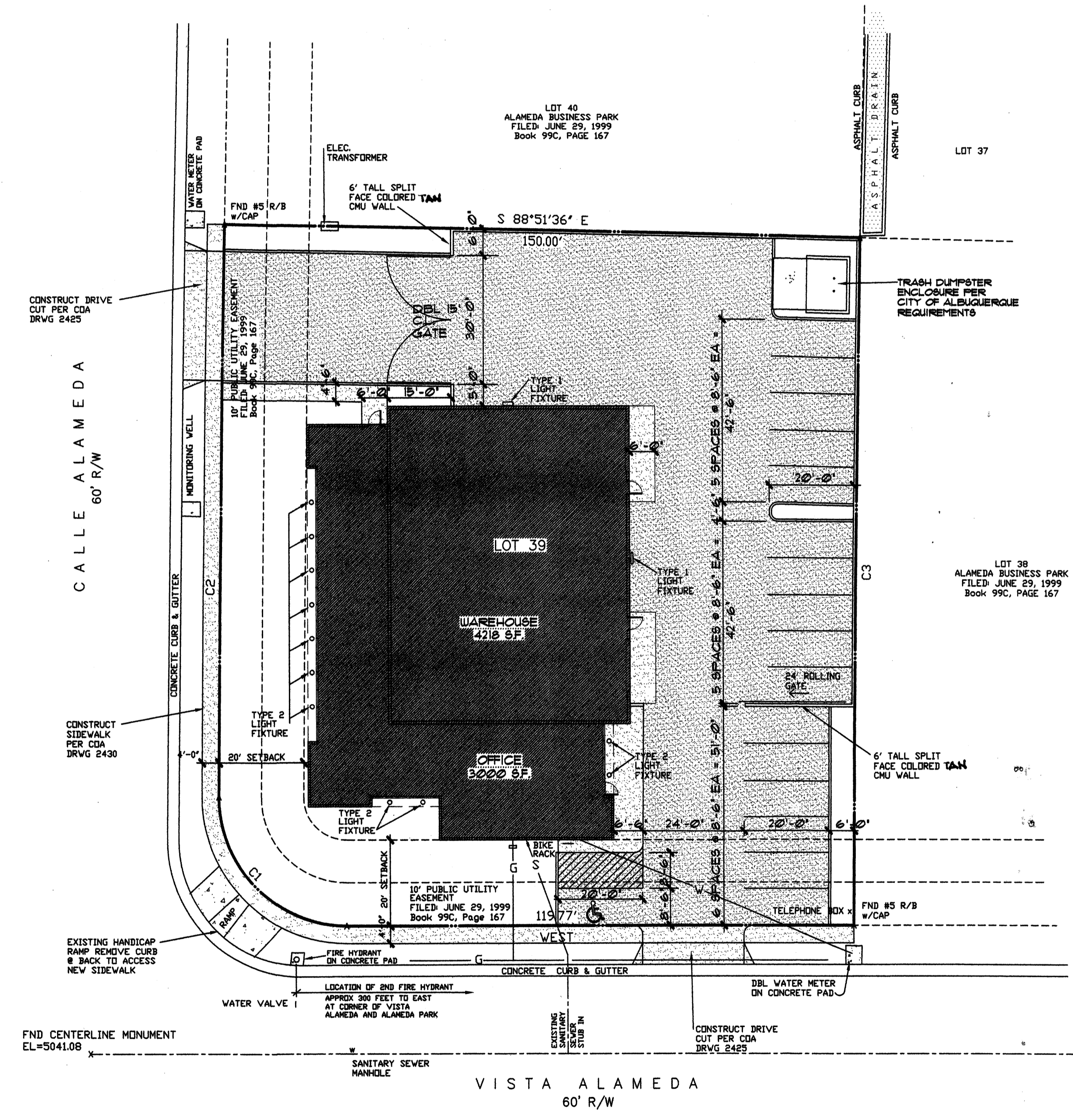
BICYCLE: 1 SPACE PER 20 CARS TOTAL: 1 REQ. 1 PROVIDED

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

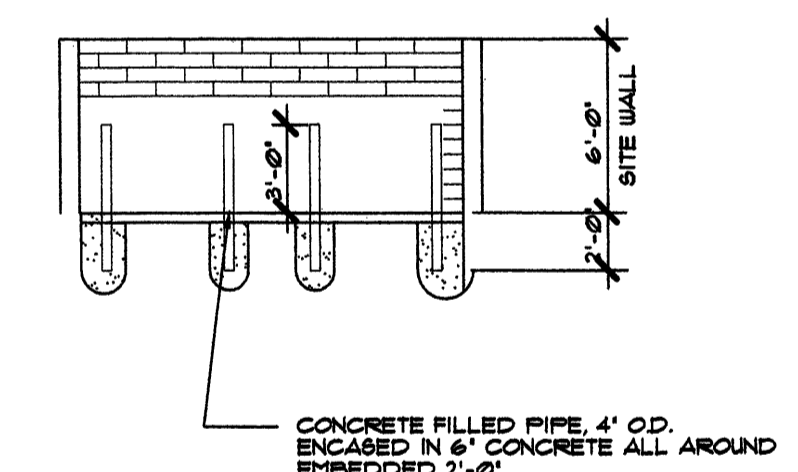
LOT SIZE = 24,032 SF.  
 -7,218 SF. BUILDING FOOTPRINT  
 16,814 SF.  
 X15%  
 2,522 SF. LANDSCAPING REQUIRED



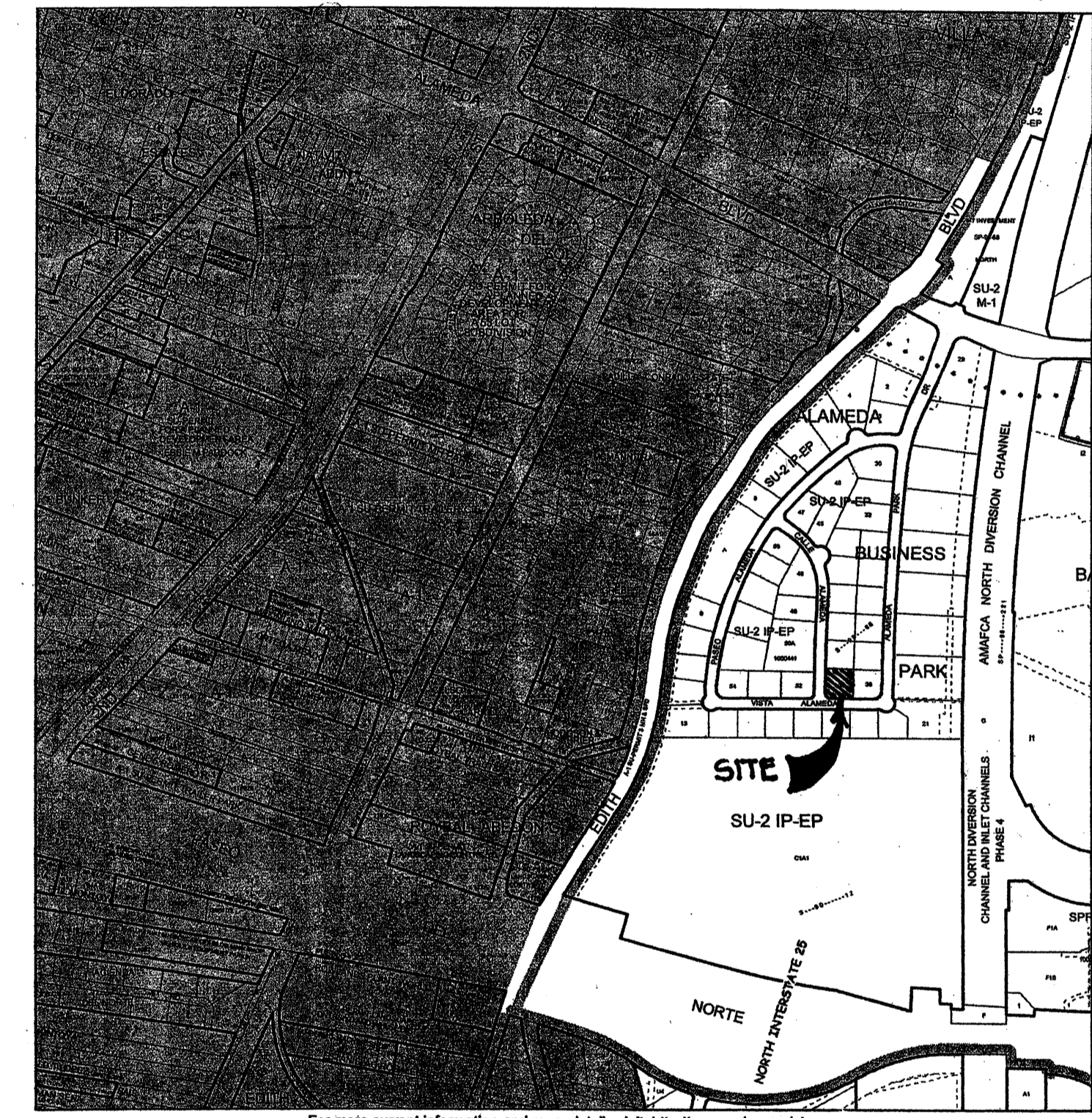
BAKER CONSTRUCTION OFFICE/WAREHOUSE  
 LOT 39 ALAMEDA BUSINESS PARK  
 ALBUQUERQUE, NEW MEXICO  
 SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040



**1 TRASH DUMPSTER ENCLOSURE PLAN**  
 SCALE: 1" = 10'-0"

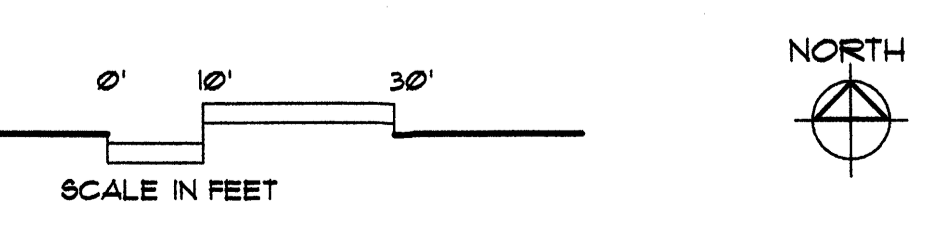


**2 ENCLOSURE SECTION**  
 NOT TO SCALE



AGIS Albuquerque Geographic Information System  
 Map amended through: 11/2/2005  
 Zone Atlas Page: C-16-Z  
 Selected Symbols: Sector Plans, Design Overlay Zones, City Historic Zones, ES-1 Buffer Zone, Photograph Men.  
 Symbols: Boardman, 3 Mile Airport Zone, Airport Noise Contours, Wall Overlay Zone.

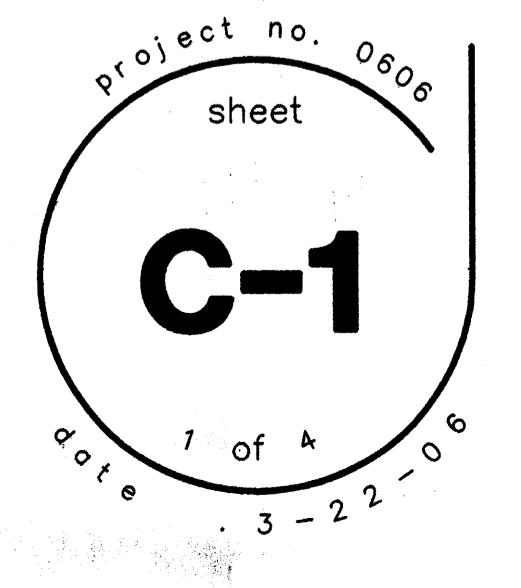
**SITE PLAN**  
 SCALE: 1" = 20'-0"



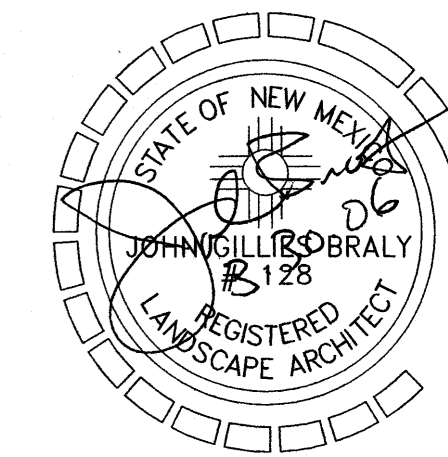
**APPROVED/DISAPPROVED HYDRANT(S) ONLY**  
 SIGNATURE & DATE

PROJECT NUMBER 1004784 APPLICATION NUMBER 06-00402  
 "The developers of this site are required to follow the most current version of the "Interim Guidelines for Development Within One Thousand Feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section".  
 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 the Public Right-of-Way or for construction of public improvements  
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Environmental Health	Date	4/5/06	Solid Waste Management	Date	3/24/06
Traffic Engineering	Date	4-5-06	Utility Development	Date	4/5/06
Parks & Recreation Dept.	Date	4/5/06	City Engineer	Date	4/5/06
DRB Chairperson, Planning Department	Date	4/05/06	signature block	Date	5/13/05



PROJECT # 1004784 SITE PLAN FOR BUILDING PERMIT



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### PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Landscape Coverage
<b>Trees</b>					
2	⊙	Forestiera neomexicana New Mexico Olive	15-Gal	Medium	
7	⊙	Fraxinus americana 'Autumn Purple' Autumn Purple Ash	2" B&B	Medium +	
2	⊙	Pinus nigra Austrian Pine	5'-6"	Medium	
<b>Shrubs/Groundcovers</b>					
8	⊙	Buddleia davidii Butterfly Bush	5-Gal	Medium	20 sf x 8=160 sf
16	⊙	Cotoneaster parneyi Clusterberry	5-Gal	Low+	50 sf x 18=900 sf
4	⊙	Hesperaloe parviflora Red Yucca	5-Gal	Low+	15 sf x 4=60 sf
8	⊙	Rosmarinus Off. Pro. Creeping Rosemary	5-Gal	Low +	30 sf x 8=240 sf
6	⊙	Lavandula angustifolia English Lavender	1-Gal	Low	12 sf x 6=72 sf
8	⊙	Rhaphiolepis indica India Hawthorn	5-Gal	Medium	30 sf x 8=240 sf
<b>Ornamental Grasses</b>					
13	⊙	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium	20 sf x 13=260 sf
					<b>Total landscape coverage=1932 sf</b>

### SITE DATA

GROSS LOT AREA	24,032 SF
LESS BUILDING(S)	7,218 SF
NET LOT AREA	16,814 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA	2,522 SF
PROPOSED LANDSCAPE	4,850 SF
PERCENT OF NET LOT AREA	28 %

REQUIRED LANDSCAPE AREA COVERAGE MIN. 75% OF REQUIRED LANDSCAPE AREA	1,893 SF
PROPOSED LANDSCAPE AREA COVERAGE	1,932 SF
PERCENT OF REQUIRED LANDSCAPE AREA	78 %

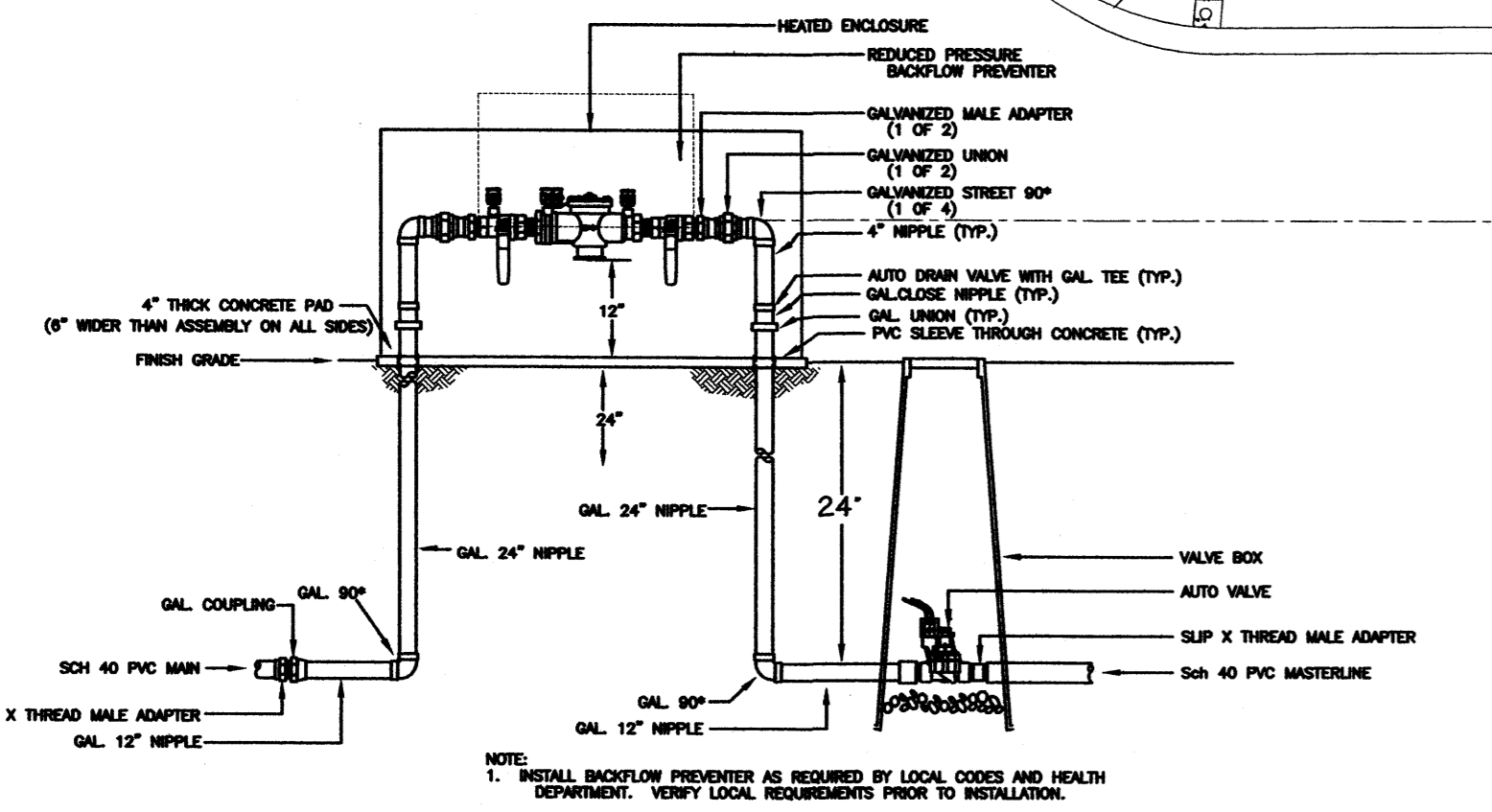
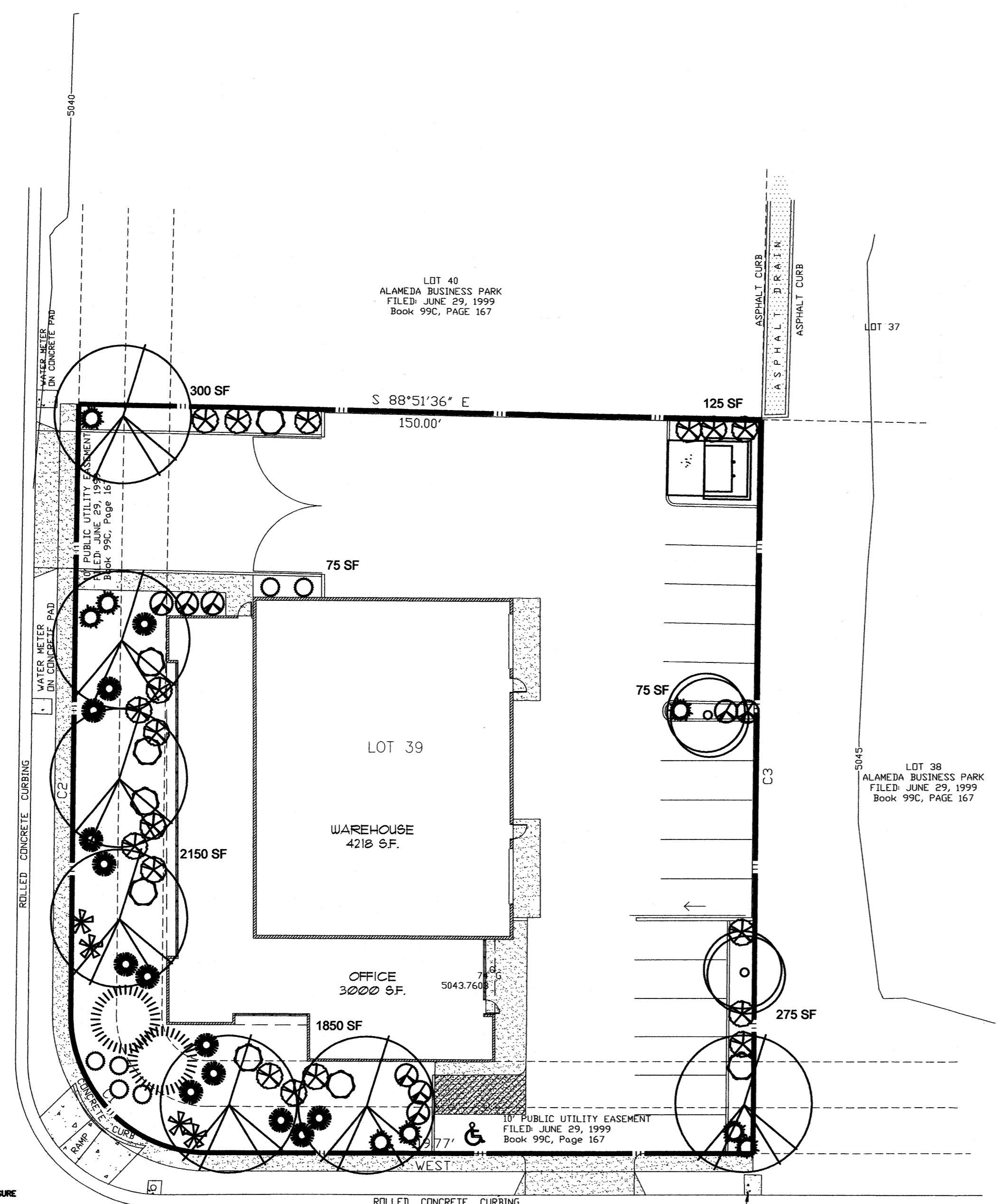
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET	9
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (17 SPACES/10)	2

### 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

### NOTE

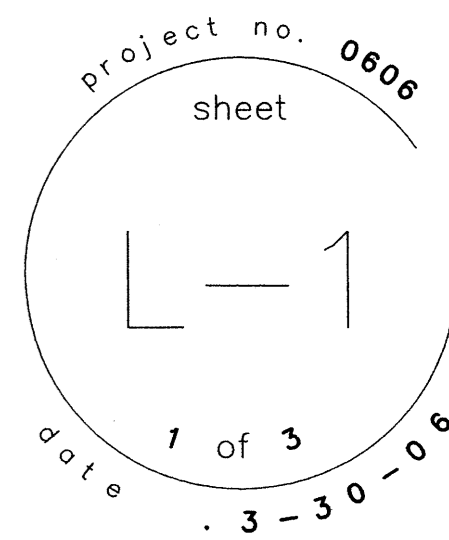
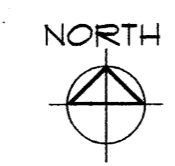
- MAINTENANCE OF LANDSCAPE AND IRRIGATION SYSTEM PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 875) PER CITY OF ALBUQUERQUE
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING 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 3/4" SANTA ANA TAN GRAVEL AT 3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING 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.



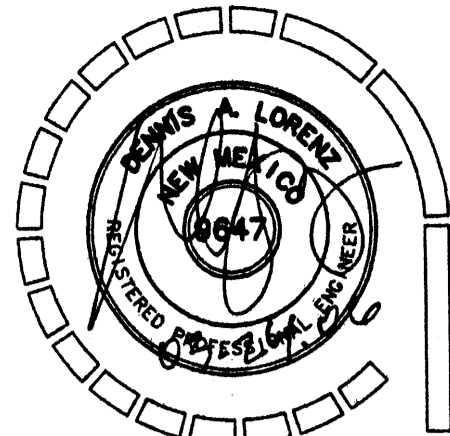
Mastervalue w/RPBA

### LANDSCAPE PLAN

SCALE: 1" = 20'-0"

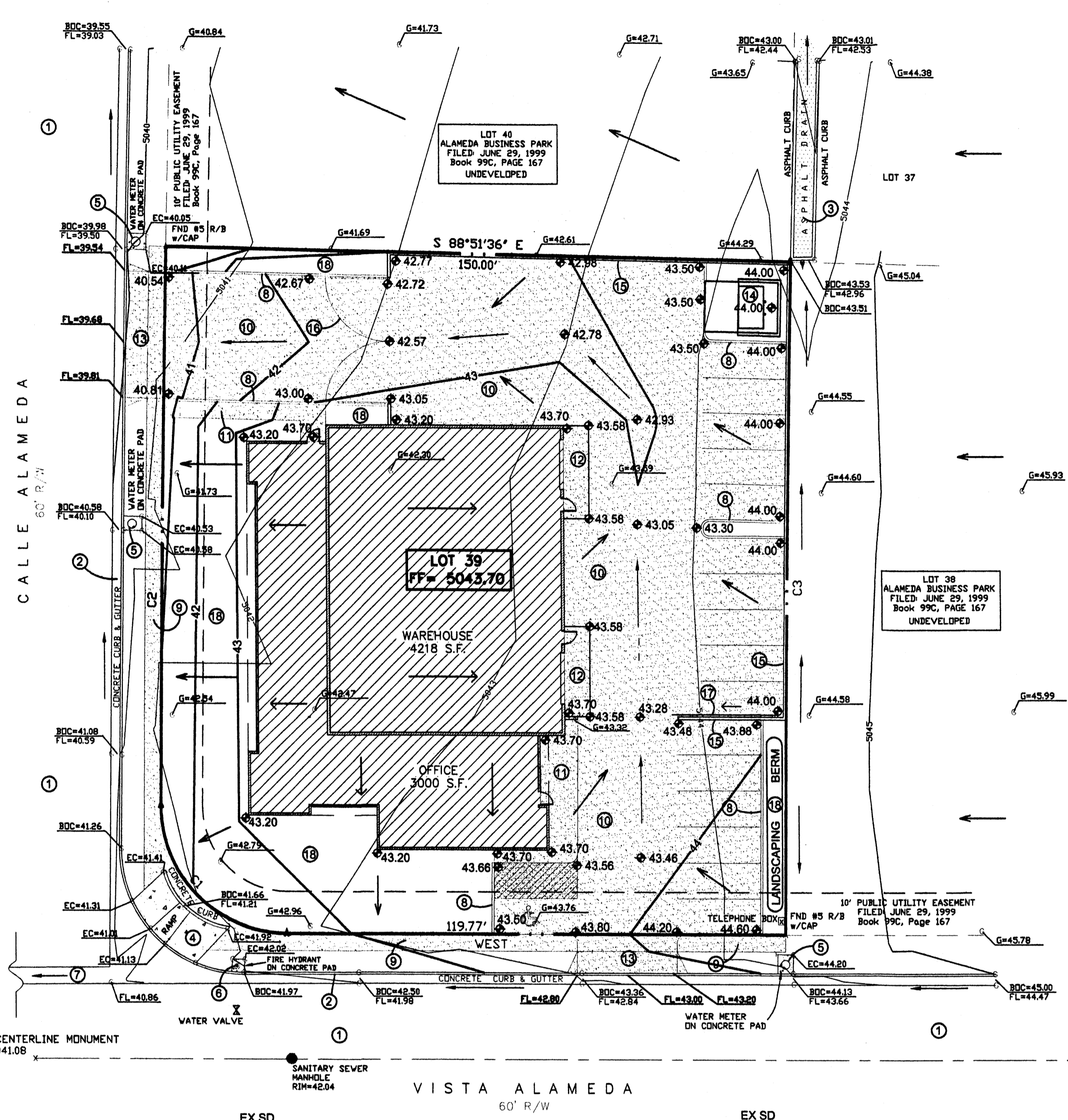
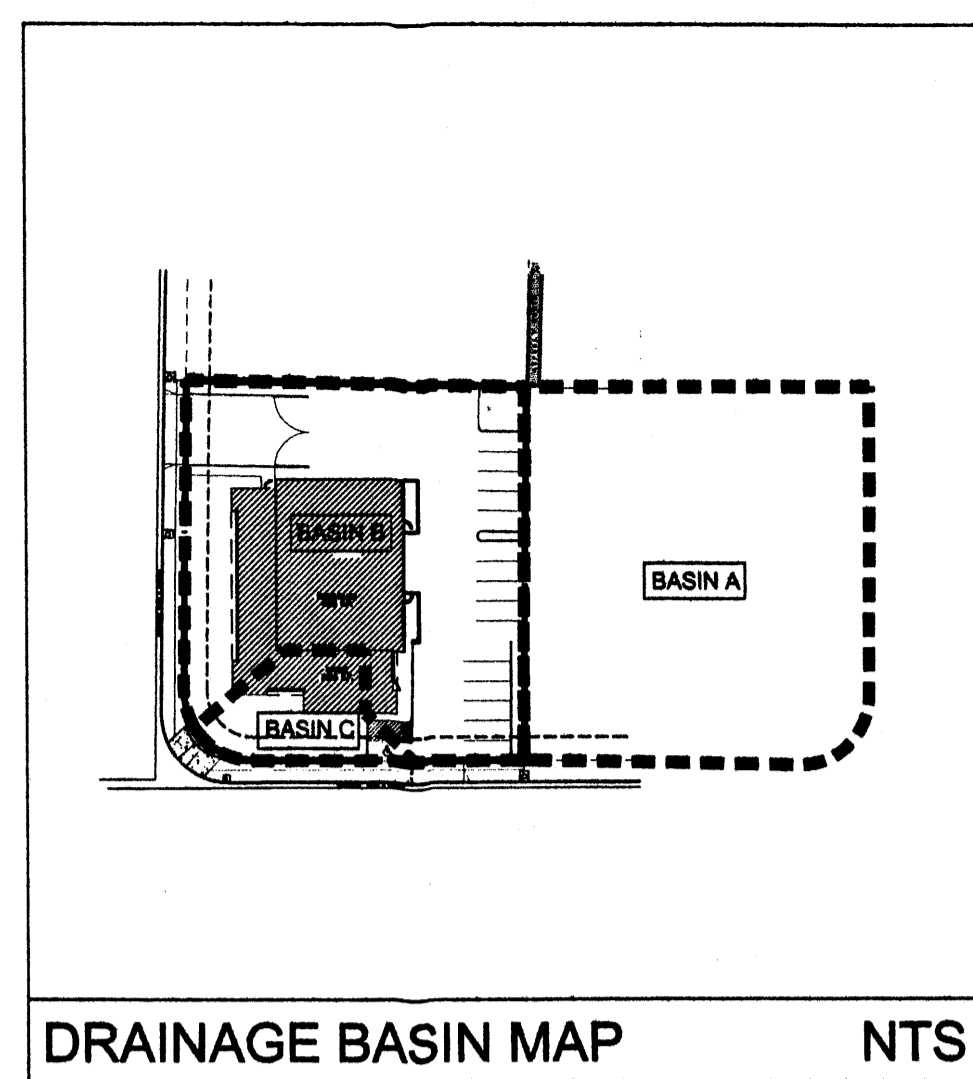
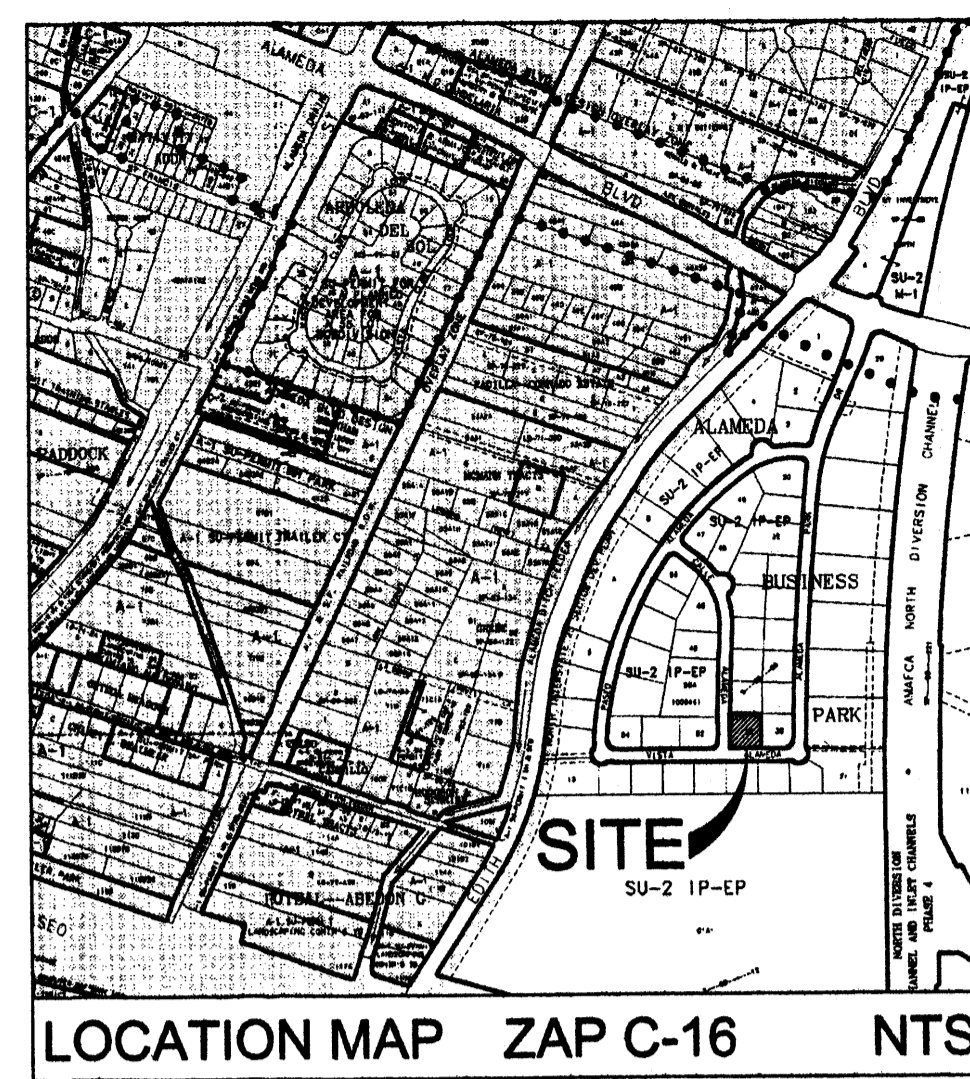
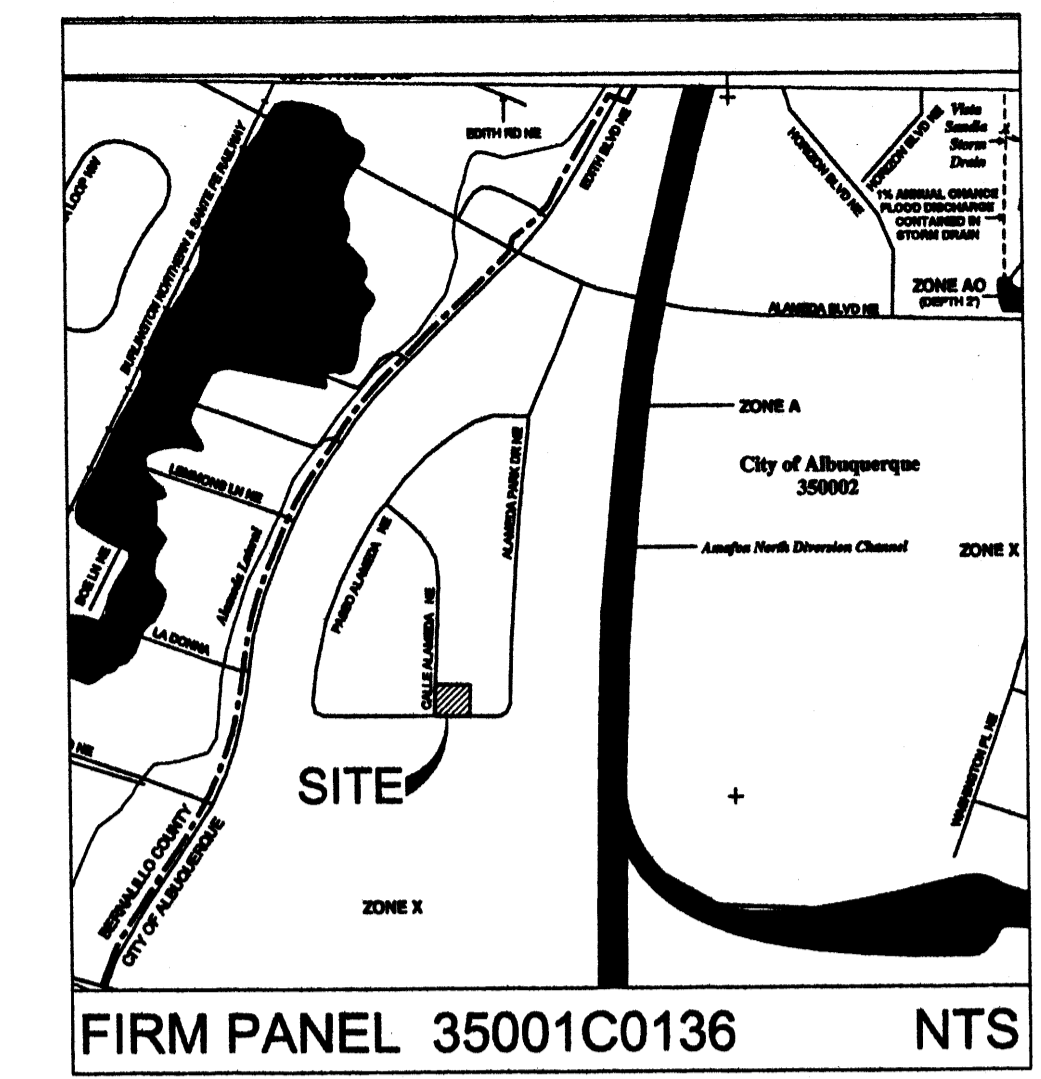
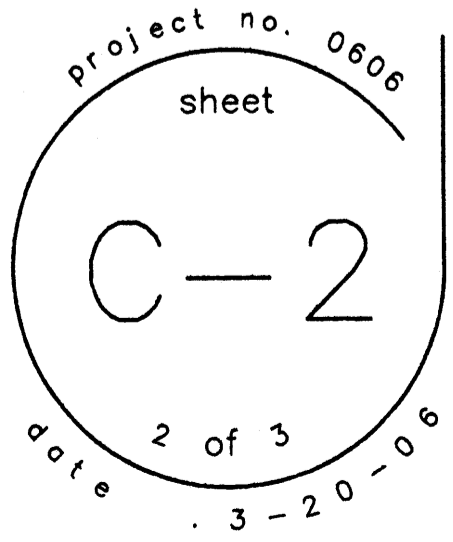


John C. Braly, Registered Landscape Architect, No. 128, State of New Mexico



**BRASHER & LORENZ**  
CONSULTING ENGINEERS  
2201 San Pedro NE, Building 1, Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

**BAKER CONSTRUCTION OFFICE/WAREHOUSE**  
LOT 39 CALLE ALAMEDA  
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**LEGEND**

ITEM	EXISTING	PROPOSED
WATERLINE	EX 6" W	6" W
SANITARY SEWER	EX 8" SAS	8" SAS
STORM SEWER	EX 36" SD	36" SD
FIRE HYDRANT	○	⊕
VALVE	⊕	⊕
METERED WATER SERVICE	□	□
MANHOLE	○	○
CURB AND GUTTER	—	—
HEADER CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC WITH POWER POLE	EX-OHE	OHE
UNDERGROUND ELEC, GAS, TEL, TV	EX-UGT	UGT
CURB ELEVATIONS	—	—
SPOT ELEV.	G=16.7	16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
EASEMENT	—	—
POWER POLE (GUYYED)	PP	PP
CENTERLINE	—	—
TOP OF ASPHALT ELEV.	EX TA 16.2	TA 16.2
TOP OF CURB ELEV.	EX TC 16.2	TC 16.2
CONTOUR W/ ELEVATION	4992	92
BLOCK WALL	—	—
BASIN DIVIDE	—	—
ASPHALT PAVING	□	□
DRAINAGE SWALE	—	—
DIRECTION OF FLOW	→	→

**GRADING & DRAINAGE PLAN**

**PURPOSE AND SCOPE**

IN ACCORDANCE WITH THE DRAINAGE ORDINANCE FOR THE CITY OF ALBUQUERQUE, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE PROPERTY INTO THE BAKER CONSTRUCTION OFFICE WAREHOUSE. PROPOSED SITE IMPROVEMENTS TO SUPPORT THE BUILDING PERMIT APPLICATION INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS.

**EXISTING CONDITIONS**

THE PROJECT SITE CONTAINS APPROXIMATELY 0.55-ACRES AND IS LOCATED AT 8501 CALLE ALAMEDA NE. THE PROJECT SITE IS DESCRIBED AS LOT 39, ALAMEDA BUSINESS PARK. THE SITE IS BOUNDED ON THE NORTH AND EAST BY UNDEVELOPED INDUSTRIAL PARK PROPERTIES, ON THE SOUTH BY VISTA ALAMEDA, AND ON THE WEST BY CALLE ALAMEDA. THE SITE IS PRESENTLY UNDEVELOPED. SITE TOPOGRAPHY SLOPES EAST TO WEST AT APPROXIMATELY 2 PERCENT. ALL ON-SITE RUNOFF DRAINS WEST TO CALLE ALAMEDA. THE SITE IS PRESENTLY IMPACTED BY OFFSITE FLOWS FROM LOT 38 LOCATED ADJACENT TO THE SITE ON THE EAST. THE TEMPORARY EROSION CONTROL BERM ORIGINALLY CONSTRUCTED ON THE COMMON PROPERTY LINE HAVE WEATHERED, ALLOWING OFF-SITE FLOWS FROM LOT 38 TO ENTER THE SITE. ALL ON-SITE AND OFF-SITE RUNOFF DRAINS TO MASTERPLAN IMPROVEMENTS CONSTRUCTED FOR ALAMEDA BUSINESS PARK. EXISTING PUBLIC STORM DRAINS CONVEY ALL EXCESS RUNOFF TO AN EXISTING REGIONAL RETENTION POND LOCATED ON PASEO ALAMEDA NE. THE POND DRAINS BY A PUMP STATION TO THE AMAFCA NORTH DIVERSION CHANNEL.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS LOCATED WITHIN A DESIGNATED ZONE X (500 YEAR) FLOOD HAZARD ZONE.

**PROPOSED CONDITIONS**

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED INTO THE BAKER CONSTRUCTION OFFICE WAREHOUSE. THE DRAINAGE CRITERIA FOR THE SITE WAS ESTABLISHED BY THE DRAINAGE MASTERPLAN FOR ALAMEDA BUSINESS PARK, PREPARED BY BOHANNON HUSTON, FEBRUARY 1999. PER THE MASTERPLAN, ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES, CONVEYING RUNOFF TO THE EXISTING PERIMETER STREETS. AS SHOWN BY THE DRAINAGE BASIN MAP, OFF-SITE BASIN 'A' WILL BE DIVERTED NORTH TO AN EXISTING DRAINAGE CHANNEL BY A NEW BLOCK WALL. A PORTION OF BASIN 'A' WILL BE DIVERTED SOUTH TO VISTA ALAMEDA BY A PROPOSED ON-SITE LANDSCAPED BERM. UPON DEVELOPMENT OF LOT 38 ALL OFFSITE RUNOFF FROM BASIN 'A' WILL DRAIN NORTH TO THE PRIVATE CHANNEL, WHICH DRAINS NORTH AND WEST TO CALLE ALAMEDA. ON-SITE BASIN 'B' WILL DRAIN WEST TO CALLE ALAMEDA, AND BASIN 'C' WILL DRAIN SOUTH TO VISTA ALAMEDA.

**TEMPORARY EROSION CONTROL**

TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SILT FENCING IS RECOMMENDED ALONG THE CONSTRUCTION BOUNDARIES. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. PROJECTS DISTURBING MORE THAN 1.0 ACRES MUST COMPLY WITH THE EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS.

**CALCULATIONS**

THE CALCULATIONS SHOWN HEREON DEFINE THE 100-YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.

**KEYED NOTES**

- EXISTING ASPHALT PAVING TO REMAIN.
- EXISTING CONCRETE CURB AND GUTTER.
- EXISTING ASPHALT CHANNEL.
- EXISTING HO ACCESS RAMP.
- EXISTING WATER METER BOX.
- EXISTING FIRE HYDRANT.
- EXISTING CONCRETE VALLEY GUTTER.
- NEW 6" CONCRETE CURB.
- NEW 4" CONCRETE SIDEWALK.
- NEW ASPHALT PAVEMENT SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
- NEW CONCRETE SIDEWALK.
- NEW CONCRETE APRON.
- REMOVE AND DISPOSE EXISTING CONCRETE CURB AND GUTTER. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG 2425.
- NEW REFUSE ENCLOSURE PER COA SPEC.
- NEW CMU WALL- 6" HIGH.
- NEW SWING GATE.
- NEW SLIDING GATE.
- NEW LANDSCAPING. SEE LANDSCAPE PLAN.

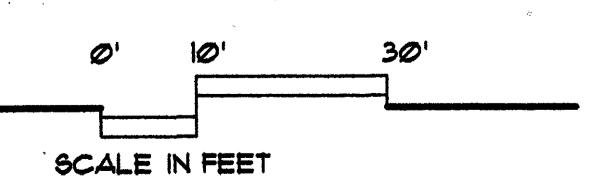
**DRAINAGE PLAN NOTES**

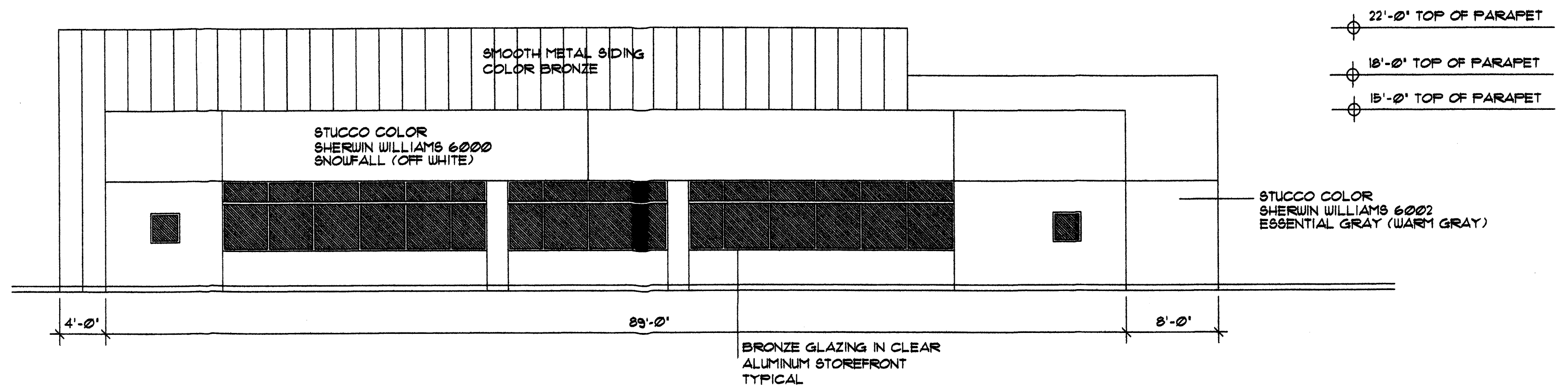
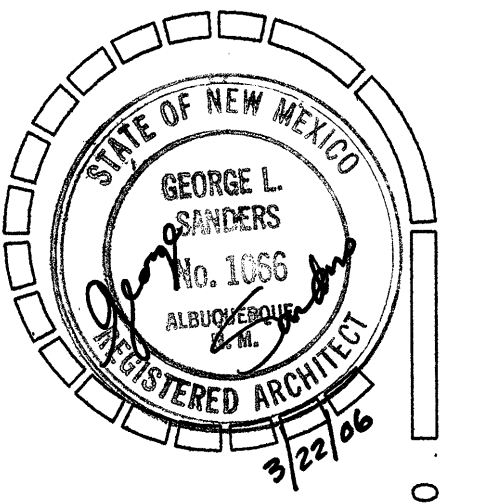
- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the 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.

**CURVE DATA**

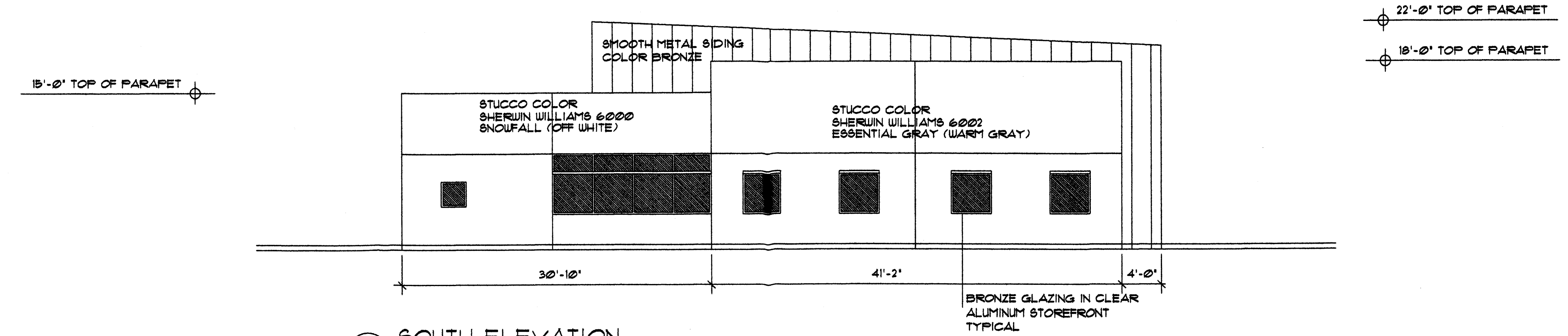
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	CH = 42.62'
	L = 47.40'
<b>C2</b>	R = 12330.00'
	D = 00°37'02"
	CB = S 0°47'10" W
	CH = 132.84'
	L = 132.85'
<b>C3</b>	R = 12180.00'
	D = 00°45'12"
	CB = S 0°43'27" W
	CH = 160.13'
	L = 160.14'

GRADING AND DRAINAGE PLAN  
SCALE: 1" = 20'-0"

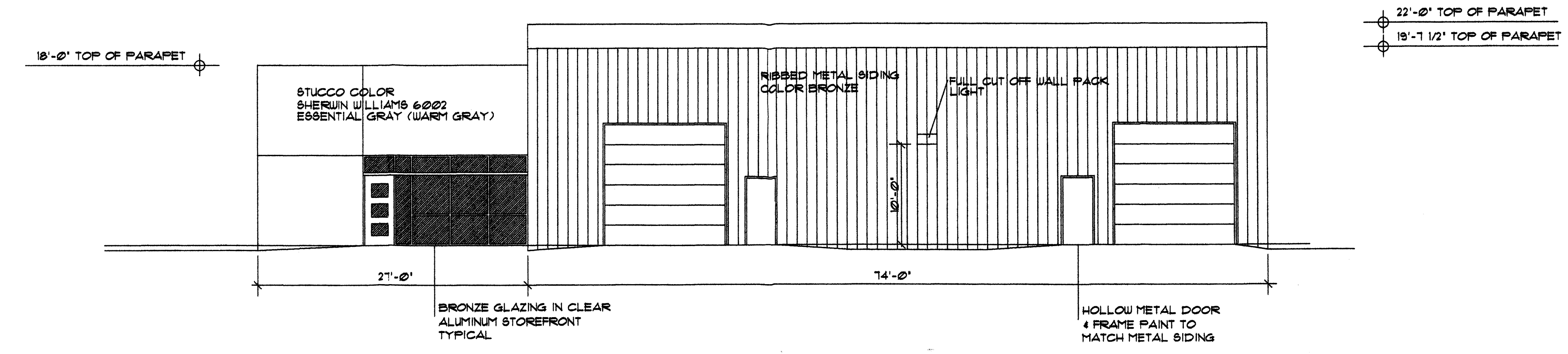




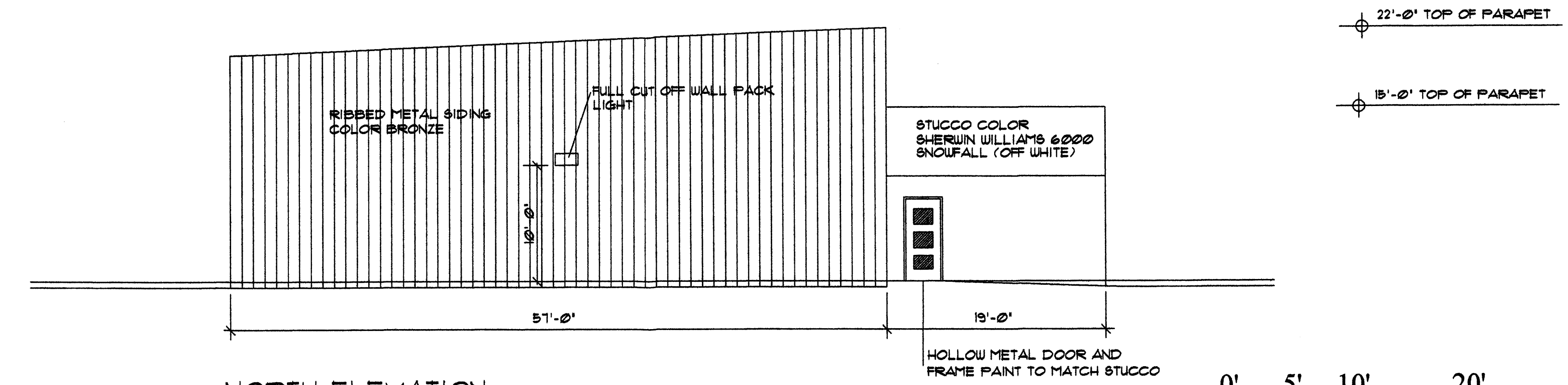
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



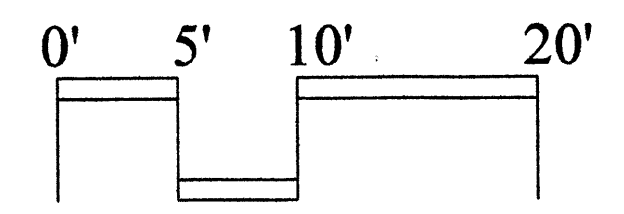
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



ROOF TOP EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW

BAKER CONSTRUCTION OFFICE/WAREHOUSE

LOT 39 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. 0606  
sheet  
**A-1**  
4 of 4  
date 3-22-06