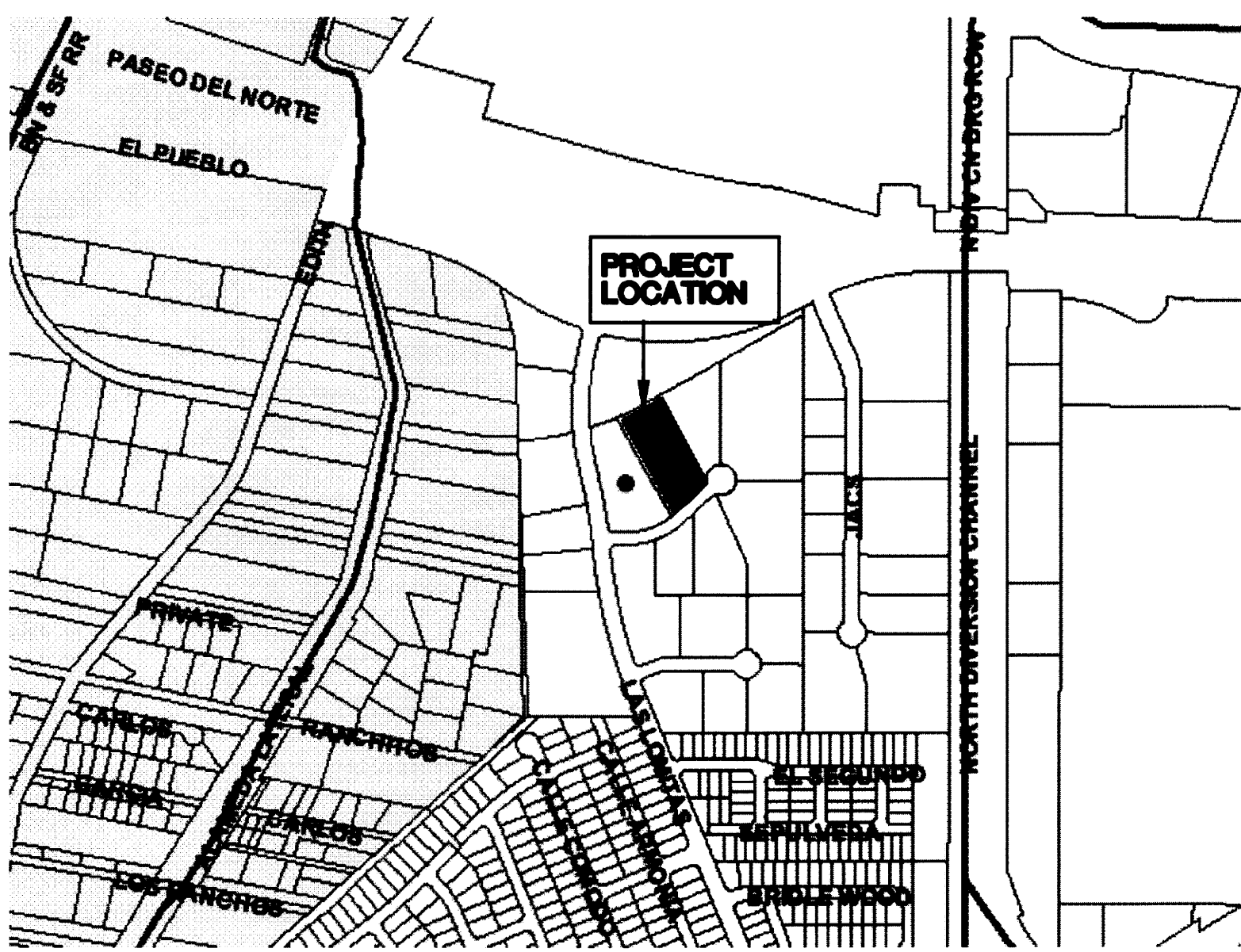


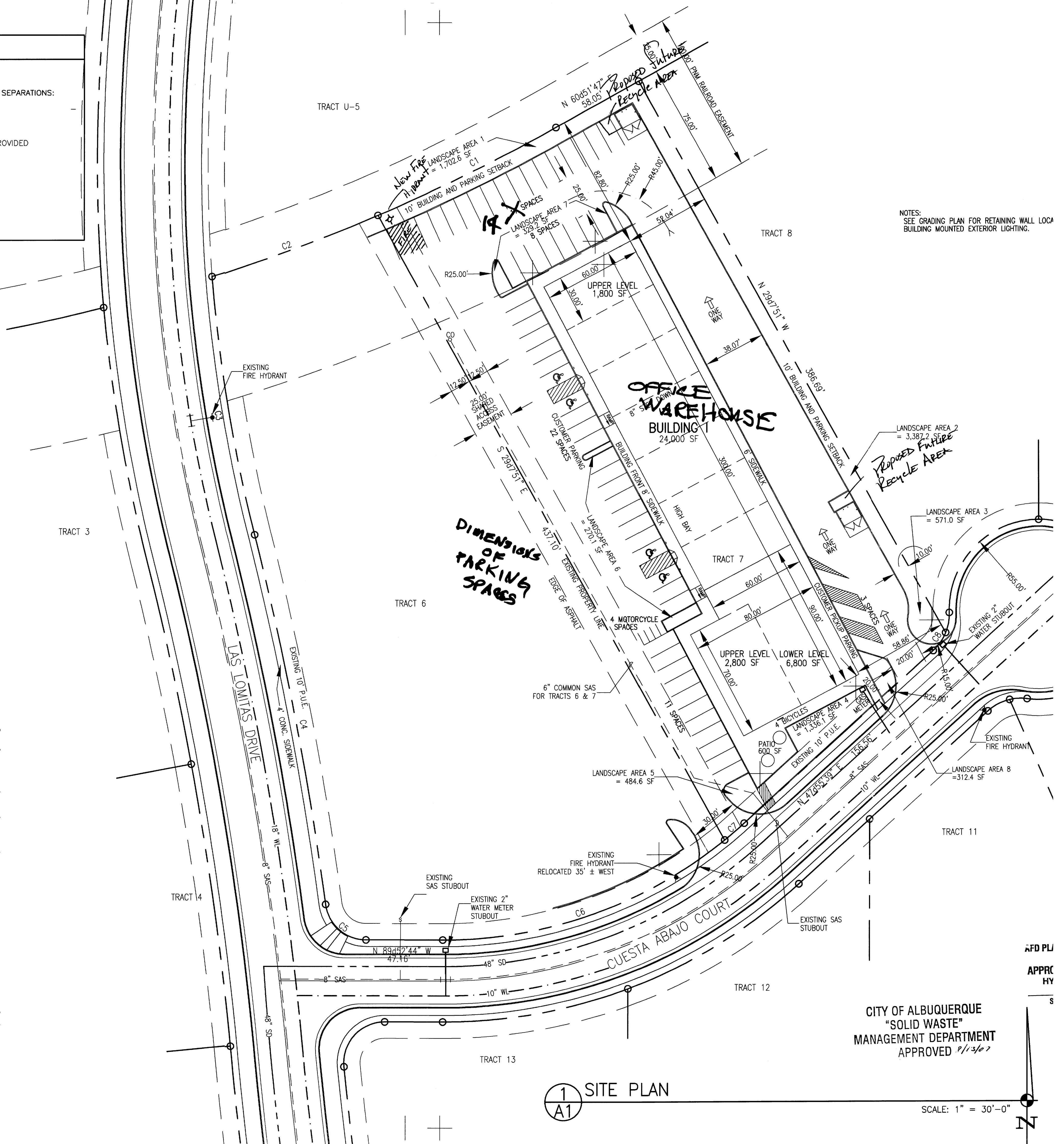
BUILDING CODE REQUIREMENTS - I.B.C. 2003			
GROSS FLOOR AREA: 24,000 SF TOTAL AREA			
OCCUPANCY: OCCUPANTS: OCCUPANT SEPARATIONS:			
B	UPPER FLOOR	4,600 NSF	46 PERSONS @ 1/100 NET SF
B	LOWER FLOOR	19,400 NSF	194 PERSONS @ 1/100 NET SF
EXITS: TOTAL OCCUPANTS: 240 PERSONS 2 EXITS REQD; 16 EXITS PROVIDED			
BUILDING TYPES AND AREAS:			
CONSTRUCTION TYPE II-B: NON-SPRINKLERED			
ALLOWABLE BUILDING AREA: 23,000 GSF, 4 STORIES (BASED ON B OCCUPANCY)			
FIRE RESISTANCE RATINGS: NONE REQUIRED			
PLUMBING FIXTURES: REQUIREMENTS TO BE DETERMINED UNDER TENANT IMPROVEMENTS AND OCCUPANCY			

PARKING CALCULATIONS	
MOTORCICLES AND LIGHT TRUCKS	
OFFICE OCCUPANCY:	8,400 SQ. FT. = 42 SPACES
1 SPACE PER 200 SQ. FT.	
MANUFACTURING OCCUPANCY:	15,600 SQ. FT. = 16 SPACES
1 SPACE PER 1,000 SQ. FT.	
TOTAL REQUIRED PARKING SPACES:	24,000 SQ. FT. = 58 SPACES
REQUIRED ACCESSIBLE SPACES:	= 4 SPACES
(FOR 51-100 TOTAL REQD. SPACES)	
TOTAL PARKING SPACES PROVIDED:	61 SPACES
MOTORCYCLES	
TOTAL REQUIRED SPACES	50 SPACES
FOR MOTORCICLES AND LIGHT TRUCKS	
REQUIRED MOTORCYCLE SPACES	= 3 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED:	4 SPACES
BICYCLES	
TOTAL REQUIRED SPACES	36 SPACES
FOR MOTORCICLES AND LIGHT TRUCKS	
REQUIRED BICYCLE SPACES	= 3 SPACES
TOTAL BICYCLE SPACES PROVIDED:	4 SPACES

LEGAL DESCRIPTION:
 TRACT 7, BLOCK 0000
 LOT LOMITAS BUSINESS PARK
 ALBUQUERQUE, NM
 ZONING SU-1 - **IF**
 ZONE MAP D-16
 74,117.34 SF
 1.7015 ACRES



2 SITE LOCATION MAP
 NO SCALE



NOTES:
 SEE GRADING PLAN FOR RETAINING WALL LOCAL
 BUILDING MOUNTED EXTERIOR LIGHTING.

1 SITE PLAN

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 9/13/07

SCALE: 1" = 30'-0"

AFD PLJ
 APPRC
 HY
 S

Plant

LANDSCAPE NOTES:

FINAL PLANT MATERIAL SELECTIONS AND QUANTITIES SHALL CONFORM TO THE LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES. 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.

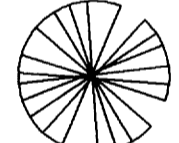




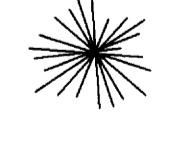
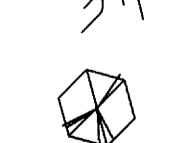



TREES & SHRUBS:
TO RECEIVE FIVE 1.0 GPM DRIP EMITTERS
SHRUBS TO RECEIVE ONE 1.0 GPM DRIP TYPE EMITTER
RUN TIME PER EMITTER TO BE APPROXIMATELY 15 MINUTES AS ADJUSTED FOR INDIVIDUAL PLANT REQUIREMENTS.

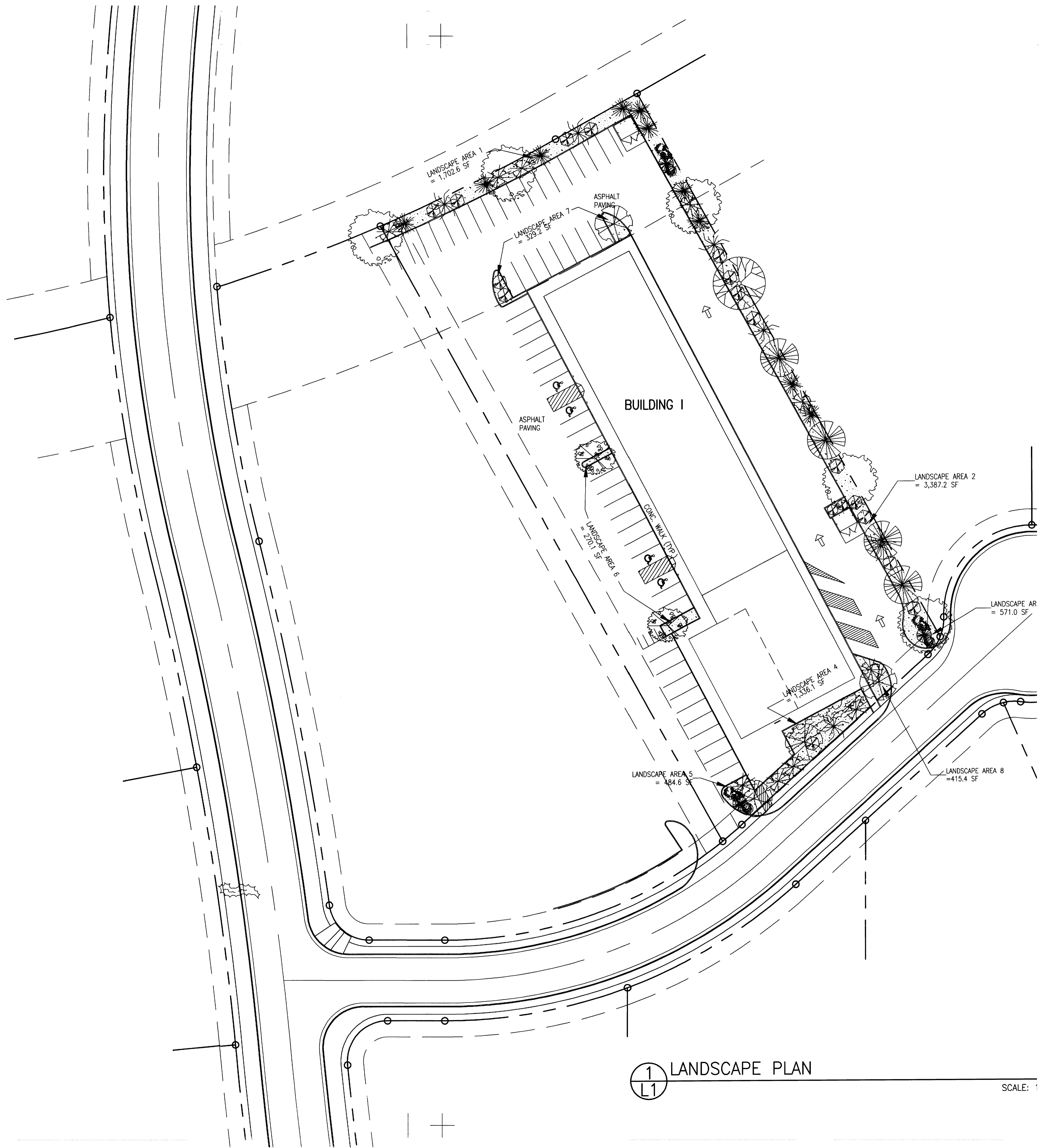
SOD:
POP UP SPRAY HEADS w/ FLOW RATE ADJUSTED TO 1/2 INCH/WEEK

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	74,117.34 SF
BUILDING FOOTPRINT:	18,000.0 GSF
NET LOT AREA:	56,117.34 SF
	x 15%
REQUIRED AREA:	8,417.6 GSF
LANDSCAPE PROVIDED:	
LANDSCAPE AREA 1 =	1,702.6 SF
LANDSCAPE AREA 2 =	3,387.2 SF
LANDSCAPE AREA 3 =	571.0 SF
LANDSCAPE AREA 4 =	1,336.1 SF
LANDSCAPE AREA 5 =	484.6 SF
LANDSCAPE AREA 6 =	270.1 SF
LANDSCAPE AREA 7 =	329.2 SF
LANDSCAPE AREA 8 =	415.4 SF
TOTAL PROVIDED	8,496.2 SF

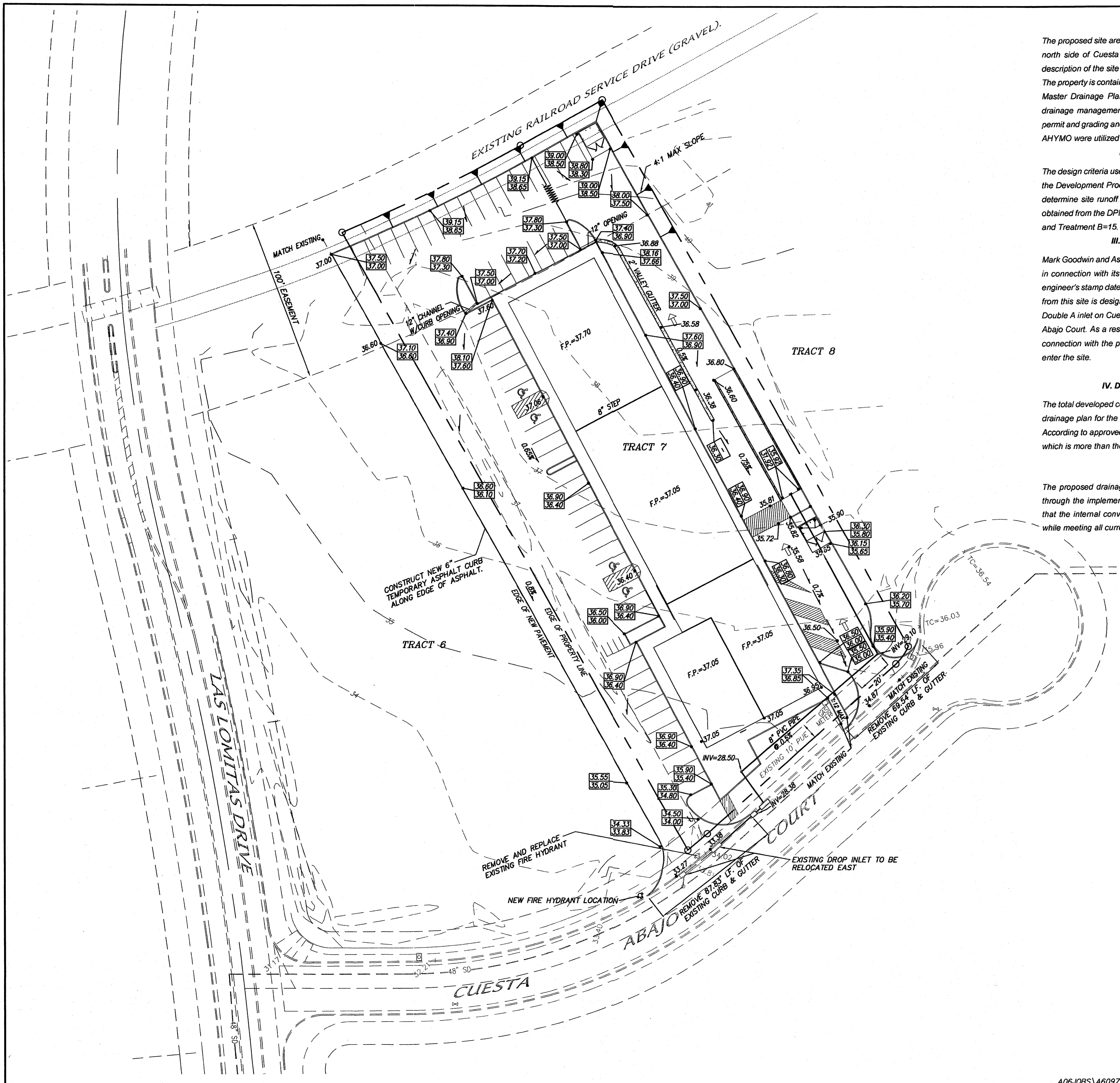
PLANT MATERIALS:

EVERGREEN:	
	ARIZONA CYPRESS (CUPRESSUS ARIZONICA) 2" CAL. 40' H x 20' W
DECIDUOUS:	
	HONEY LOCUST (GLEDITSIA TRIACANTHOS) 2" CAL. TO 80' H x 30' W
	ARIZONA SYCAMORE (PLATANUS WRIGHTII) 2 1/2" CAL. TO 80' H x 30' W
	PURPLELEAF PLUM (PRUNUS CERASTIFERA) 2 1/2" CAL. 25' H x 20' W
	RUSSIAN HAWTHORNE (CRATAEGUS AMBIGUA) 2" CAL. 25' H x 20' W
	BROOM DALEA (PSOROTHAMNUS SCOPARIA) 1 GA., 31" H
	APACHE PLUME (FALLUGIA PARADOXA) 1 GAL., 15 - 2'-8" - 5' H x 2'-6" W
	BEARGRASS (NOLINA MICROCARPA) 1 GA., 3' H TO 3' W
	BIRDS OF PARADISE (CAESALPINIA GILLIESII) 1 GAL., 4'-6" H x 3'-6" W
	TAM JUNIPER (JUNIPERUS SABINA) 1 GA., 18" H x 10'-20' W
	MIXED PERENNIAL FLOWERING SHRUBS LOW WATER USE AS SELECTED 30" H x 30" W
	SANTA FE BROWN GRAVEL MULCH OVER FILTER FABRIC



1 LANDSCAPE PLAN

SCALE: 1



I. PROJECT DESCRIPTION

The proposed site area comprises approximately 1.7015 acres and is located along the north side of Cuesta Abajo Court just east of Los Lomitas Drive. The current legal description of the site is Tract 7 Plat for Los Lomitas Business Park Subdivision. The property is contained within the Los Lomitas Industrial Park development for which a Master Drainage Plan was approved. The Purpose of this report is to present the drainage management plan for the proposed building in order to obtain the building permit and grading and drainage plan approval. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.

II. DRAINAGE DESIGN CRITERIA

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 24-hour storm event was utilized to determine site runoff rates using $P(1 \text{ hr}) = 2.00"$, $P(6 \text{ hr}) = 2.30"$ and $P(24 \text{ hr}) = 2.60"$, obtained from the DPM. The onsite Land Treatment values used were Treatment D=85 and Treatment B=15.

III. EXISTING DRAINAGE CONDITION

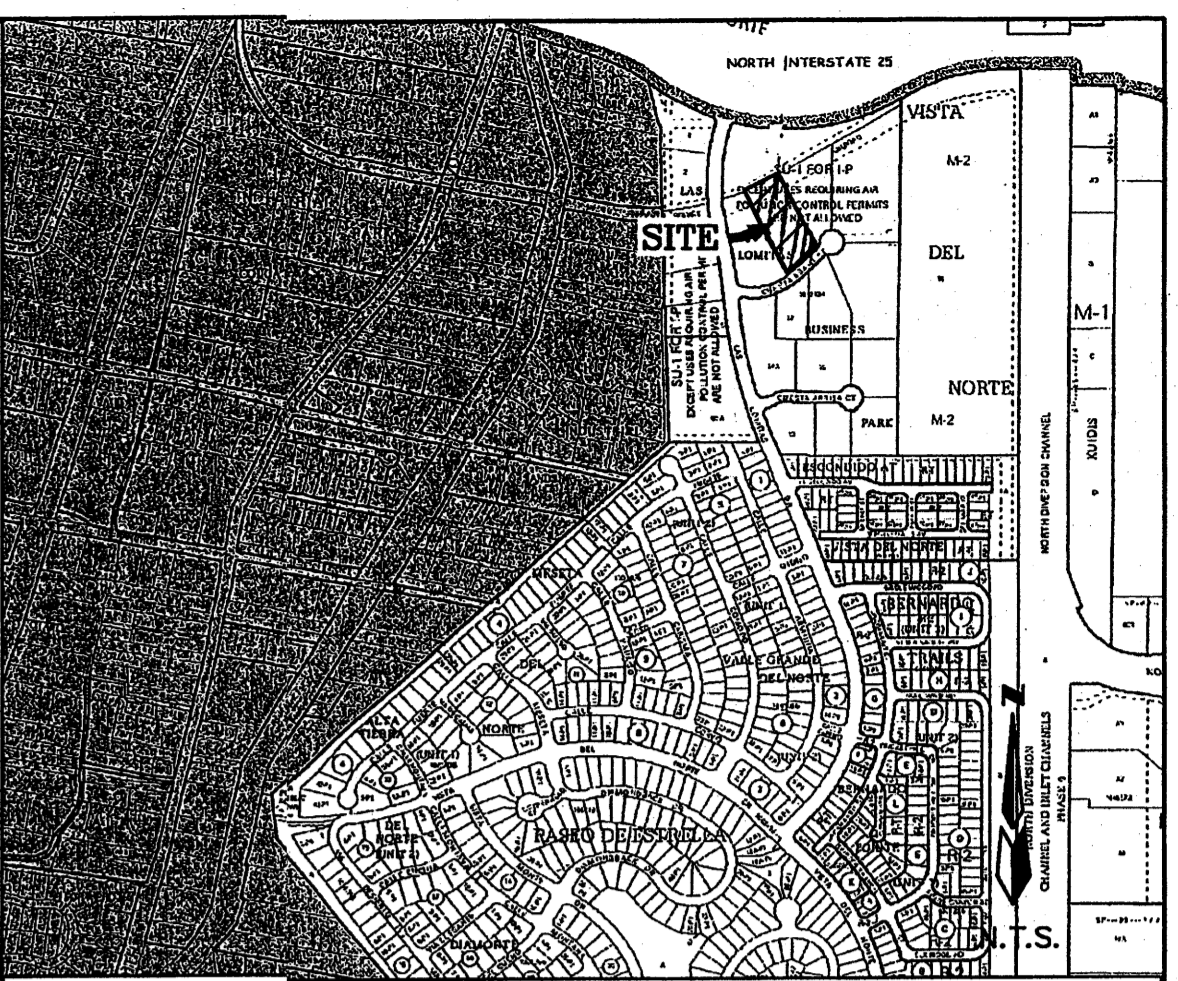
Mark Goodwin and Associates submitted a drainage report covering the subject property in connection with its work on Las Lomitas Industrial Park in 2005. The Plan has an engineer's stamp date of 01/18/05. According to the report, developed runoff discharging from this site is designed to be freely discharged on to the street and collected by the Double A inlet on Cuesta Abajo Court and ultimately into the 48" storm drain on Cuesta Abajo Court. As a result there is no additional public drainage infrastructure needed in connection with the proposed development. At present there are no offsite flows that enter the site.

IV. DEVELOPED DRAINAGE CONDITIONS

The total developed conditions flow from this site is 7.33 cfs. The proposed grading and drainage plan for the new development complies with the Las Lomitas Industrial Park. According to approved master G&D plan allowable discharge onto the street is 7.40 cfs which is more than the developed runoff of 7.33 cfs.

V. CONCLUSIONS

The proposed drainage scheme for the new buildings can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of storm water to off-site facilities can be accomplished while meeting all current City requirements.



VICINITY MAP ZONE MAP: D-16-Z

ACS BENCHMARK

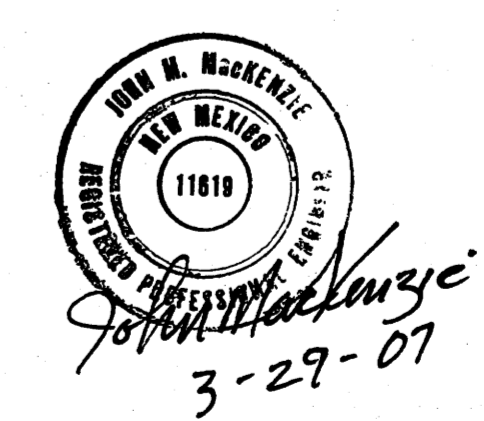
ACS MONUMENT "NAA-9"
 $Y = 1,518,711.30$, $X = 394,134.18$
 $G - G = 0.99967037$
 $\Delta\alpha = -00^{\circ}12'15"$, XENTPAA ZONE,
 (NAD 1927)
 ELEVATION = 5069.27 (SLD 1929)
 LOCATED IN SOUTHEAST QUADRANT OF
 PASEO DEL NORTE & NORTH DIVERSION
 CHANNEL INTERSECTION

LEGAL DESCRIPTION

TRACT 7 PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION

LEGEND

- EXISTING CURB
- x 35.79 EXISTING SPOT ELEVATION
- STANDARD 8" CURB & GUTTER
- ASPHALT CURB
- 28.53 28.53 PROPOSED SPOT ELEVATION
- WATER BLOCK
- NEW FIRE HYDRANT
- FP= 30.38 FINISHED PAD ELEVATION
- NEW BUILDINGS
- PROPERTY LINE
- EXISTING GATE VALVE
- PROPOSED WALL
- PROPOSED STORM DRAIN
- PROPOSED CLEAN OUT
- PROPOSED SLOPE
- CONC. VALLEY GUTTER



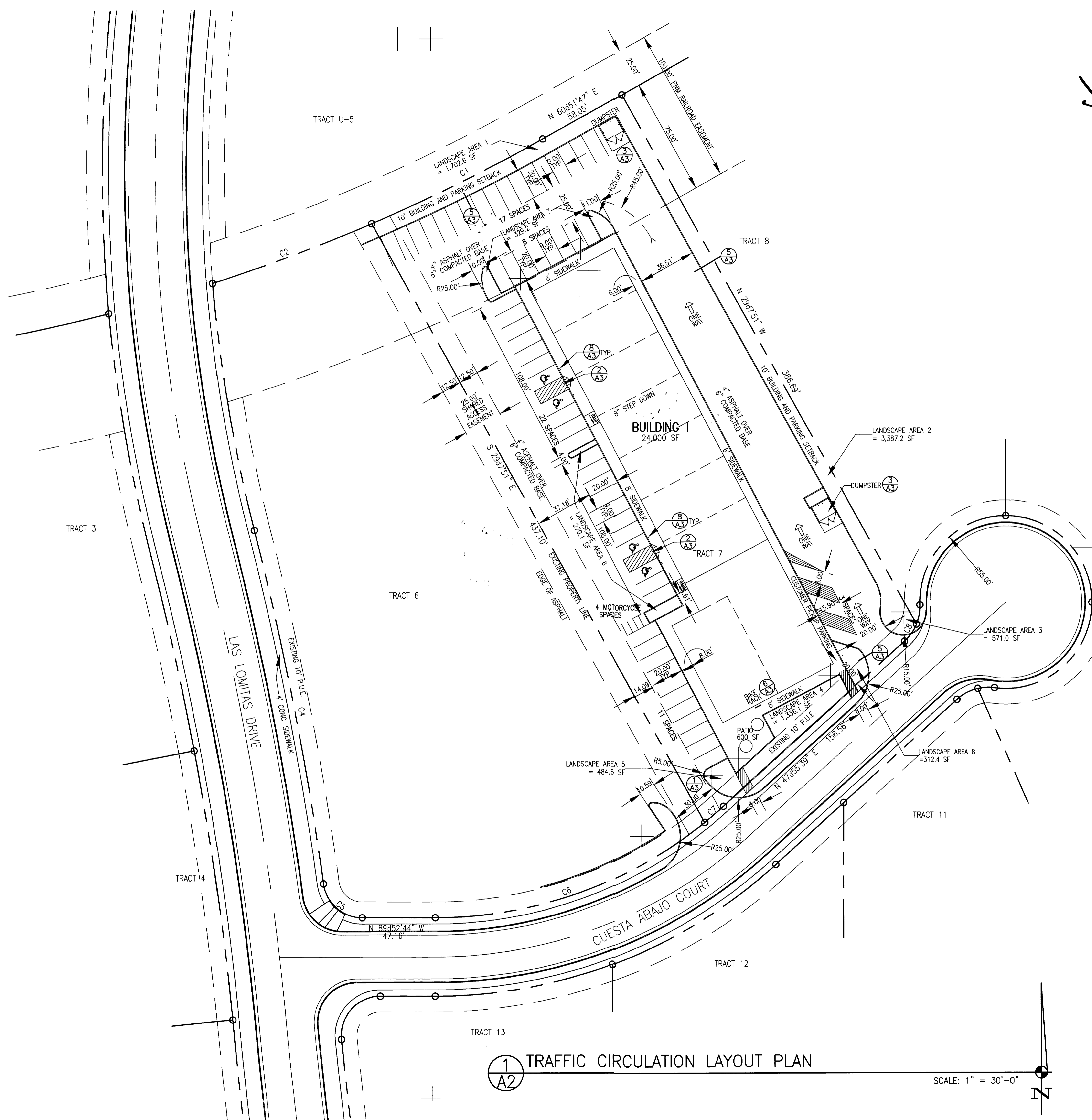
TRACT 7 LAS LOMITAS GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: PTK Drawn: CAR Checked: JMM Sheet 1 of 2
 Scale: 1" = 30' Date: 12/14/06 Job: A6097

TRAFFIC CIRCULATION PLAN

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.



1
A2 TRAFFIC CIRCULATION LAYOUT PLAN

SCALE: 1" = 30'-0"



James B. Clark
19 APR 07
STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

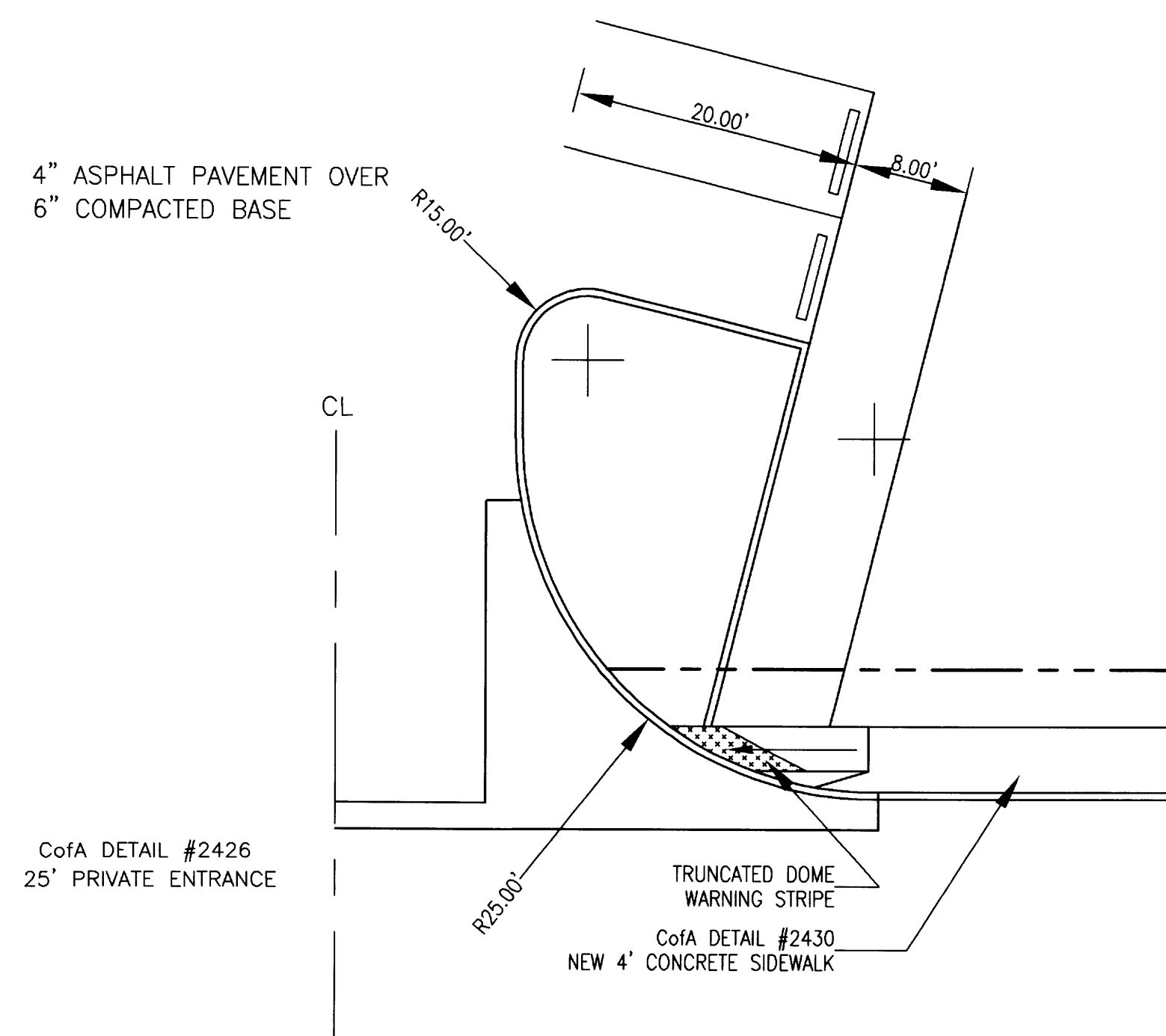
MASTERWORKS ARCHITECTS, INC.
4700 WYOMING BLVD., NE SUITE B-1
ALBUQUERQUE, NM 87111 242-1866

FILE # 0650DSITE
19 APR 07
REV: 25 JUL 07
DELETE LOADING DOCK

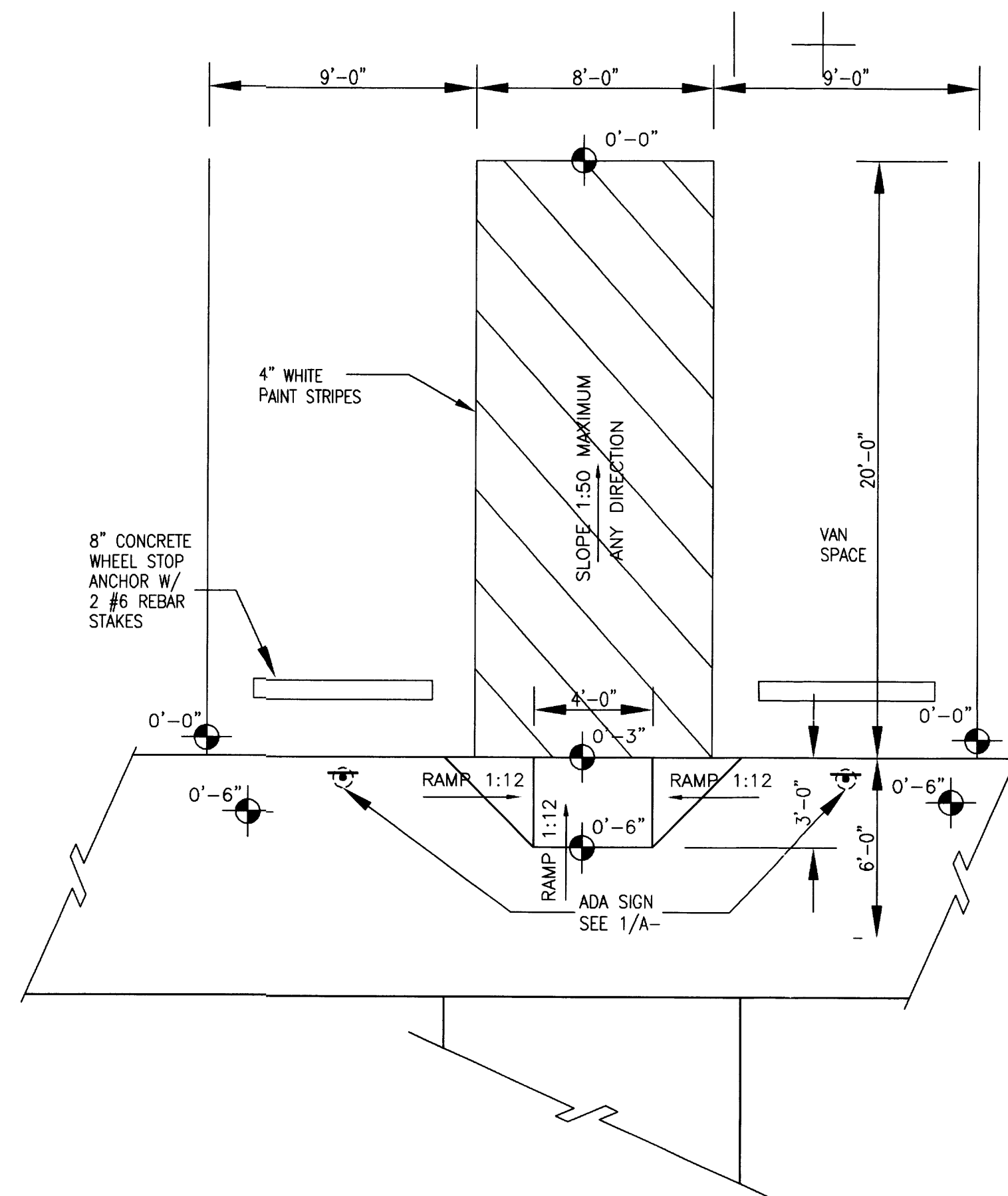
NEW COMMERCIAL BUILDINGS FOR
ALTUSA, LLC.
1311 CUESTA ABAJO CT NE
ALBUQUERQUE, NEW MEXICO

TRAFFIC CIRCULATION
LAYOUT PLAN

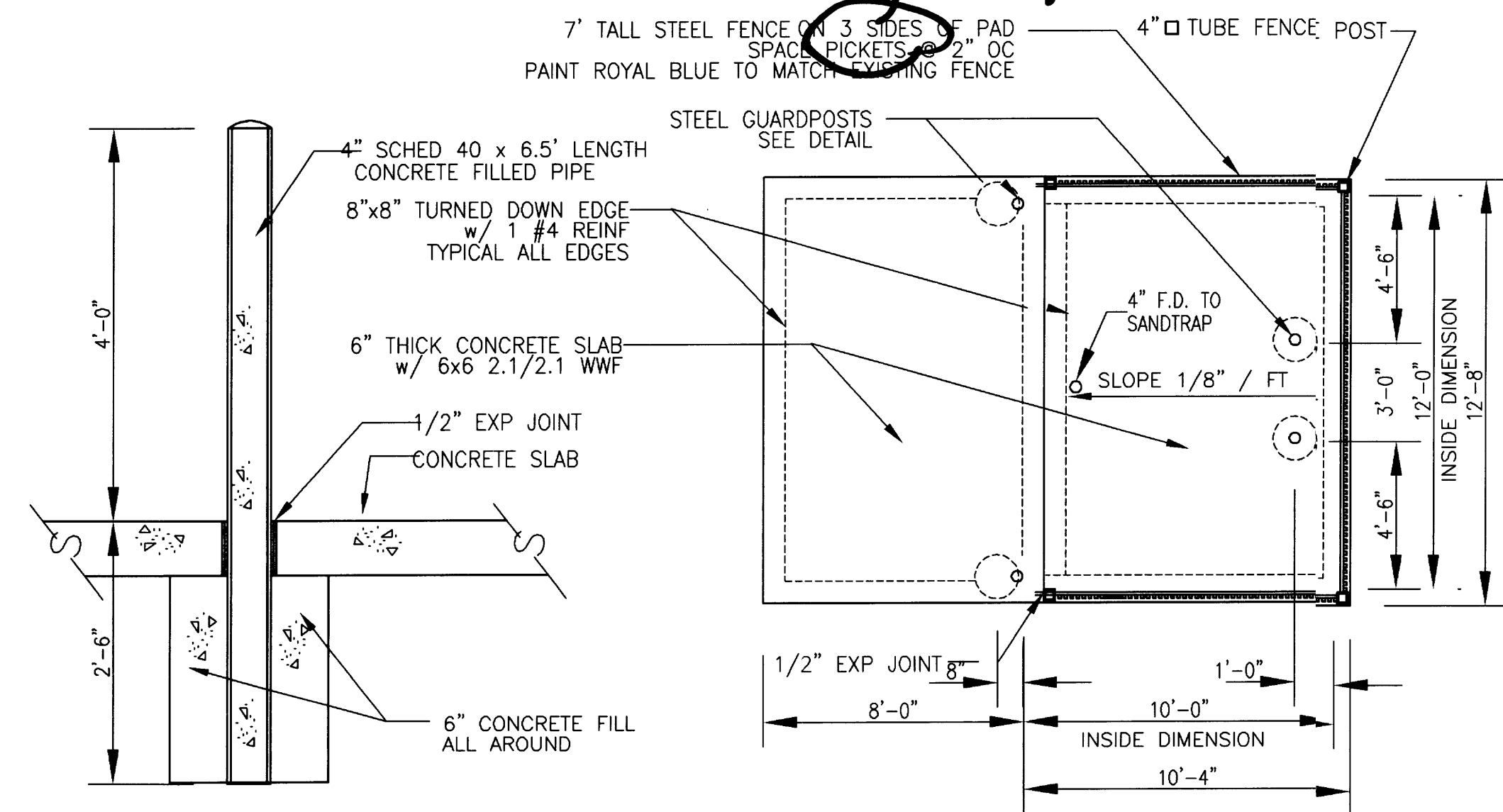
SHEET
A2
OF 08



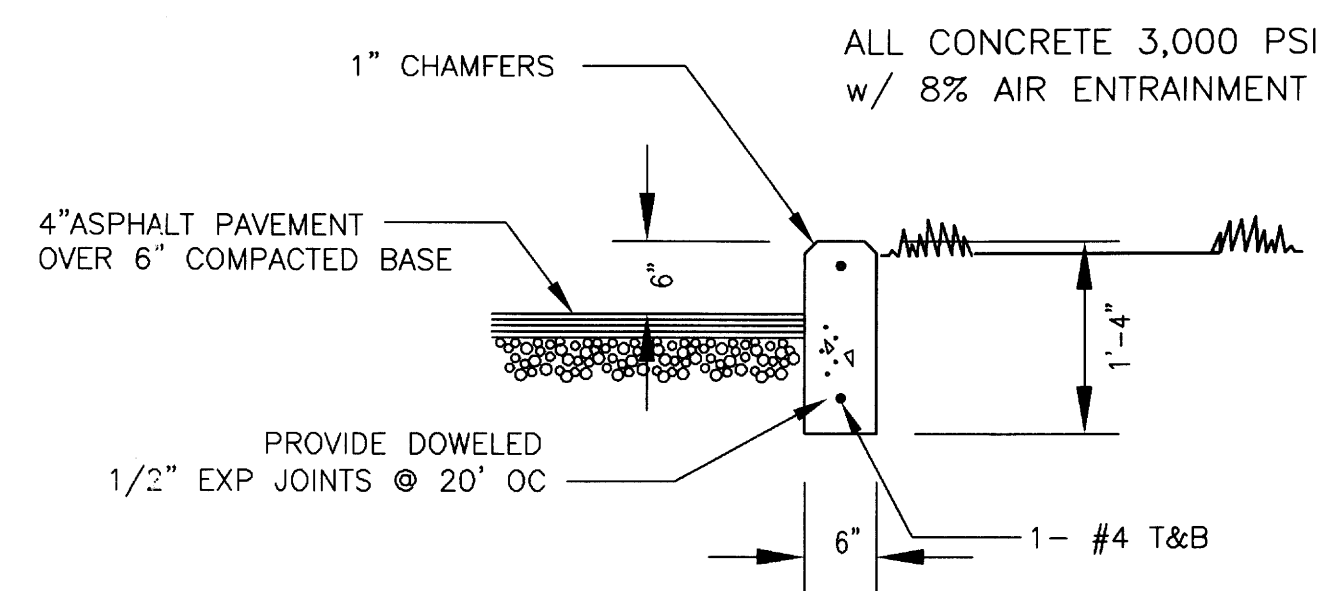
1 PRIVATE ENTRY DRIVE W/ CURB RETURNS
SCALE: 1/4" = 1'-0"



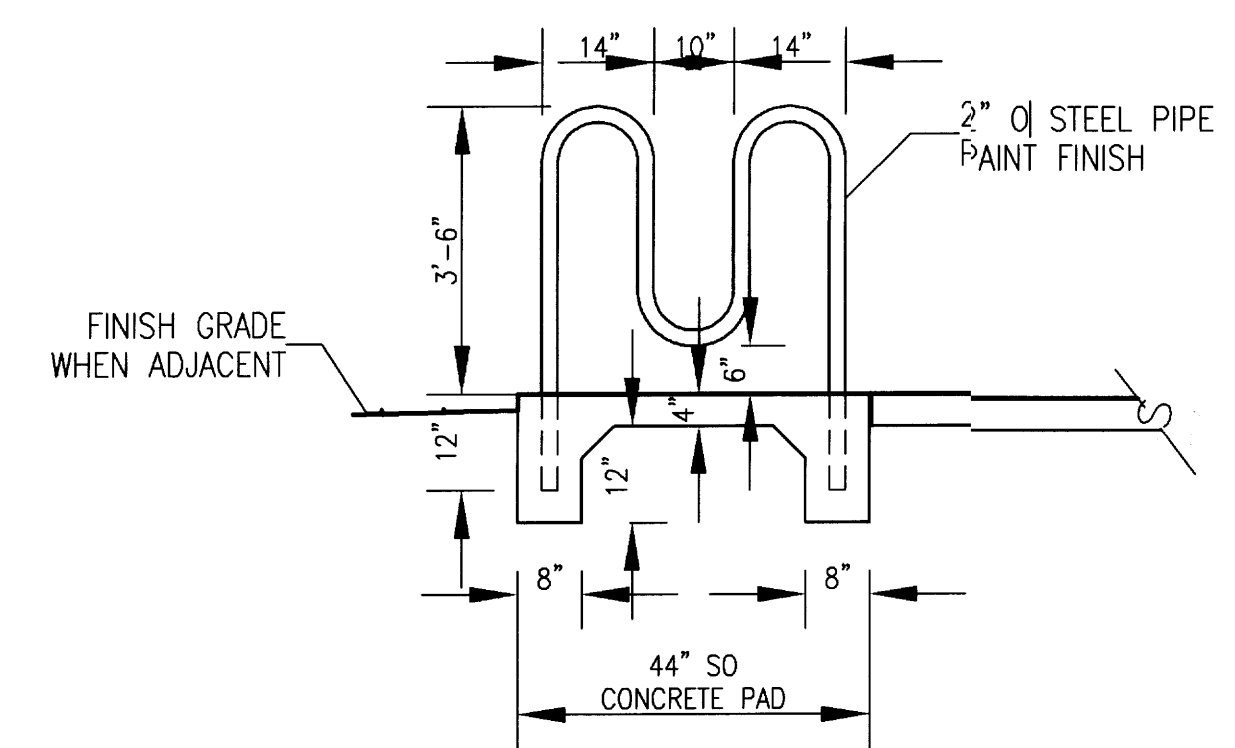
2 ACCESSIBLE PARKING AREA
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" & 3/4" = 1'-0"

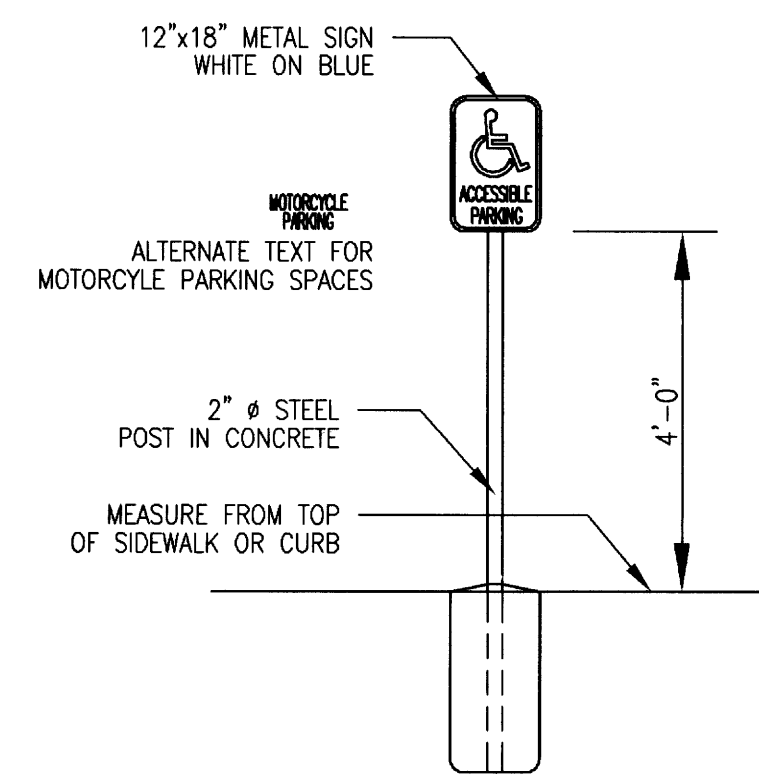


5 CONCRETE HEADER CURB DETAIL
SCALE: 3/4" = 1'-0"



6 BIKE RACK
SCALE: 1/2" = 1'-0"

4 NOT USED
A3



8 ADA PARKING SIGN
SCALE: 1/2" = 1'-0"

7 NOT USED
A3

James B. Clark
19 APR 07
STATE OF NEW MEXICO
REGISTERED ARCHITECT
JAMES BENJAMIN CLARK III
1047

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

FILE # 0650DSITE
19 APR 07
REV: 25 JUL 07
DELETE LOADING DOCK

NEW COMMERCIAL BUILDINGS FOR
ALTUSA, LLC.
1311 CUESTA ABAJO CT NE
ALBUQUERQUE, NEW MEXICO

SITE WORK
DETAILS

SHEET
A3
OF 08