

SITE LIGHTING:

ALL AREA AND SECURITY LIGHTING WILL BE MOUNTED ON THE BUILDING WALLS.
 ALL LIGHTING WILL BE DOWN LIGHTING AND WILL BE FITTED WITH CUTOFF LENSES AS NEEDED TO PREVENT SHINING ON ADJACENT PROPERTIES.

PROJECT NUMBER: #1004874

Application Number: 07DRB-00070 Minor-SiteDev Plan BidPermit/EPC

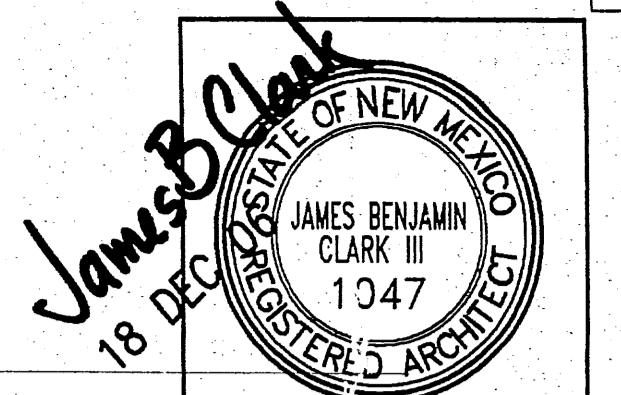
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 15, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? Yes () No (X) If yes, then a set of approved DRB plans with work order is required for any construction within the Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL:

| | | |
|---|------|----------|
| <i>[Signature]</i> | Date | 2-7-07 |
| Traffic Engineering, Transportation Division | Date | 2/7/07 |
| <i>[Signature]</i> | Date | 2/7/07 |
| Water Utility Department | Date | 2/7/07 |
| <i>[Signature]</i> | Date | 2/7/07 |
| Parks and Recreation Department | Date | 2/7/07 |
| <i>[Signature]</i> | Date | 2/7/07 |
| City Engineer | Date | 2/7/07 |
| <i>[Signature]</i> | Date | 2/6/07 |
| Environmental Health Department (conditional) | Date | 2/6/07 |
| <i>[Signature]</i> | Date | 02/02/07 |
| Solid Waste Management | Date | |
| <i>[Signature]</i> | Date | |
| DRB Chairperson, Planning Department | Date | |

*Environmental Health, if necessary



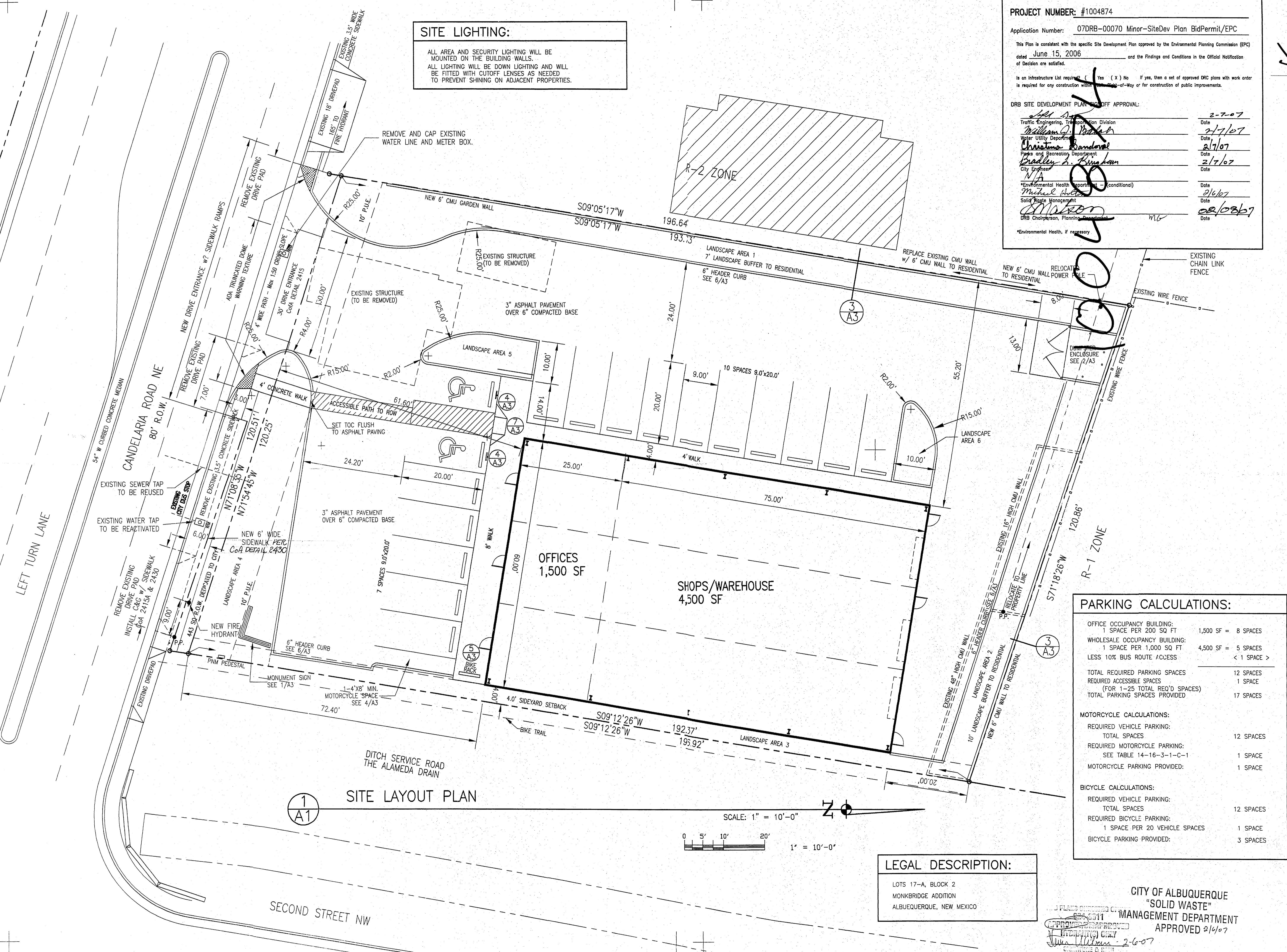
MASTERWORKS ARCHITECTS, INC
 4200 WYOMING BLVD. NE SUITE B-1
 ALBUQUERQUE, NM 87111 242-1866

FILE # 0628SITEE
 03 MAY 06
 03 AUG 06
 21 SEP 06
 17 DEC 06
 01 FEB 07
 05 FEB 07

A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
 203 CANDELARIA ROAD NW
 ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT
SITE LAYOUT PLAN
 LEGAL DESCRIPTION

SHEET
A1
 OF 06

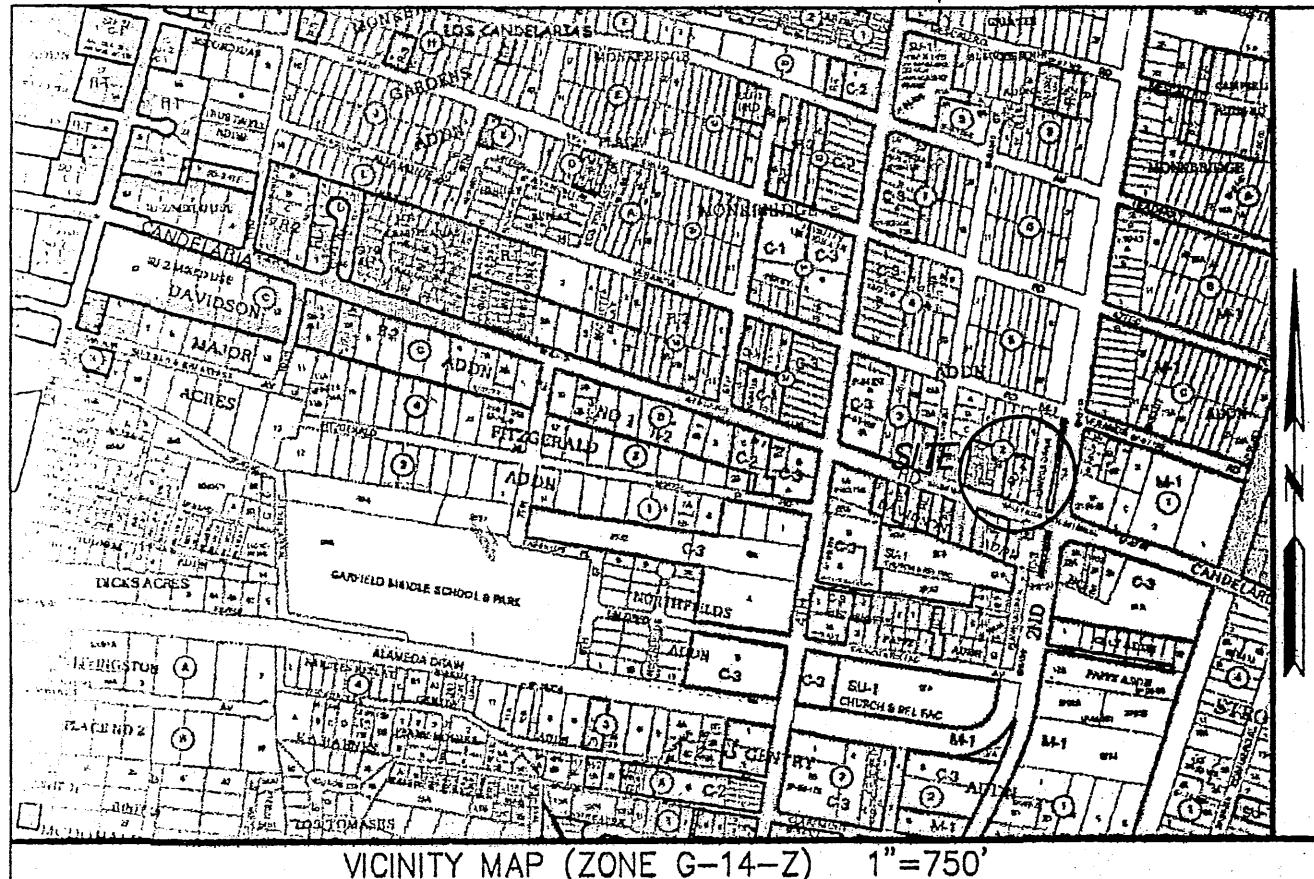


PARKING CALCULATIONS:

| | |
|---|---------------------|
| OFFICE OCCUPANCY BUILDING: 1 SPACE PER 200 SQ FT | 1,500 SF = 8 SPACES |
| WHOLESALE OCCUPANCY BUILDING: 1 SPACE PER 1,000 SQ FT | 4,500 SF = 5 SPACES |
| LESS 10% BUS ROUTE ACCESS | < 1 SPACE > |
| TOTAL REQUIRED PARKING SPACES | 12 SPACES |
| REQUIRED ACCESSIBLE SPACES (FOR 1-25 TOTAL REQ'D SPACES) | 1 SPACE |
| TOTAL PARKING SPACES PROVIDED | 17 SPACES |
| MOTORCYCLE CALCULATIONS: | |
| REQUIRED VEHICLE PARKING: TOTAL SPACES | 12 SPACES |
| REQUIRED MOTORCYCLE PARKING: SEE TABLE 14-16-3-1-C-1 | 1 SPACE |
| MOTORCYCLE PARKING PROVIDED: | 1 SPACE |
| BICYCLE CALCULATIONS: | |
| REQUIRED VEHICLE PARKING: TOTAL SPACES | 12 SPACES |
| REQUIRED BICYCLE PARKING: 1 SPACE PER 20 VEHICLE SPACES | 1 SPACE |
| BICYCLE PARKING PROVIDED: | 3 SPACES |

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 2/6/07

001



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. G-14
- 3) GROSS SUBDIVISION AREA: 0.5375 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
- 7) PROPERTY ZONING: SU-1
- 8) TALOS LOG No. 2006354440

PROPERTY DESCRIPTION

THE REMAINDER PORTION (SEE NOTE 6) OF LOTS 17, 18 AND 19, BLOCK 2 OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION AS FILED ON MARCH 24, 1917, IN VOLUME C2, FOLIO 88 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 101406044610641107
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE _____

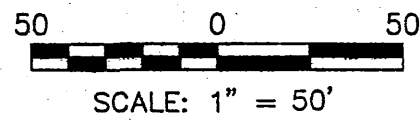
**PLAT OF
LOT 17-A, BLOCK 2
MONKBRIDGE ADDITION**

SITUATE WITHIN
**PROJECTED SECTION 5
T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

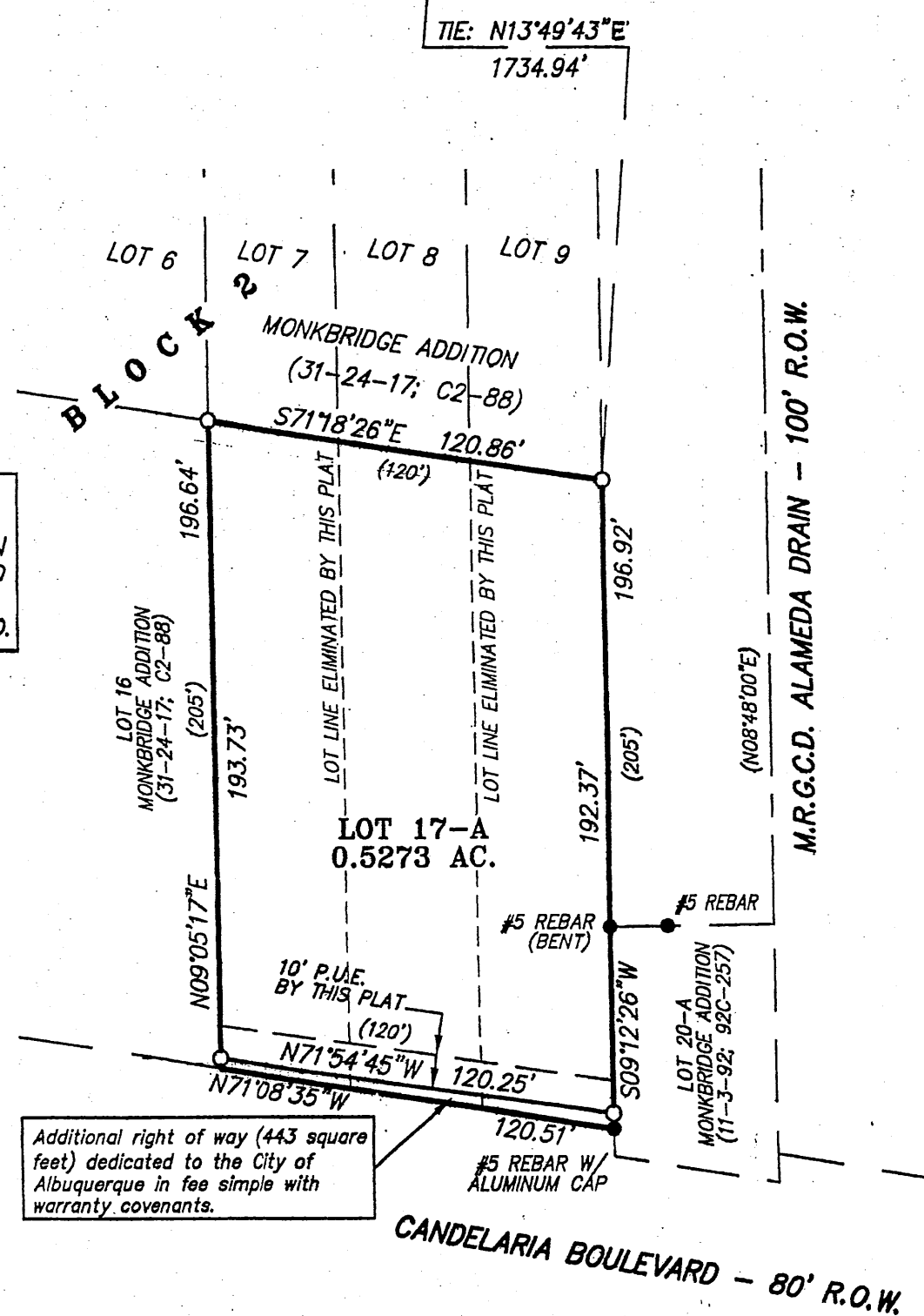
AUGUST 2006

- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MARK AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT

ACS CONTROL STATION "NM47-10"
X=383387.65
Y=1500747.69
ELEV.=4987.496 - NGVD 1929
CONVERGENCE=-00'13.28"
COMBINED FACTOR=0.99967781
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



THIS SITE IS AFFECTED BY A NON-SPECIFIC PUBLIC UTILITY EASEMENT GRANTED TO ALBUQUERQUE GAS & ELECTRIC AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECORDED 3-22-49 IN BOOK 2, PAGE 554-56 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1004874 APPLICATION NO. 06DRB-01571

THE PURPOSE OF THIS PLAT IS COMBINE LOTS 17, 18 AND 19 OF MONKBRIDGE ADDITION INTO A SINGLE PARCEL DESIGNATED LOT 17-A.

CONSENT AND DEDICATION

THE UNDERSIGNED, DO HEREBY STATE AND AFFIRM THAT WE ARE THE OWNER(S) AND PROPRIETOR(S) OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE THERETO, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ANY PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS:

Kenneth Anderson
KENNETH ANDERSON
Jeffrey Anderson
JEFFREY ANDERSON
Andrew Anderson
ANDREW ANDERSON

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY KENNETH ANDERSON.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY JEFFREY ANDERSON.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY ANDREW ANDERSON.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

NOTES:

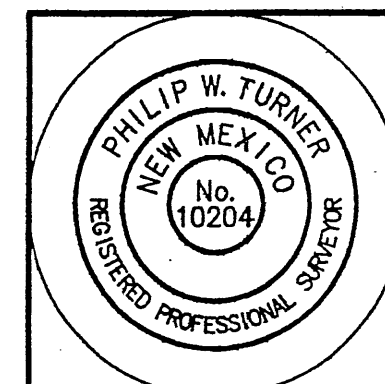
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM CONVENTIONAL SURVEY OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "NM47-10", "BETA WEST" AND "KOAT". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED SU-1.
- 6) APPROXIMATELY EIGHT FEET (8') WAS TAKEN FROM THE FRONT OF THE SUBJECT PROPERTY BY THE CITY OF ALBUQUERQUE AS RIGHT OF WAY FOR THE CONSTRUCTION OF PAVING DISTRICT NO. 112.

| | |
|--|----------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| <i>[Signature]</i> | 11/8/06 |
| CITY ENGINEER | DATE |
| <i>[Signature]</i> | 11-8-06 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <i>[Signature]</i> | 11-8-06 |
| UTILITIES DEVELOPMENT | DATE |
| <i>[Signature]</i> | 10-17-06 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE | DATE |
| <i>[Signature]</i> | 11/8/06 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <i>[Signature]</i> | 11/8/06 |
| A.M.A.F.C.A. | DATE |
| <i>[Signature]</i> | 11/08/06 |
| M.R.G.C.D. | DATE |
| <i>[Signature]</i> | 11-7-06 |
| PNM GAS & ELECTRIC SERVICES | DATE |
| <i>[Signature]</i> | 11-7-06 |
| QUEST COMMUNICATIONS | DATE |
| <i>[Signature]</i> | 11-7-06 |
| CONCAST CABLE | DATE |

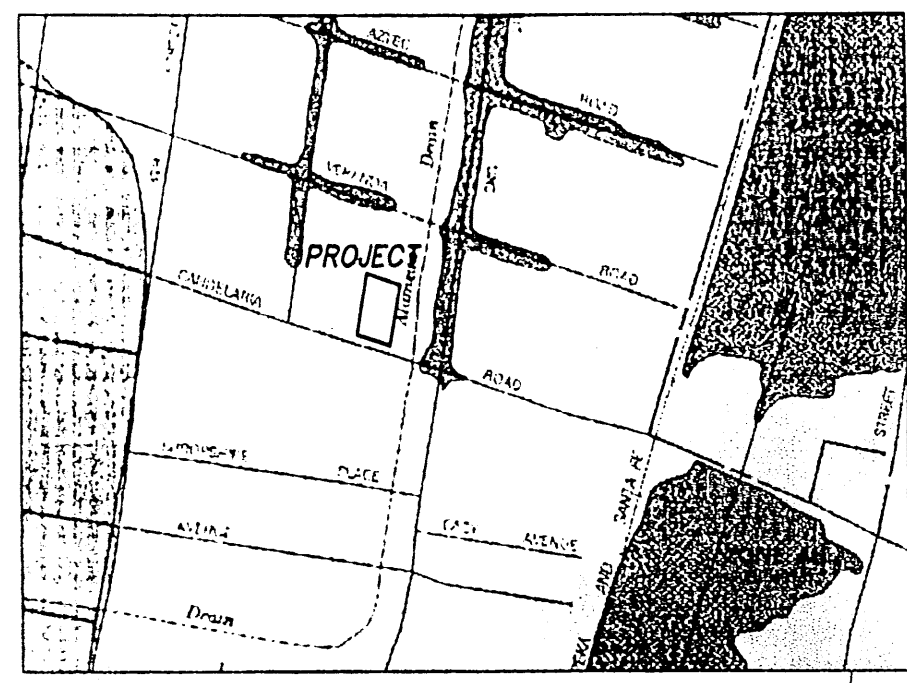
SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 23, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner
PHILIP W. TURNER N.M.P.S. 10204 DATE 8-28-2006



PLAT AND SURVEY BY:
**TERRAMETRICS
OF NEW MEXICO**
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 881-2903



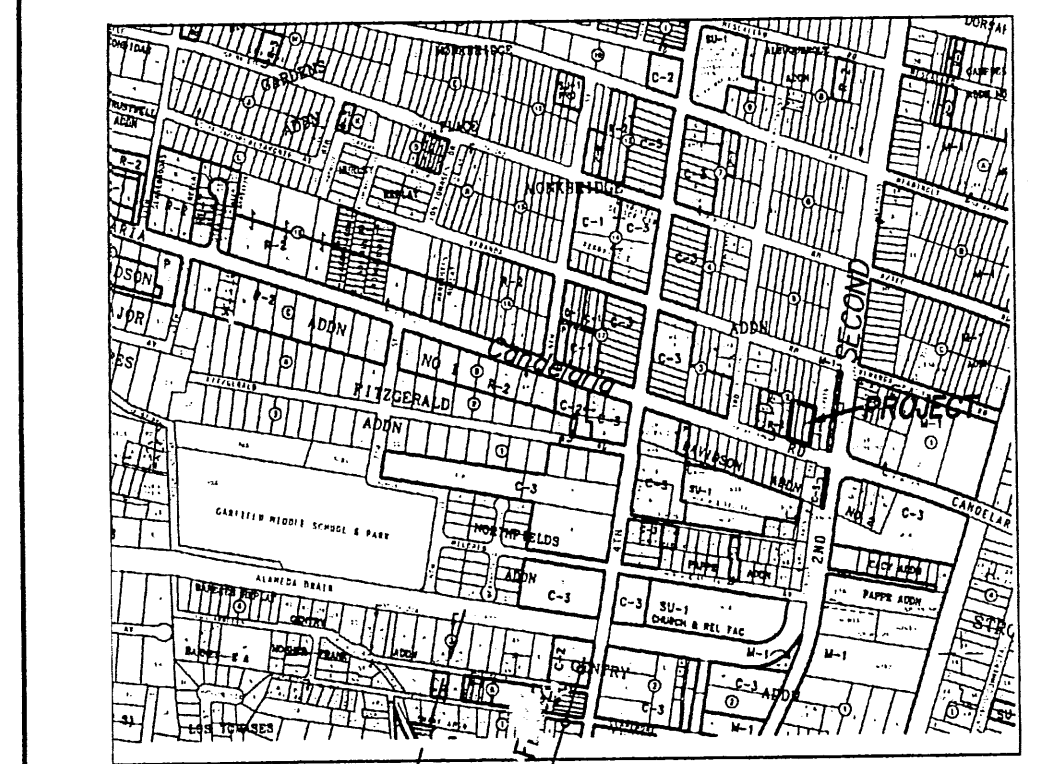
GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS, AND STRUCTURES TO BE REMOVED.
2. PROPOSED IMPROVEMENTS: A 6000 SF METAL BUILDING, PRIVATE ASPHALT DRIVEWAY AND PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS PRIMARILY A DIRT, GRADED SURFACE WITH MINIMAL VEGETATION. THE SITE IS BOUNDED BY A DEVELOPED MRCO DRAINAGE CANAL ON THE EAST. SIMILARLY ZONED R-1, SINGLE FAMILY RESIDENTIAL HOME EXIST ON THE NORTH. CANDELARIA ROAD ON THE SOUTH IS A 66 FEET WIDE PAVED CITY MAINTAINED MINOR ARTERIAL. THE SITE TERRAIN SLOPES FROM EAST TO WEST AT 1-2%.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO CANDELARIA THROUGH THE PROPOSED DRIVEPAD. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING AS POINT RAINFALL.



FIRM MAP PANEL # 332 F

CALCULATIONS

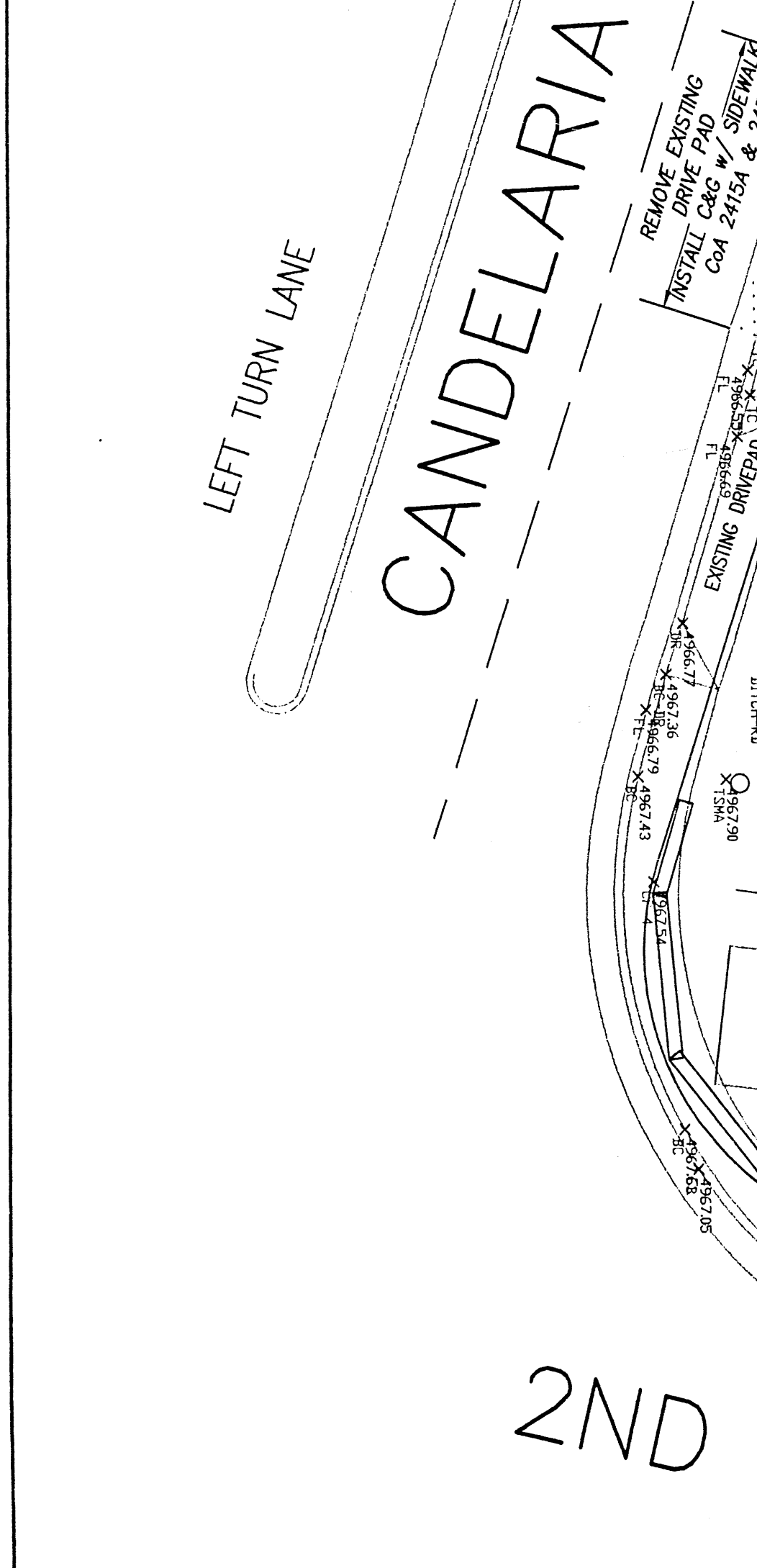
DESIGN CRITERIA
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
 DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, Peak Discharge Rates For Small Watersheds
 VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $PI_{100} = 2.35$ inches, Zone 2 Time of Concentration, TC = 10 Minutes
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS
 4% D. 98% HARDPAN 'C'
 LOT AREA = 0.53 ACRES, WHERE EXCESS PRECIP. 'W' = 0.17 IN. (0.53)
 PEAK DISCHARGE, $Q_{100} = 1.7$ CFS (0.9) WHERE UNIT PEAK DISCHARGE = 3.2 CFS/AC. [1.7]
 THEREFORE: VOLUME 100 = 2421 CF [1138]

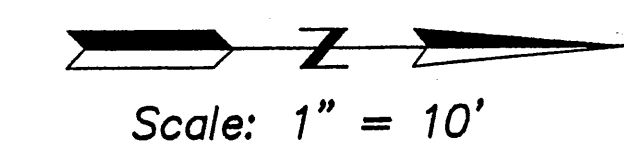
DEVELOPED CONDITIONS (Includes Paved Parking)
 DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

| AREA | LAND TREATMENT | Q Peak | E |
|-------------------------|----------------------|------------|------------|
| UNDEVELOPED | 0.00 Ac.(0%) | 1.56(0.38) | 0.53(0.13) |
| LANDSCAPING/POND | 0.05 Ac.(11%) | 2.28(0.95) | 0.78(0.28) |
| GRAVEL & COMPACTED SOIL | 0.05 Ac.(10%) | 3.14(1.7) | 1.13(0.52) |
| ROOF - PAVEMENT | 0.42 Ac.(79%) | 4.70(3.14) | 2.12(1.34) |
| THEREFORE: E Weighted | = 1.86 in.[1.13] | | |
| Q100 = 2.2 CFS | VOLUME 100 = 3578 CF | | |
| Q10 = 1.5 CFS | VOLUME 10 = 2174 CF | | |

DOWNSTREAM ANALYSIS
 THE INCREASE OF RUNOFF RATE IS CONSIDERED MINIMAL FROM THE EXISTING CONDITIONS (0.5 CFS); IN ADDITION THAT THE TIME TO PEAK OF THE PROJECT IS MUCH SMALLER THAN THE CONTRIBUTING BASIN, THE LIMITED (18" DIAMETER) STORM SEWER LOCATED IN CANDELARIA APPROXIMATELY 200 FEET WEST OF THE SITE AND STREET HAVE CAPACITY.



NW



VICINITY MAP ZONE G-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.

LEGEND

- +24.0 EXIST. SPOT ELEVATION
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- 54 NEW CONTOUR
- NEW SWALE
- FL DRAINAGE DIRECTION, EXISTING
- PP FLOWLINE
- EXISTING POWER POLE
- NG NATURAL GROUND, EXISTING
- TB TOP OF BERM, EXISTING
- R/C REBAR AND CAP, EXISTING
- CLF CHAIN LINK FENCE, EXISTING
- NEW P.C.C., CONCRETE
- TG TOP OF GRATE (W/ ELEV.)

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Philip W. Clark
 PHILIP W. CLARK NMPE #10265

PROJECT DATA

LEGAL DESCRIPTION
 LOTS 17, 18, & 19, BLOCK 2, MONKBRIDGE ADD'N. ALBUQUERQUE, NEW MEXICO






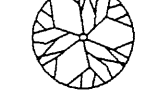
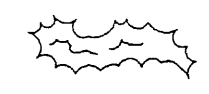

PROJECT BENCHMARK
 TOP OF IRON PIPE MONUMENTED ON THE SOUTH BOUNDARY SEE PLAN, ELEVATION = 4966.52, AS TIED FROM ACS CONTROL

TOPOGRAPHIC DESIGN SURVEY
 PERFORMED BY TERRAMETRICS OF NEW MEXICO 5/18/06



| | | | |
|--|---------------|---|--------|
| Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444 | | DATE: _____ REVISION: _____ | |
| | | LOTS 17-19, BLOCK 2, MONKBRIDGE ADDITION ALBUQUERQUE, NEW MEXICO ANDERSON GLASS Grading & Drainage Plan | |
| DESIGNED BY: PWC | DRAWN BY: OCE | JOB #: Anderson_g | 1 OF 1 |
| CHECKED BY: PWC | DATE: 5/22/06 | FILE #: G/D | |

PLANT MATERIALS:

| | |
|---|---|
| DECIDUOUS: | |
|  | HONEY LOCUST (GLEDITSIA TRIACANTHOS) 2" CAL. TO 80' H x 30' W |
|  | PURPLE ROBE LOCUST (ROBINIA PSEUDOACIA) 2-2 1/2" CAL. 30' H x 20' W |
|  | INDIAN RICEGRASS (ORYZOPSIS HYMENOIDES) 1 GA. 1-2' H x 4' W |
|  | BROOM DALEA (PSOROTHAMNUS SCOPARIA) 1 GA. 31" H |
|  | CHAMISA (CHRYSOTHAMNUS NAUSEOSUS) 1 GA. 4' H x 6' W |
|  | POTENTILLA (POTENTILLA FRUTICOSA) 2 GA. 4' H x 4' W |
|  | TAM JUNIPER (JUNIPERUS SABINA) 1 GA. 18" H x 10'-20' W |
|  | 3/4" MAX. GRAY GRAVEL WITH FILTER FABRIC |

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
ALL PLANT MATERIALS WHICH DO NOT SURVIVE SHALL BE REPLACED WITHIN 60 DAYS.
THE INSTALLED LANDSCAPING IS TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCES. THIS DESIGN IS BASED ON THE PLANTING RESTRICTIONS APPROACH. ALL PLANTS ARE LOW & MEDIUM WATER USE, AND SOD IS LESS THAN 20% OF THE TOTAL LANDSCAPED AREA.
LANDSCAPE INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF BUILDING OCCUPANCY.

IRRIGATION NOTES:

IRRIGATION SYSTEM SHALL BE AN AUTOMATIC CONTROLLED WATERING SYSTEM.
TREES & SHRUBS:
TO RECEIVE FIVE 1.0 GPM DRIP EMITTERS
SHRUBS AND CLUMP GRASSES TO RECEIVE ONE 1.0 GPM DRIP TYPE EMITTER
RUN TIME PER EMITTER TO BE APPROXIMATELY 15 MINUTES AS ADJUSTED FOR INDIVIDUAL PLANT REQUIREMENTS.

LANDSCAPE CALCULATIONS:

| | |
|---------------------------|-------------|
| REQUIRED LANDSCAPED AREA: | |
| GROSS LOT AREA: | 24,887.9 SF |
| BUILDING FOOTPRINT: | 6,000.0 GSF |
| NET LOT AREA: | 30,297.1 SF |
| | x 15 % |
| REQUIRED AREA: | 4,633.2 GSF |
| LANDSCAPE PROVIDED: | |
| PLANTING AREA 1 = | 1,450.5 SF |
| PLANTING AREA 2 = | 961.3 SF |
| PLANTING AREA 3 = | 791.0 SF |
| PLANTING AREA 4 = | 1,139.5 SF |
| PLANTING AREA 5 = | 251.4 SF |
| PLANTING AREA 6 = | 144.7 SF |
| TOTAL PROVIDED | 4,738.4 GSF |

BICYCLE CALCULATIONS:

| | |
|-------------------------------|-----------|
| REQUIRED VEHICLE PARKING: | |
| TOTAL SPACES | 12 SPACES |
| REQUIRED BICYCLE PARKING: | |
| 1 SPACE PER 20 VEHICLE SPACES | 1 SPACE |
| BICYCLE PARKING PROVIDED: | 3 SPACES |

MOTORCYCLE CALCULATIONS:

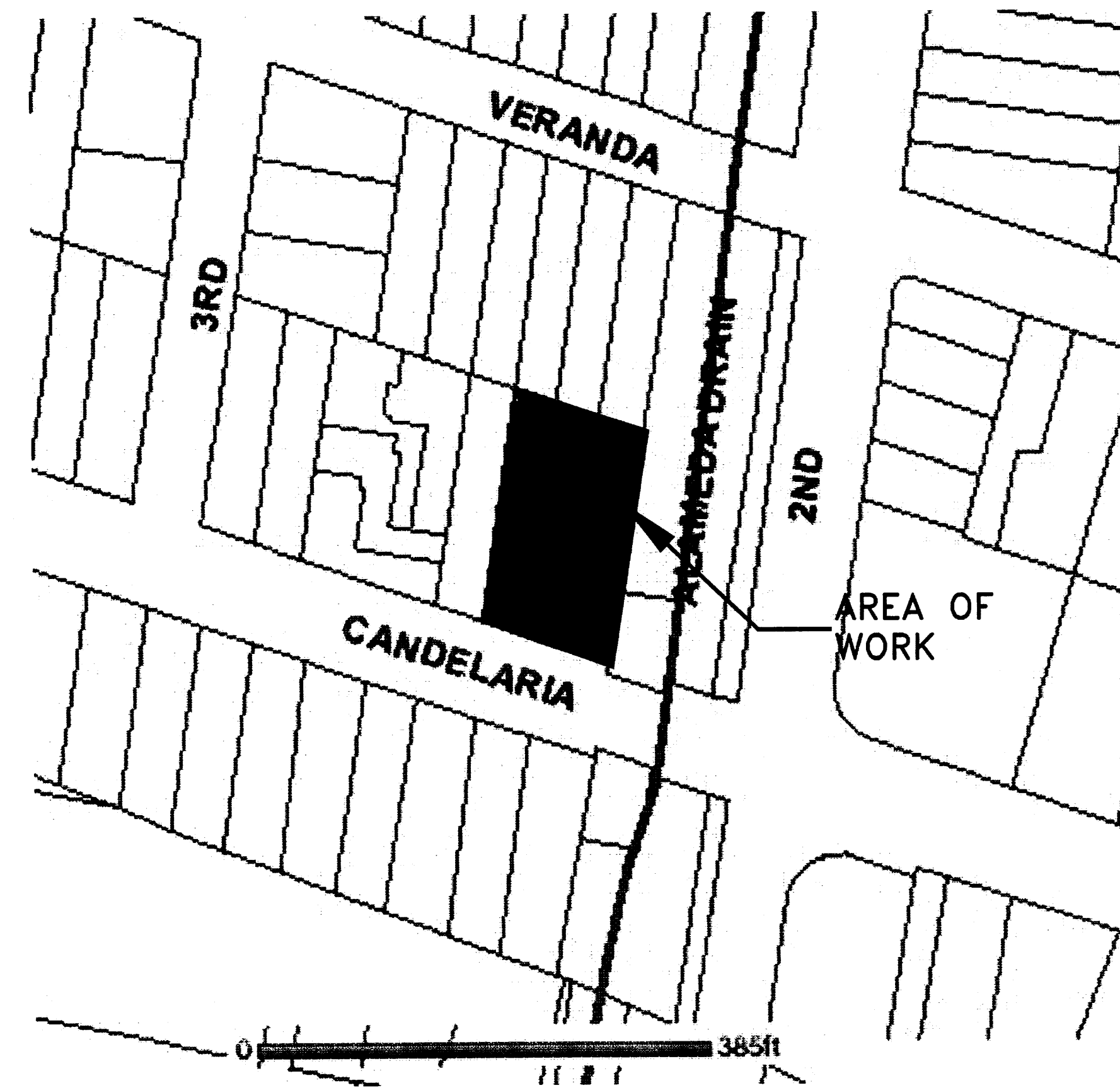
| | |
|------------------------------|-----------|
| REQUIRED VEHICLE PARKING: | |
| TOTAL SPACES | 12 SPACES |
| REQUIRED MOTORCYCLE PARKING: | |
| SEE TABLE 14-16-3-1-C-1 | 1 SPACE |
| MOTORCYCLE PARKING PROVIDED: | 1 SPACE |

PARKING CALCULATIONS:

| | |
|--|---------------------|
| OFFICE OCCUPANCY BUILDING: | |
| 1 SPACE PER 200 SQ FT | 1,500 SF = 8 SPACES |
| WHOLESALE OCCUPANCY BUILDING: | |
| 1 SPACE PER 1,000 SQ FT | 4,500 SF = 5 SPACES |
| LESS 10% BUS ROUTE ACCESS | < 1 SPACE > |
| TOTAL REQUIRED PARKING SPACES | 12 SPACES |
| REQUIRED ACCESSIBLE SPACES (FOR 1-25 TOTAL REQD. SPACES) | 1 SPACE |
| TOTAL PARKING SPACES PROVIDED | 17 SPACES |

SITE LIGHTING:

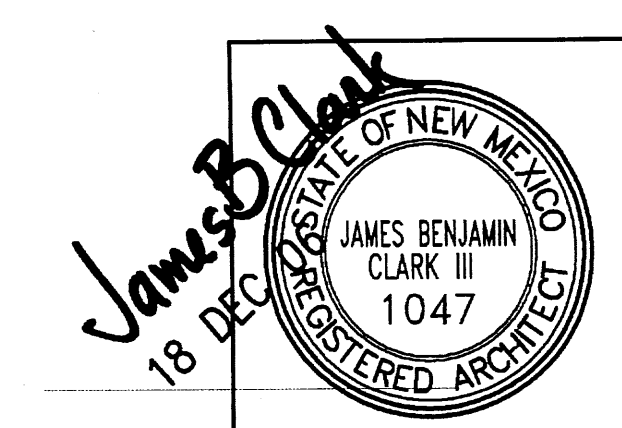
ALL AREA AND SECURITY LIGHTING WILL BE MOUNTED ON THE BUILDING WALLS.
ALL LIGHTING WILL BE DOWN LIGHTING AND WILL BE FITTED WITH CUTOFF LENSES AS NEEDED TO PREVENT SHINING ON ADJACENT PROPERTIES.



1 VICINITY MAP
A1a

BUILDING CODE REQUIREMENTS - IBC 2003

| | | |
|---|-----------------------------------|--|
| OCCUPANCY TYPE: | | |
| SHELL ONLY CONSTRUCTION | | |
| TENANT IMPROVEMENTS UNDER SEPARATE PERMIT | | |
| BUILDING TYPES AND AREAS: | | |
| CONSTRUCTION TYPE II-N - NON-COMBUSTIBLE CONSTRUCTION | | |
| ALLOWABLE BUILDING AREA: | 23,000 GSF | 4 Stories (BASED ON B OCCUPANCY) (Table 503) |
| ACTUAL BUILDING AREA: | 6,000 GSF | 1 Story |
| FIRE RESISTANCE RATINGS: | | REQUIRED RATINGS: |
| BUILDING ELEMENT(S) (Table 601) | STRUCTURAL FRAME | -0- |
| | BEARING WALLS | -0- |
| | NON-BEARING WALLS | -0- |
| EXTERIOR WALLS (Table 602) | OCCUPANCY GROUP - M | SEPARATION DISTANCE - >10 FT |
| | | -0- |
| OPENING PROTECTION (Table 704.8) | | |
| UNPROTECTED OPENINGS | SEPARATION DISTANCE - 10 TO 15 FT | UNLIMITED (Footnote g) |
| ALLOWABLE AREA | | |
| FIRE PROTECTION SYSTEMS: | | |
| OCCUPANCY: M - LESS THAN 12,000 SF | REQUIRED: | PROVIDED: |
| FIRE SPRINKLERS: | NONE | NONE |
| STANDPIPES: | NONE | NONE |
| PORTABLE EXTINGUISHERS: | 1 per 3000 SF | 2 EACH |
| ALARM SYSTEM: | NONE | NONE |
| STRUCTURAL DESIGN CRITERIA: | | |
| IBC SEISMIC SITE CLASSIFICATION - D | | |
| ROOF & SNOW: 20 PSF NON-REDUCEABLE | | |
| SOIL BEARING: 2,000 PSF | | |
| WIND LOADING: BASIC SPEED 90 MPH / EXPOSURE B | | |
| PLUMBING FIXTURES: | | |
| SHELL ONLY CONSTRUCTION | | |
| TENANT IMPROVEMENTS UNDER SEPARATE PERMIT | | |



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FILE # 0628SITEE
03 MAY 06
03 AUG 06
21 SEP 06
17 DEC 06

A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
203 CANDELARIA ROAD NW
ALBUQUERQUE, NEW MEXICO

VICINITY MAP
CODE ANALYSIS
SITE CALCS

SHEET
A1a
OF 06

James B. Clark
 18 DEC 2006
 REGISTERED ARCHITECT
 STATE OF NEW MEXICO
 JAMES BENJAMIN CLARK III
 1047

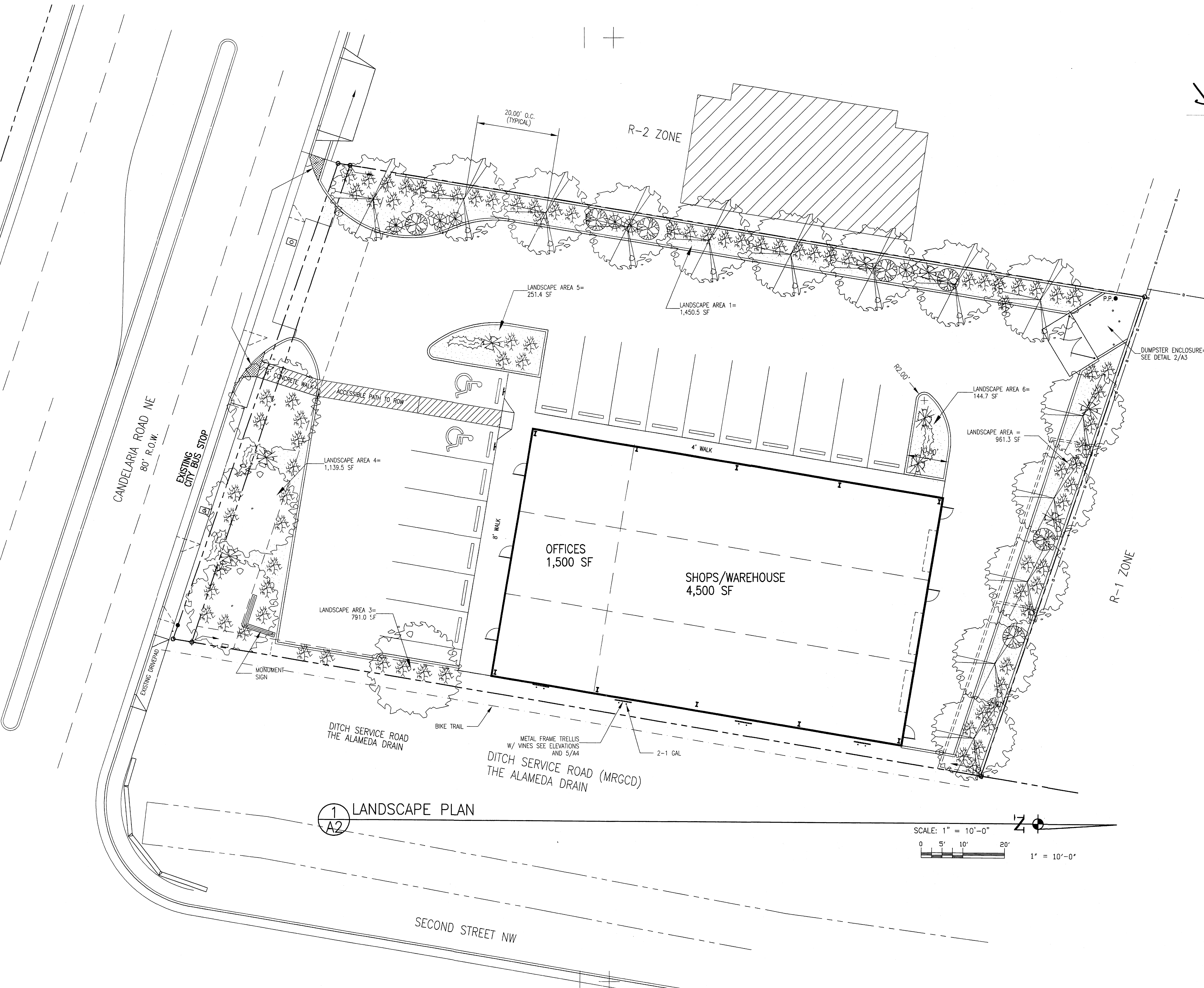
MASTERWORKS ARCHITECTS, INC
 4200 WYOMING BLVD. NE SUITE B-1
 ALBUQUERQUE, NM 87111 742-1866

FILE # 0628SITEE
 03 MAY 06
 03 AUG 06
 21 SEP 06
 17 DEC 06

A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
 203 CANDELARIA ROAD NW
 ALBUQUERQUE, NEW MEXICO

LANDSCAPE PLAN
 AND NOTES

SHEET
A2
 OF 06



1 LANDSCAPE PLAN
 A2

SCALE: 1" = 10'-0"
 0 5' 10' 20'
 1" = 10'-0"

James B. Clark
 18 DEC 1980 STATE OF NEW MEXICO
 JAMES BENJAMIN CLARK III
 1047 REGISTERED ARCHITECT

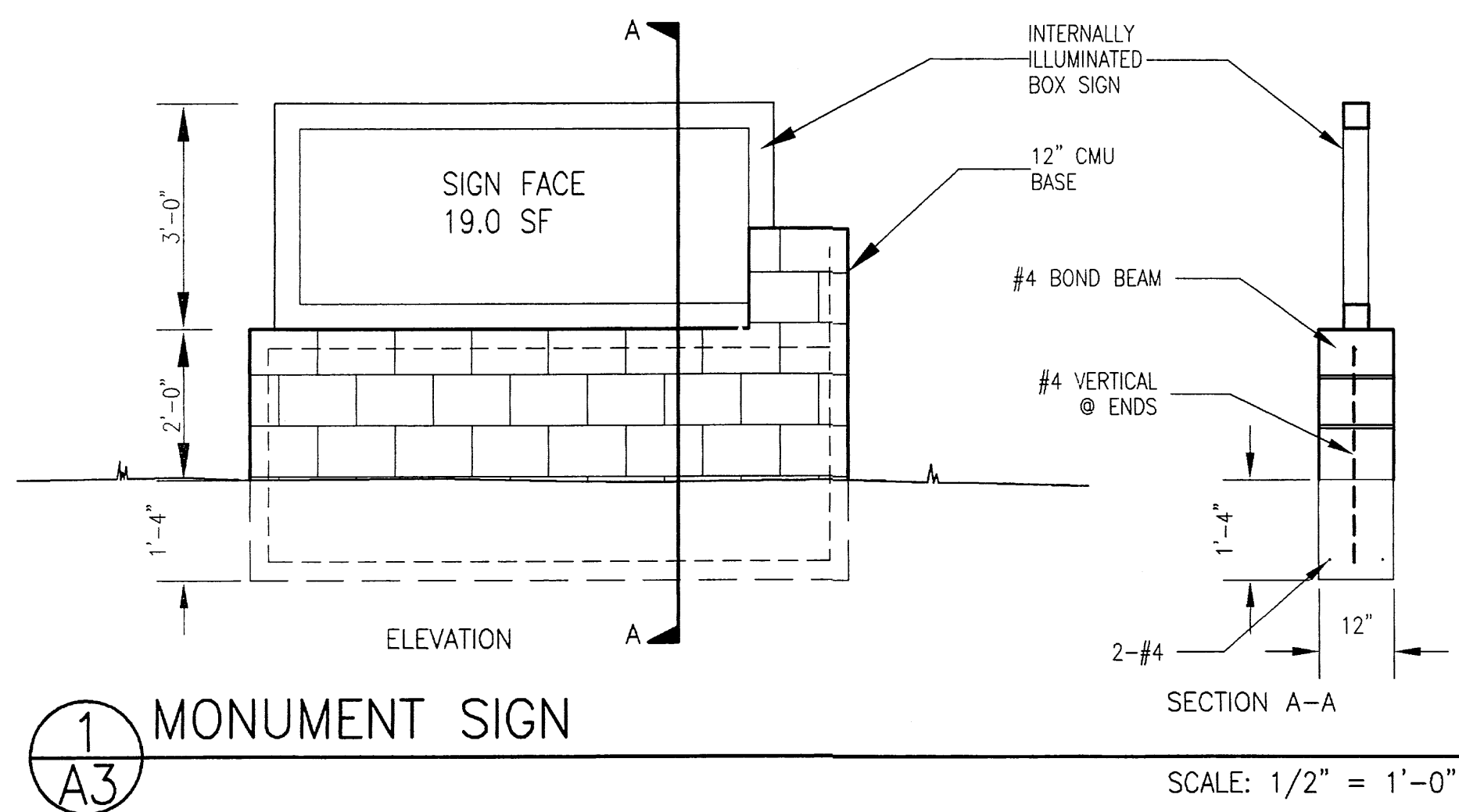
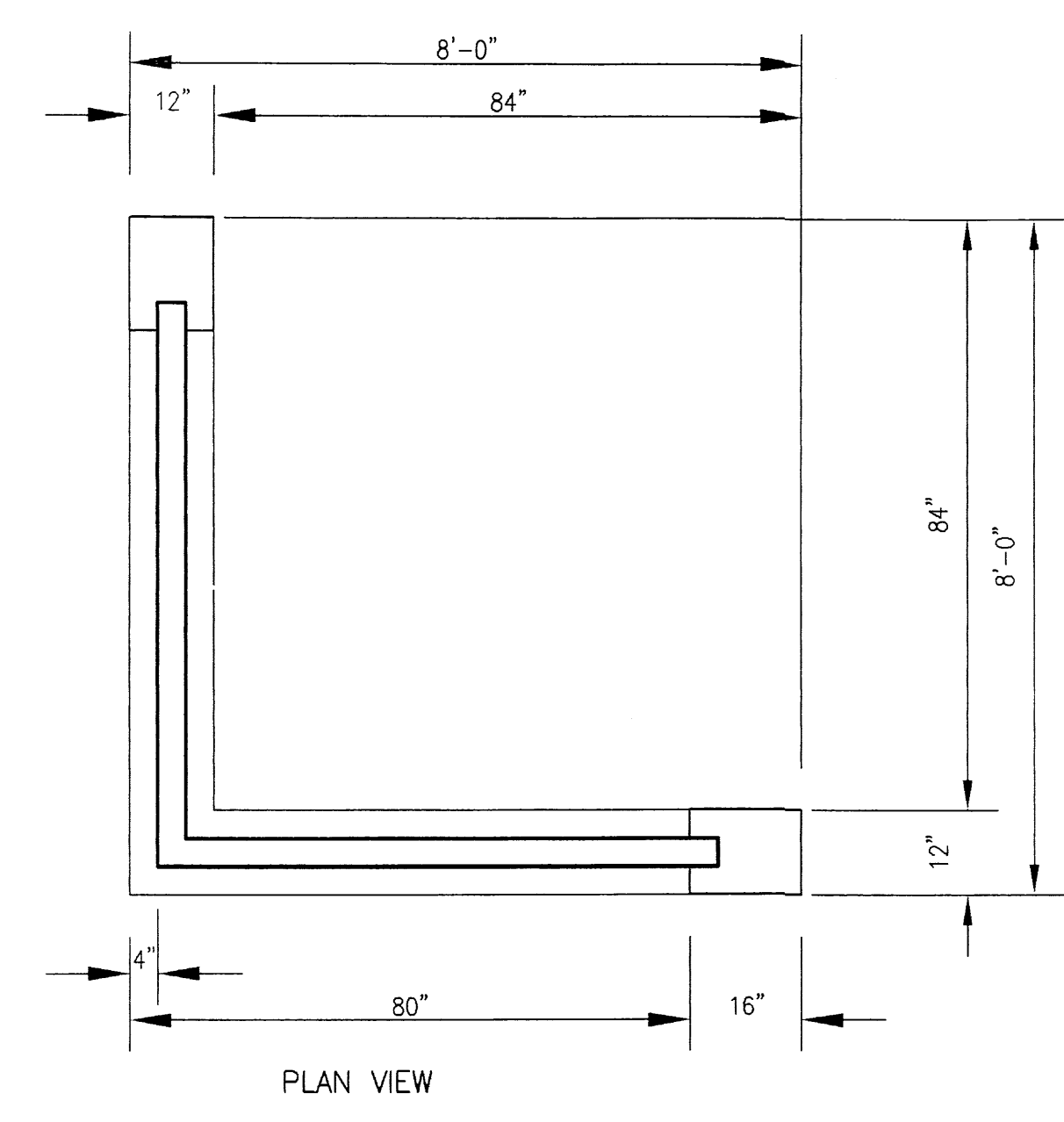
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FILE # 0628SITEE
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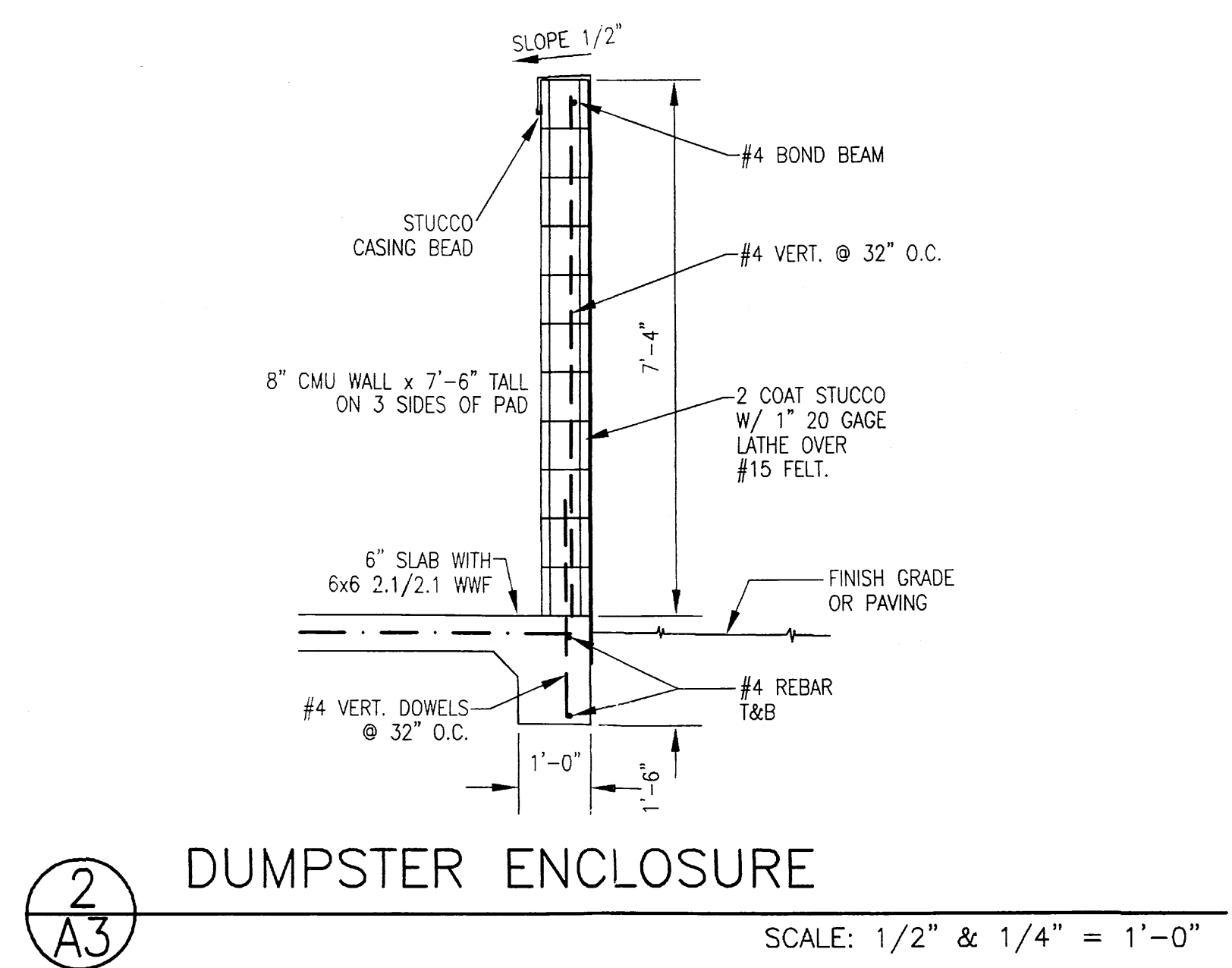
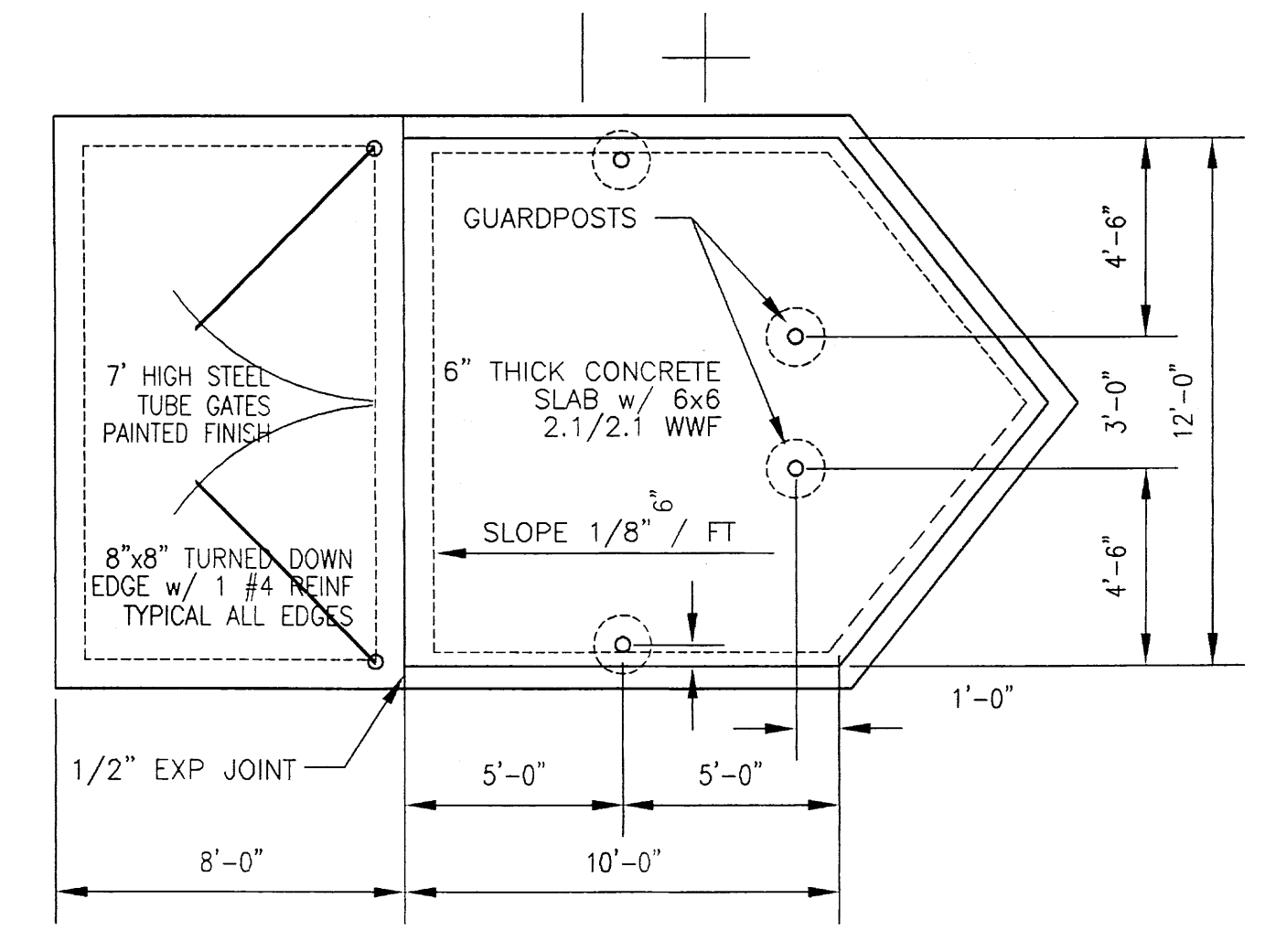
A NEW BUILDING FOR
ANDERSON PROPERTIES, LLC
 203 CANDELARIA ROAD NW
 ALBUQUERQUE, NEW MEXICO

SITE DETAILS

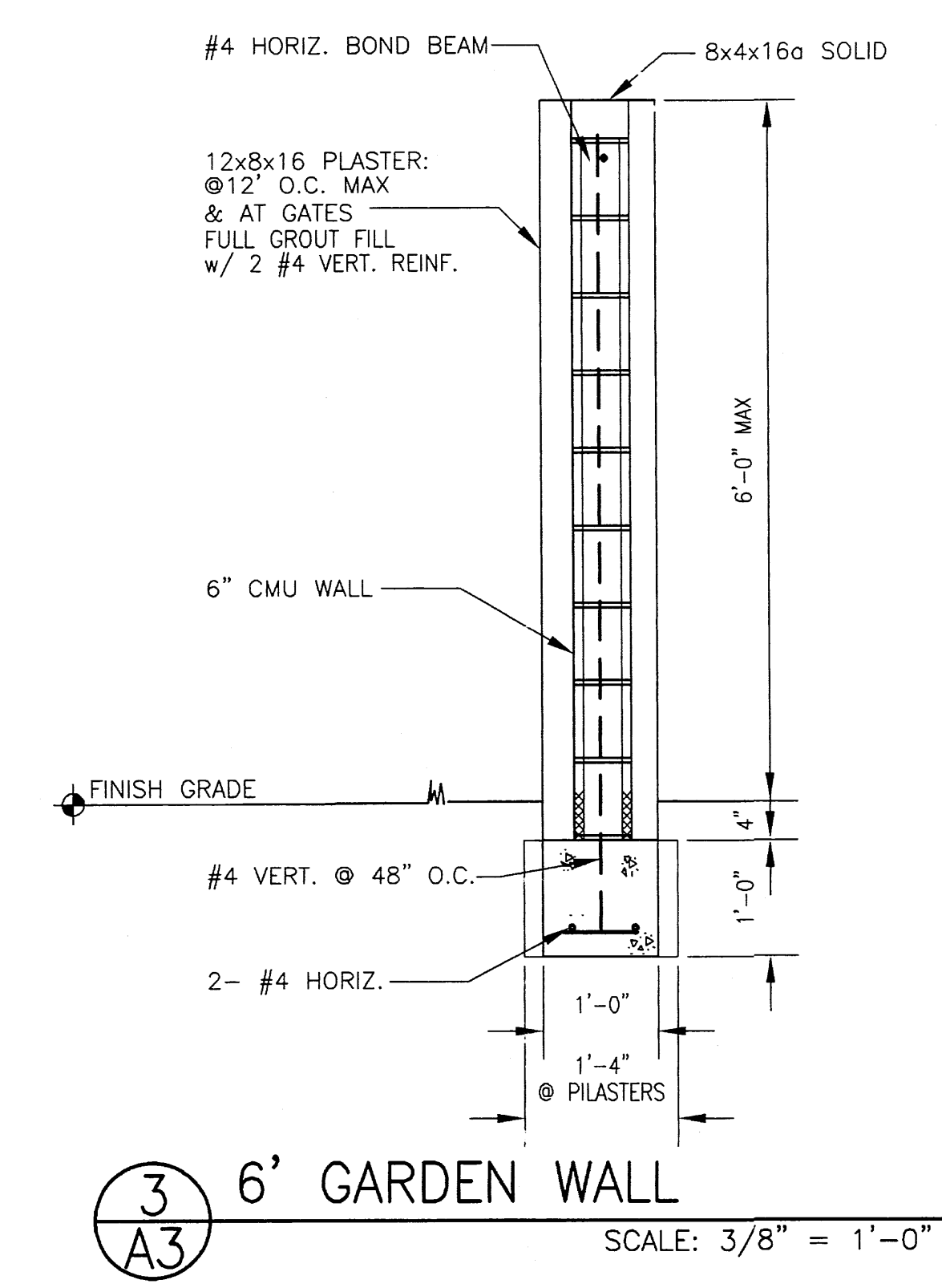
SHEET
A3
 OF 06



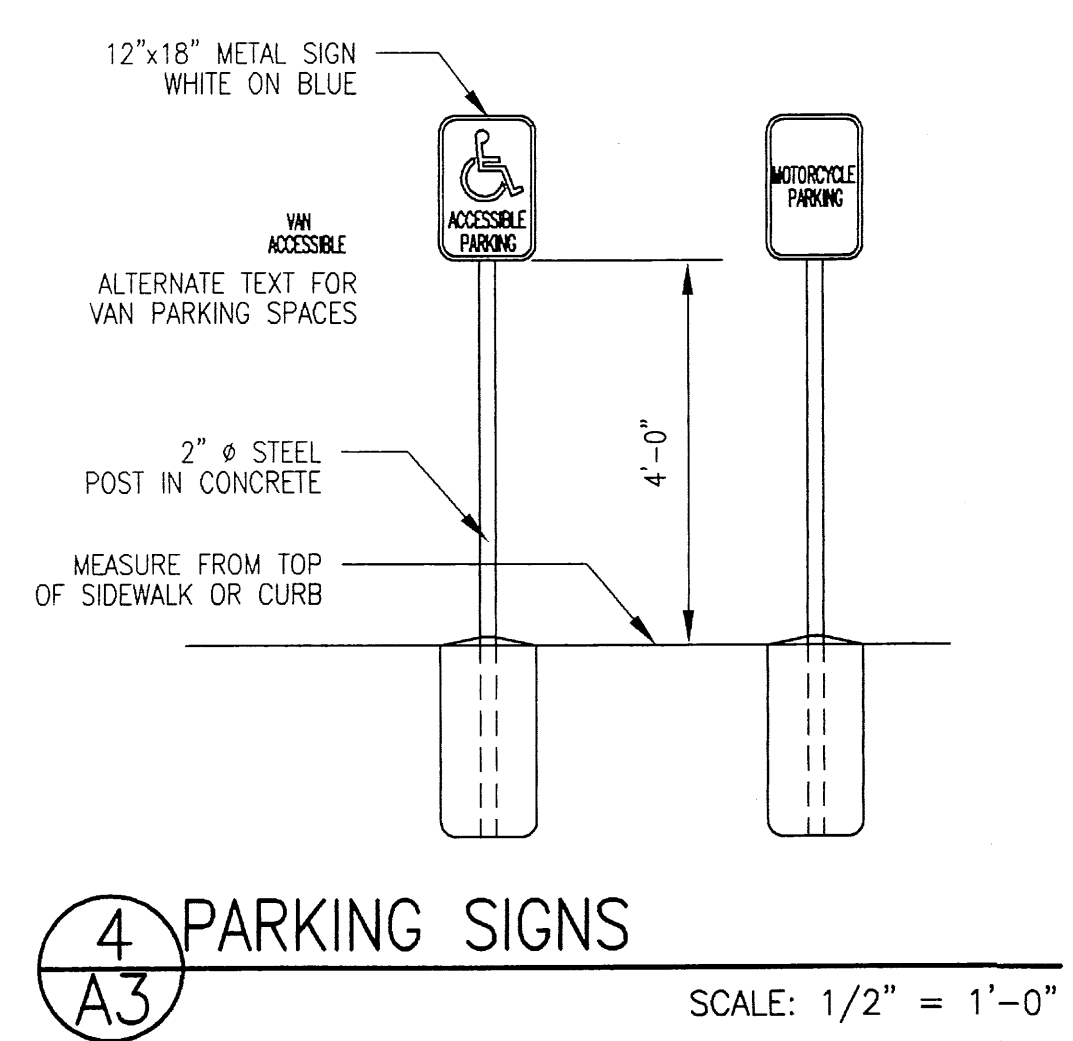
1 MONUMENT SIGN
 A3



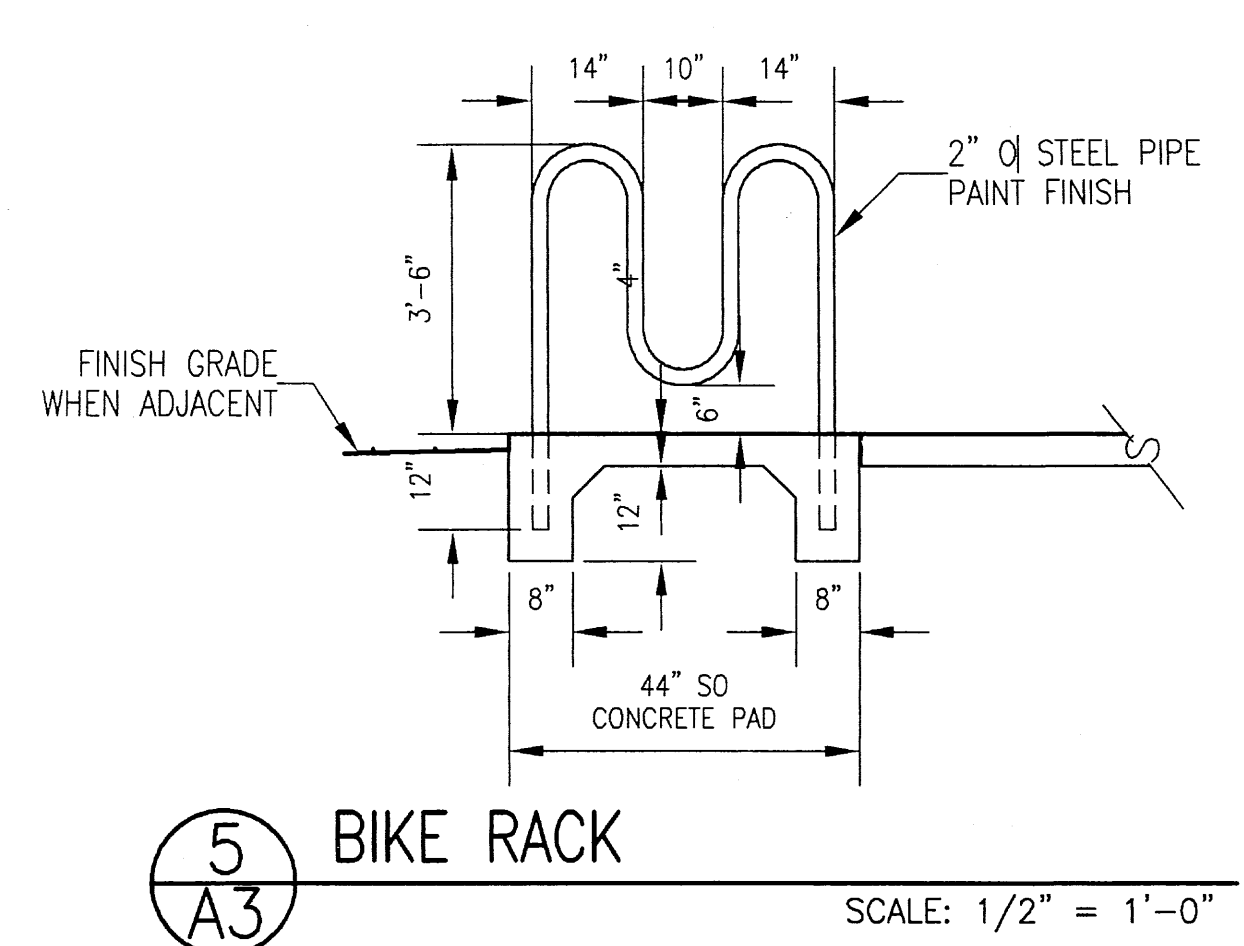
2 DUMPSTER ENCLOSURE
 A3



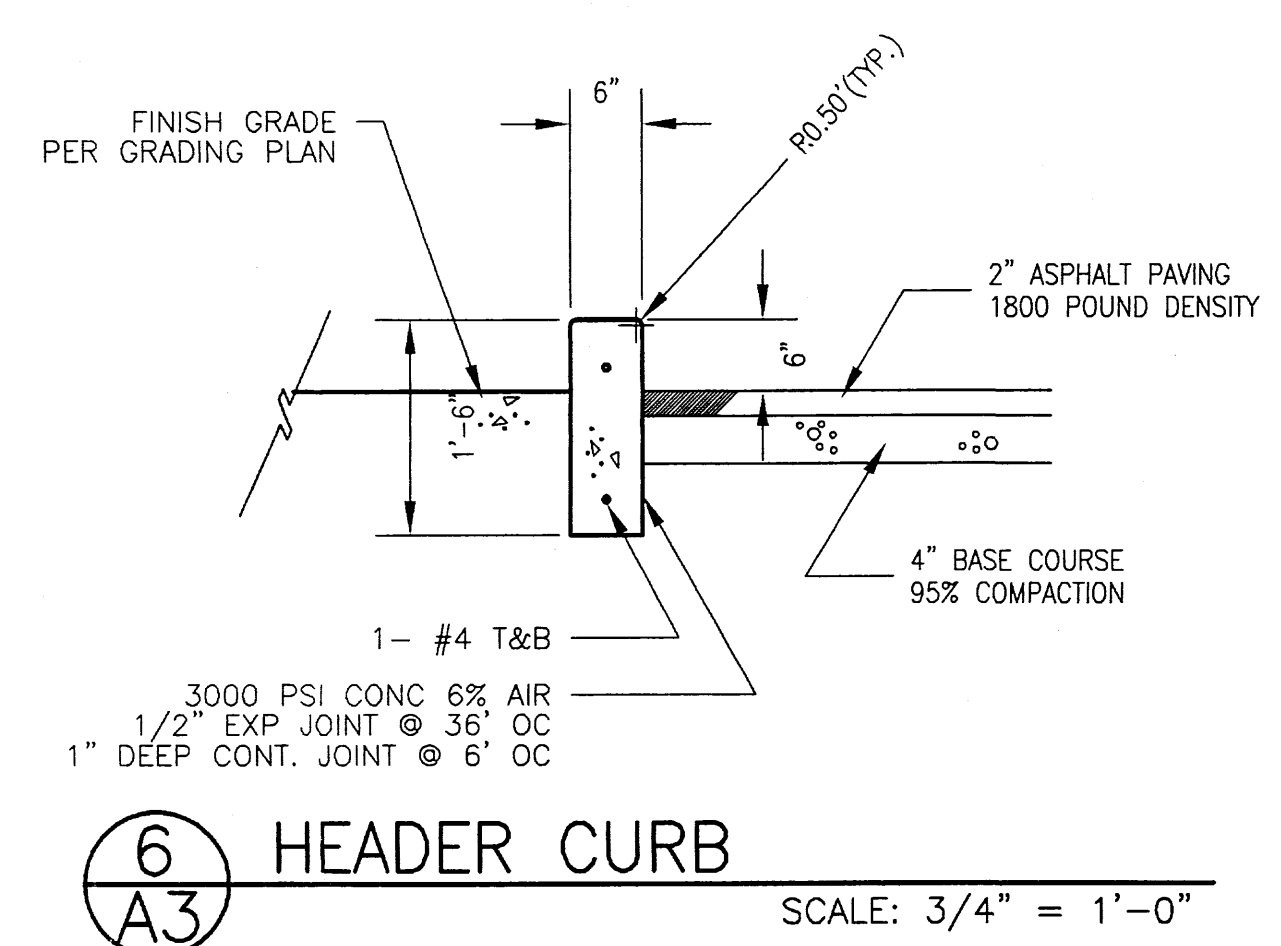
3 6' GARDEN WALL
 A3



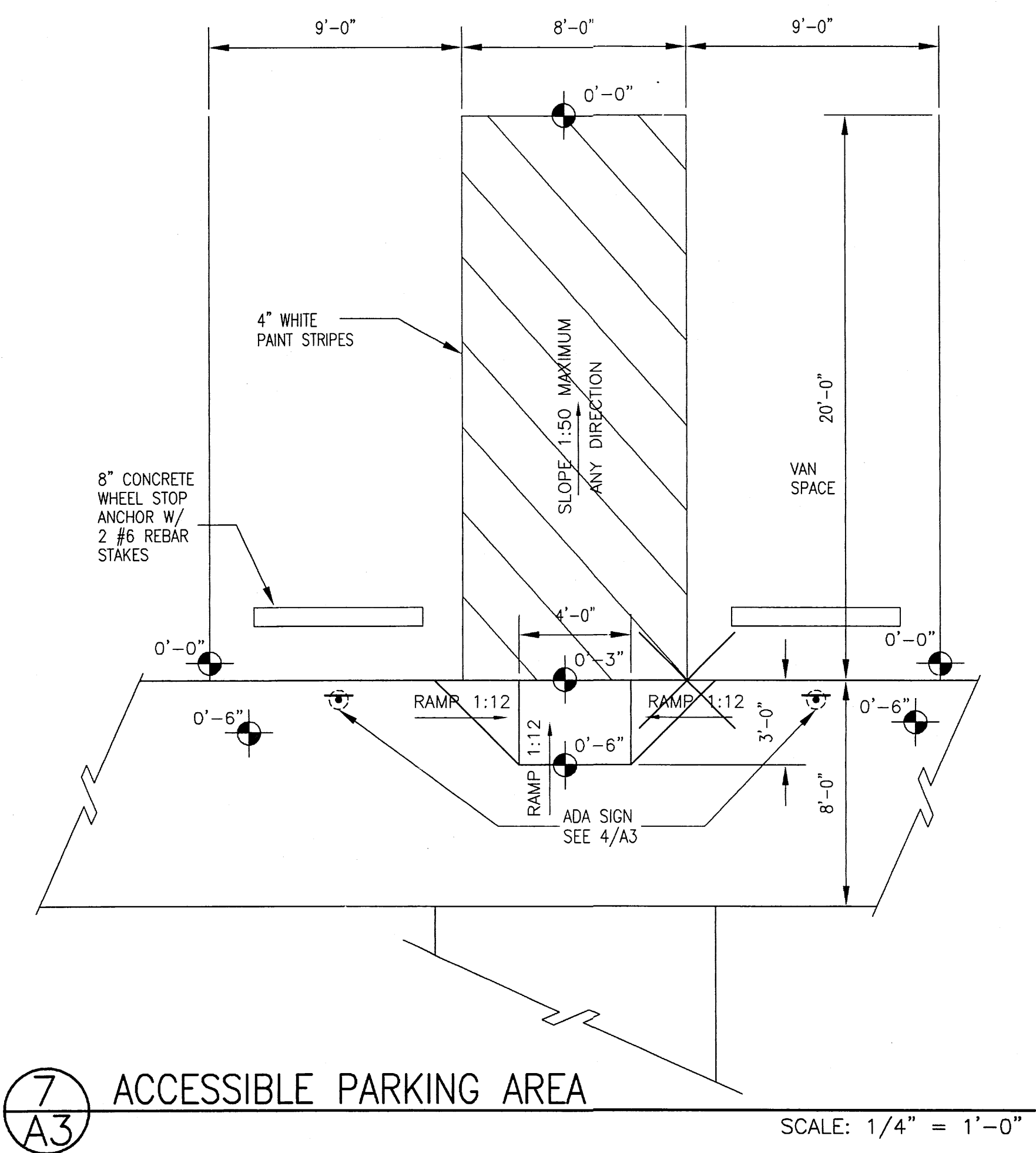
4 PARKING SIGNS
 A3



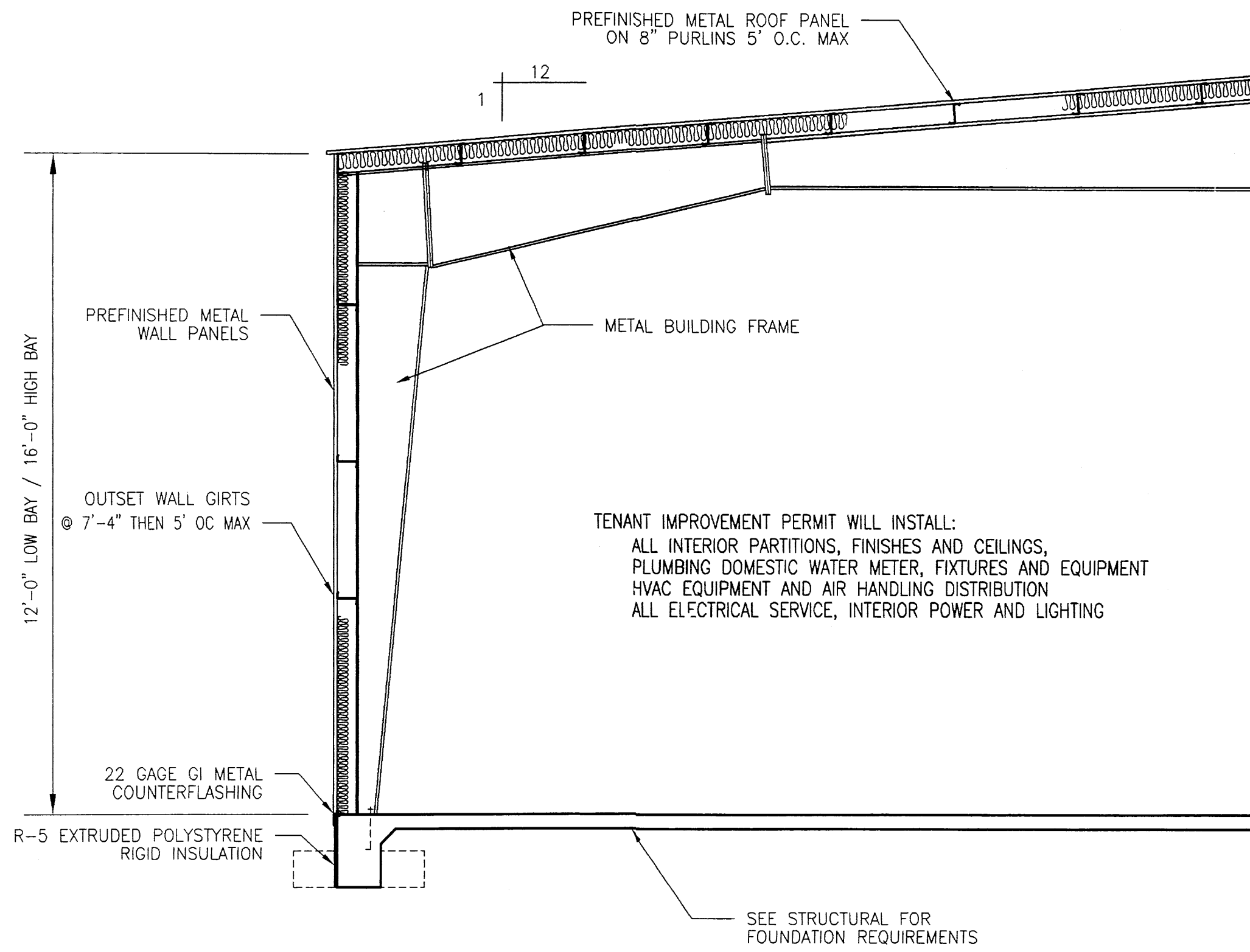
5 BIKE RACK
 A3



6 HEADER CURB
 A3



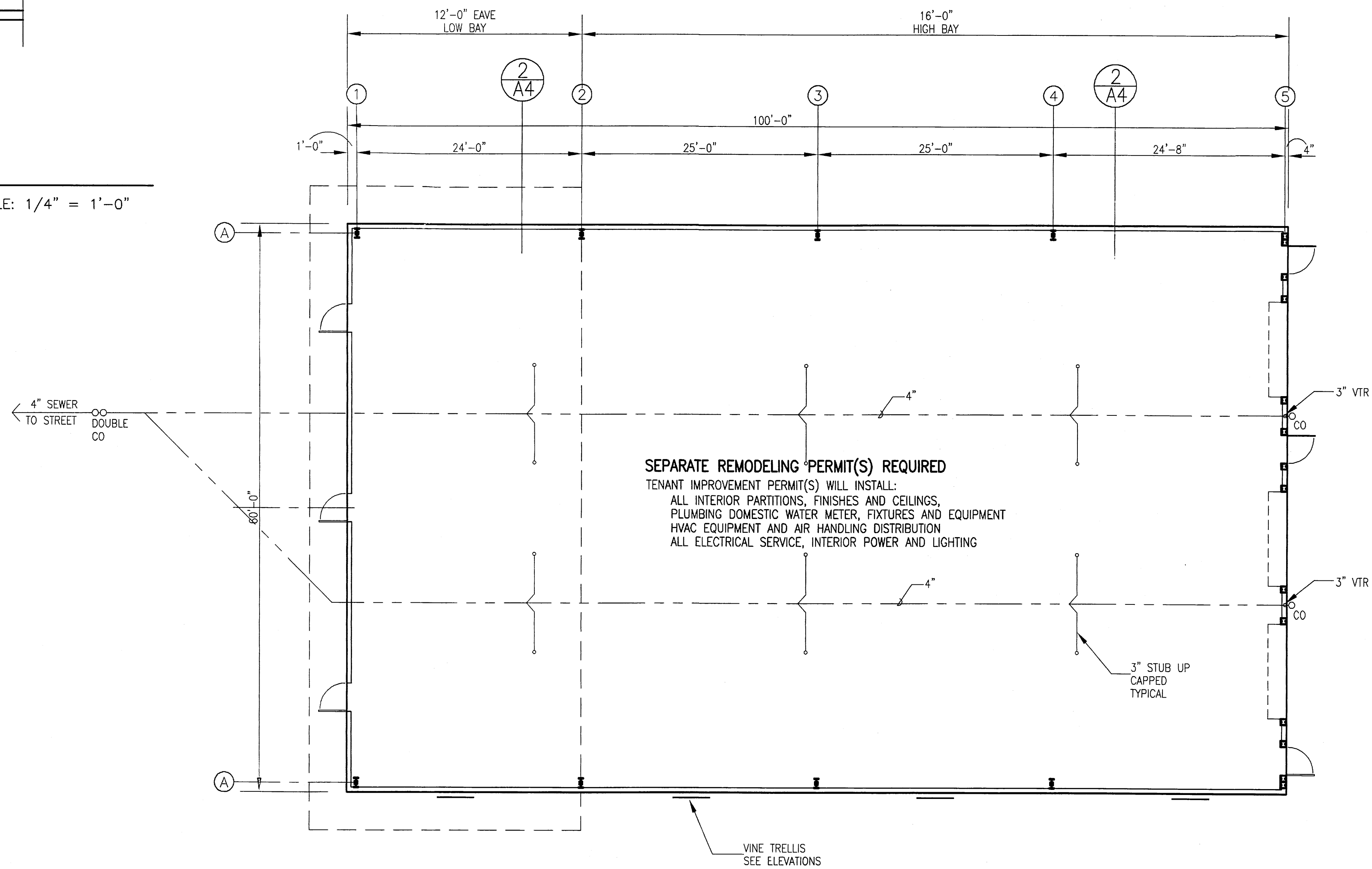
7 ACCESSIBLE PARKING AREA
 A3



2
A4

TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"



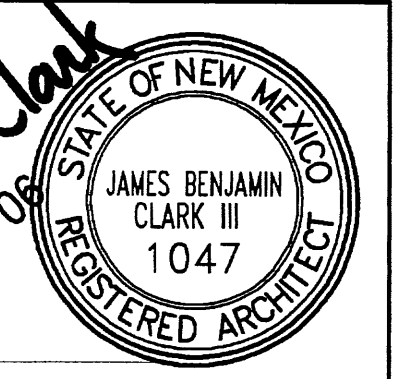
1
A4

FLOOR PLAN

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



James B. Clark
18 DEC 06



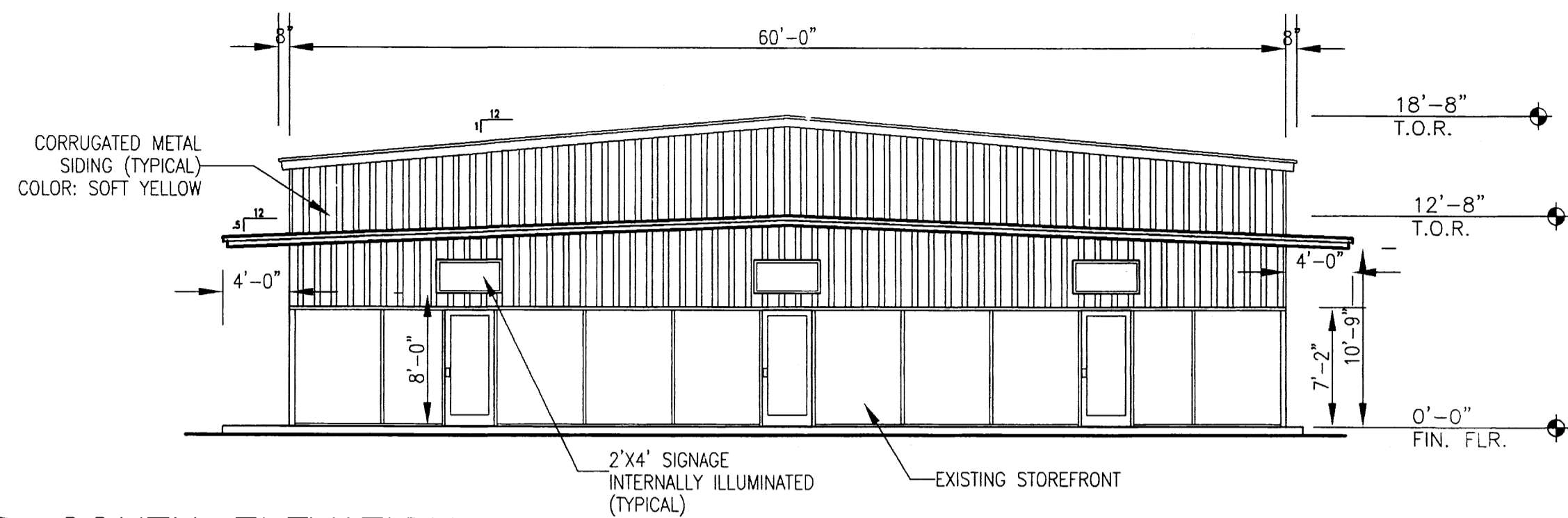
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203 CANDELARIA ROAD NW
ALBUQUERQUE, NEW MEXICO

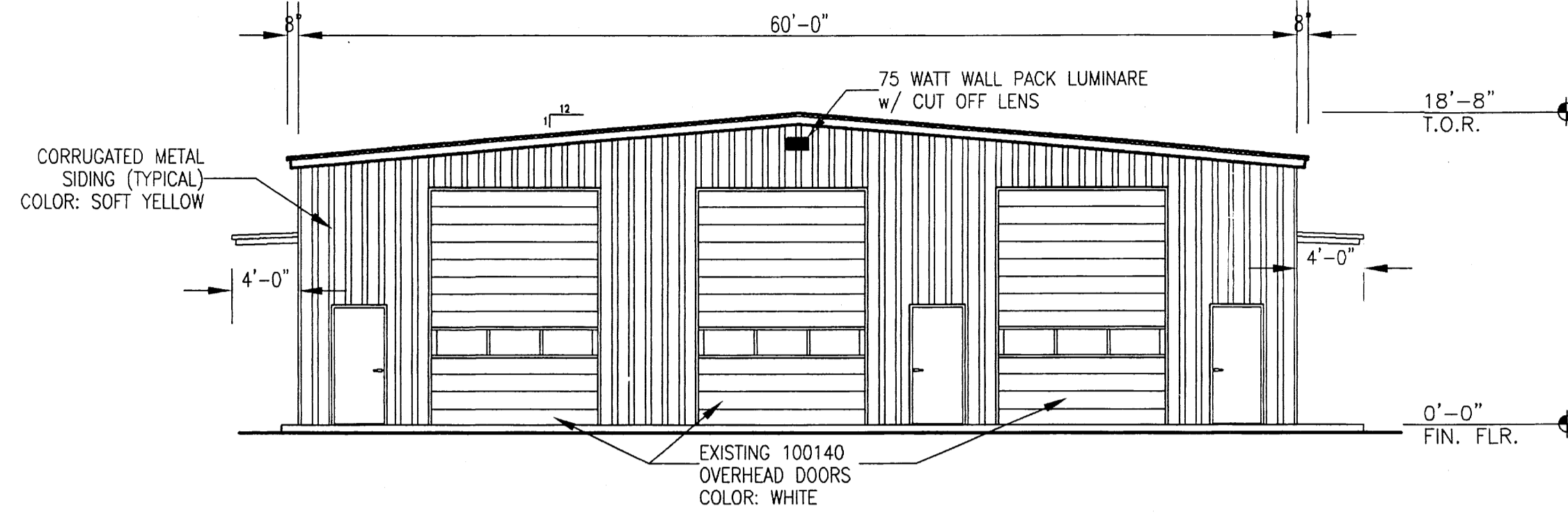
FLOOR PLAN
TYPICAL WALL SECTION

SHEET
A4
OF 06



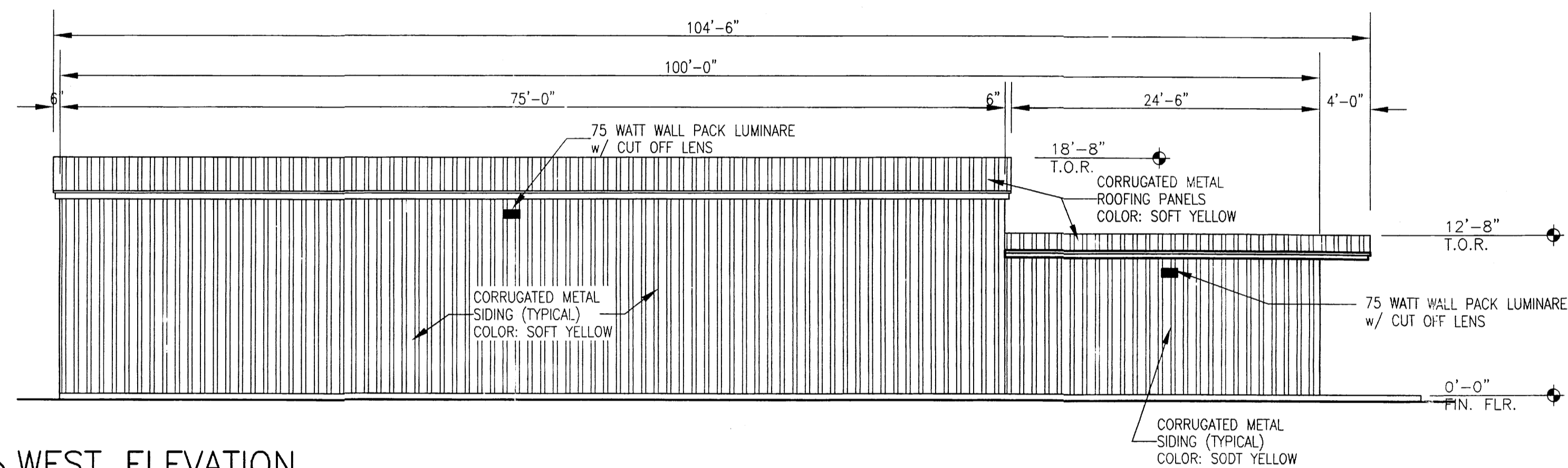
1 SOUTH ELEVATION
A5

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



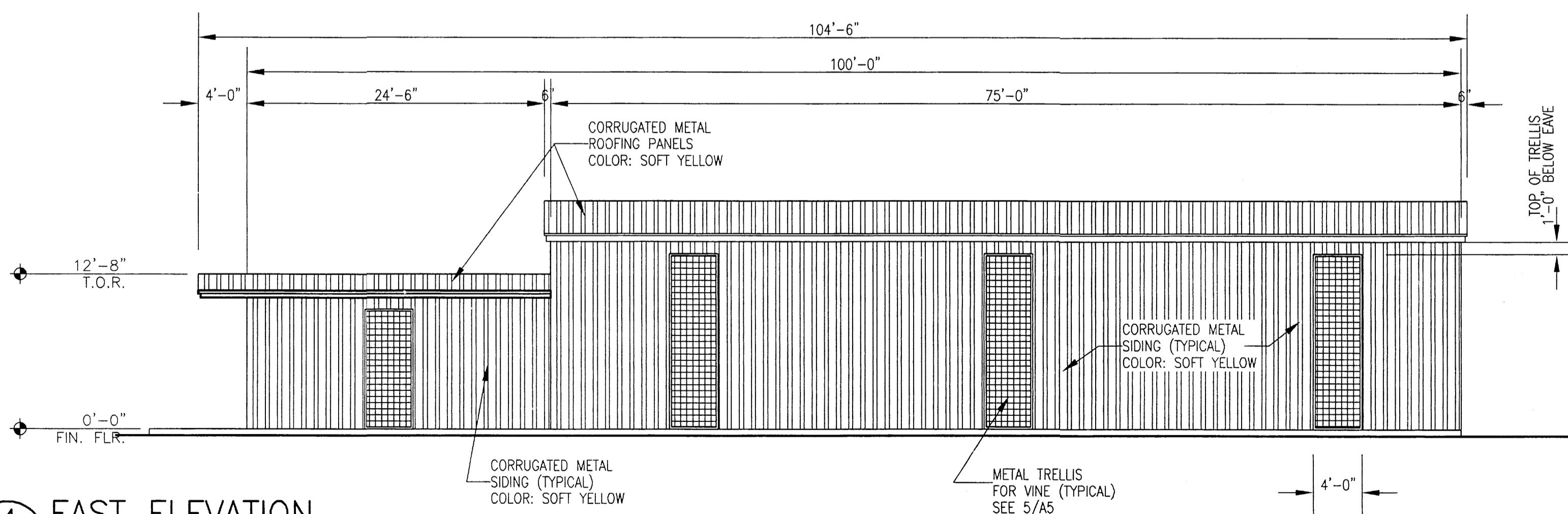
2 NORTH ELEVATION
A5

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



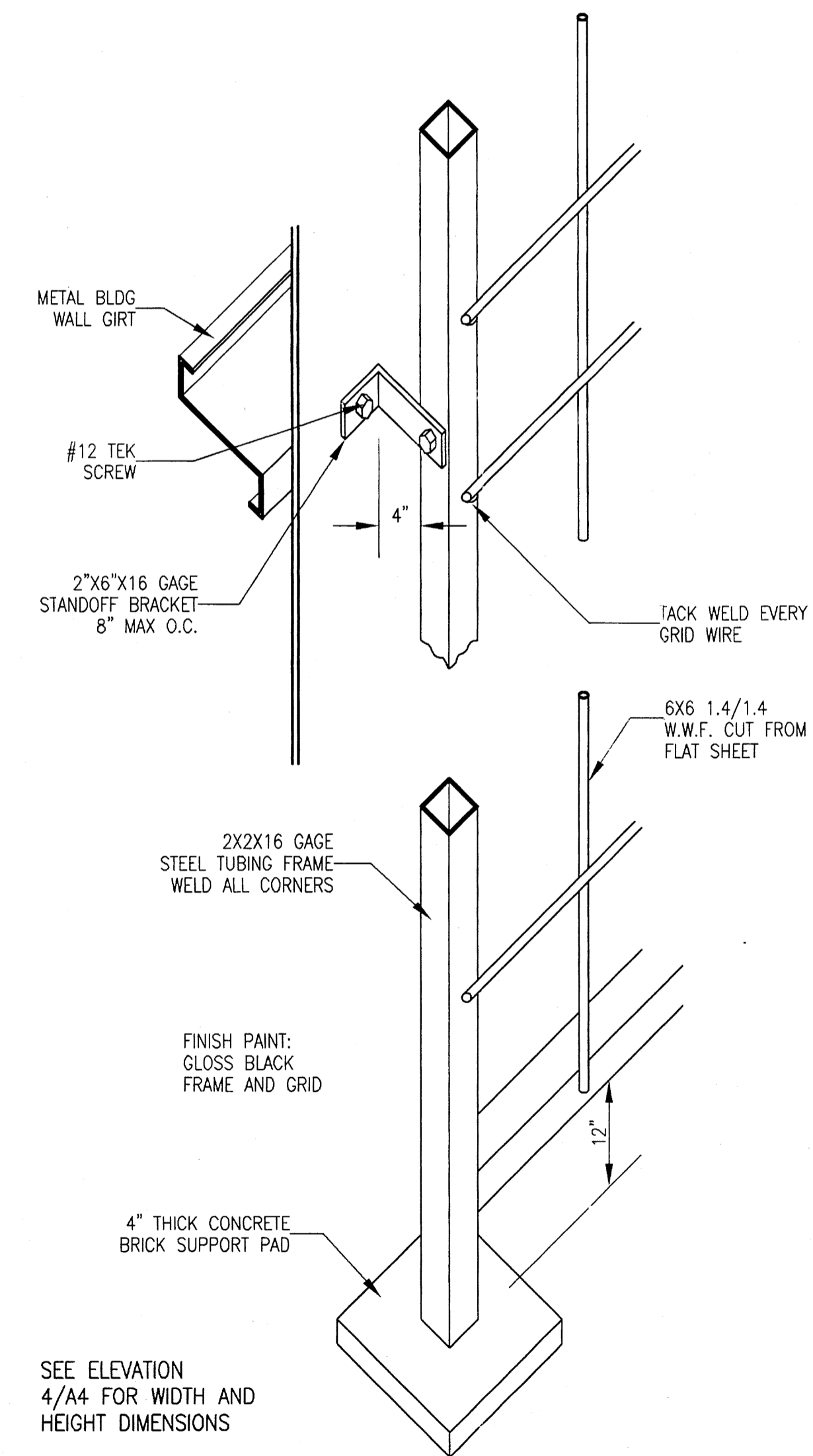
3 WEST ELEVATION
A5

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



4 EAST ELEVATION
A5

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



5 METAL TRELLIS DETAIL
A5

NO SCALE

James B. Clark
18 DEC 06
REGISTERED ARCHITECT
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047

MASTERWORKS ARCHITECTS, INC
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FILE # 0628ARCH
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A NEW BUILDING FOR
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ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS
VINE TRELLIS DETAIL

SHEET
A5
OF 06