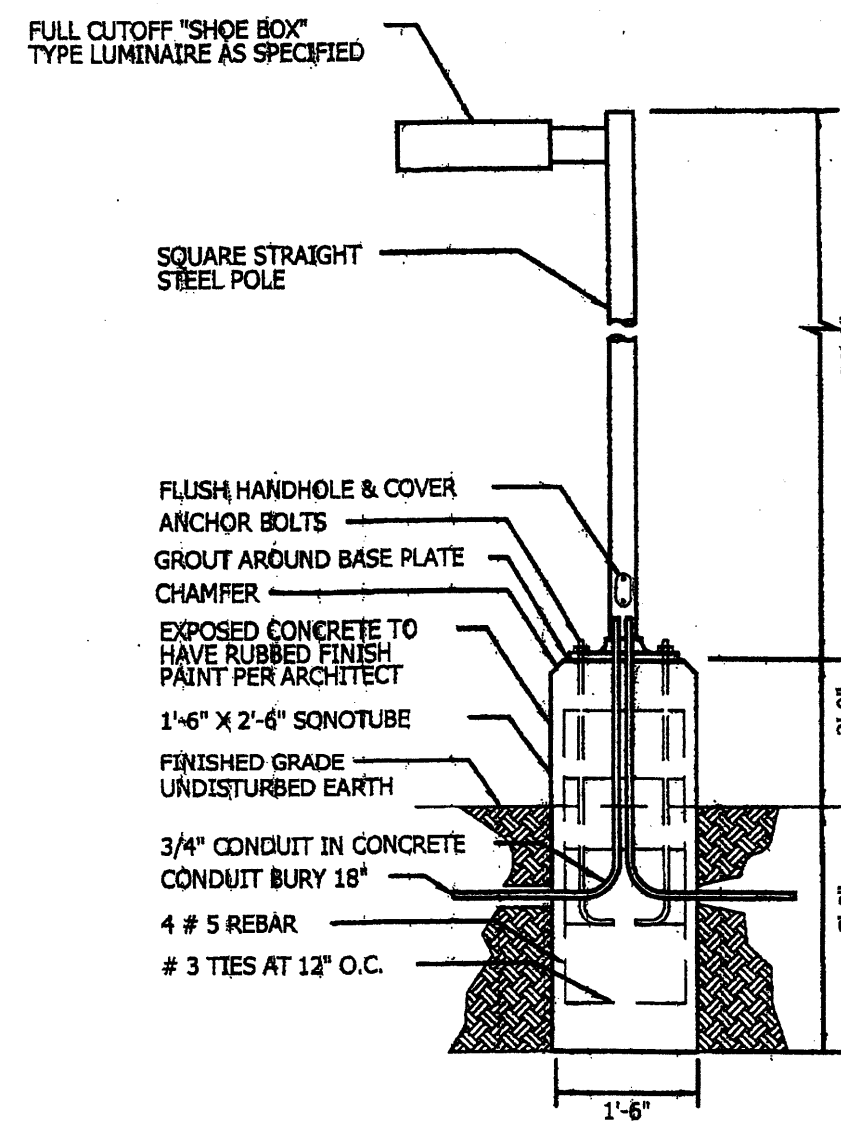


1006503



I LIGHT POLE BASE - 7401 HANCOCK OFFICE
DRB REVIEW SET - 5/18/07

SITE INFORMATION

LOT 6, JOURNAL CENTER 2
 ZONE - IP (INDUSTRIAL PARK)
 SITE AREA = .53 ACRE (23,352 SQ FT)
 GROSS LEASABLE AREA = 5532 SF - *Occupancy (Office)*
 COMMON AREA = 335 SF
 NET LEASABLE AREA = 5197 SF
 (Note: net leasable area taken from centerline of encompassing walls)
 1 SPACE/200 SF = 26 SPACES REQUIRED
 26 SPACES PROVIDED (25% SMALL CAR) *(includes 2 1/2 + 2 motorcycle)*
 HC SPACE REQUIRED/PROVIDED = 2
 MOTORCYCLE SPACES REQUIRED/PROVIDED = 2
 BIKE RACKS REQUIRED/PROVIDED = 1

PROJECT NUMBER: 1006503
 Application Number: 07 DRB-70019

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

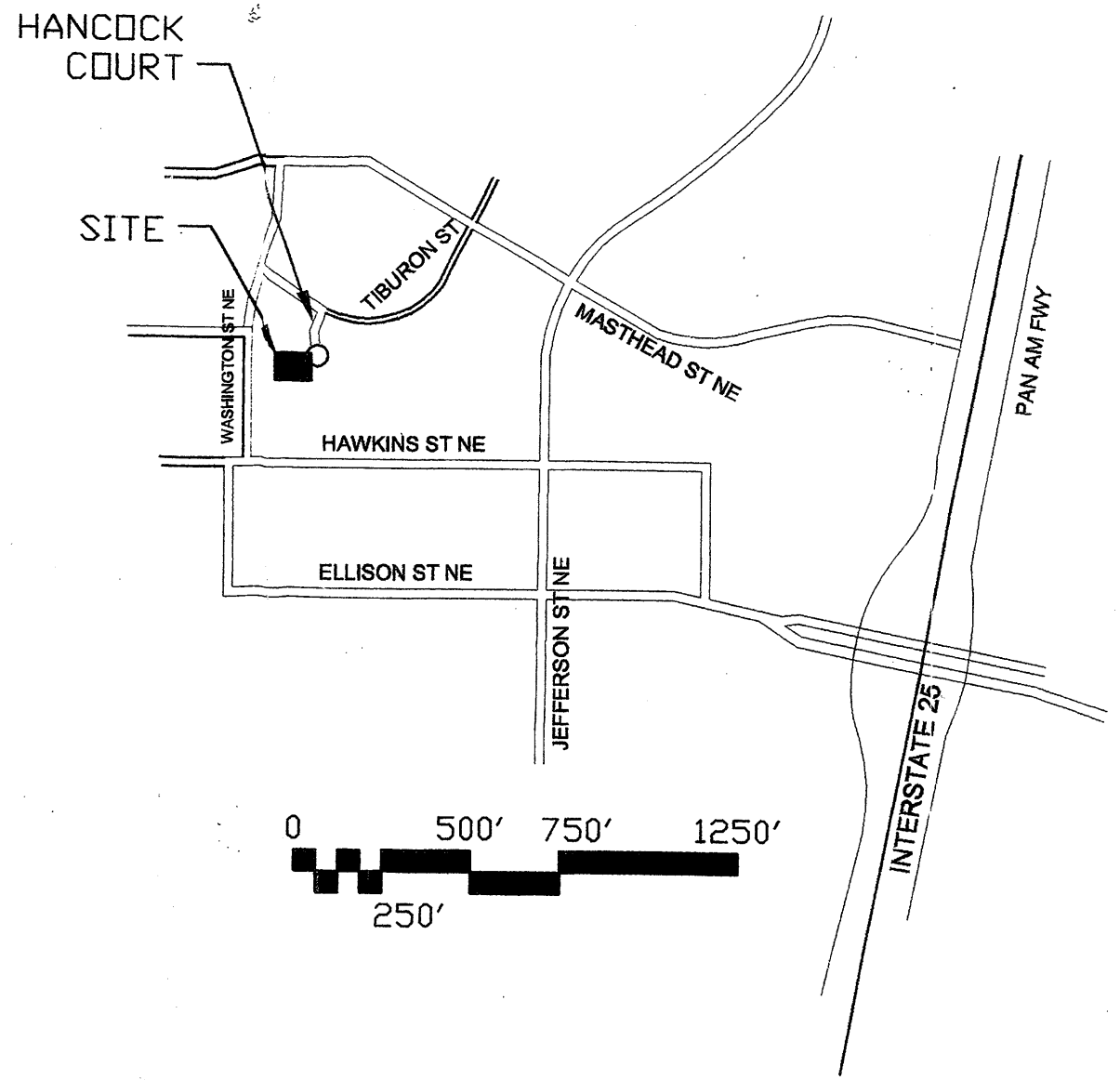
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Jeffrey...</i> Traffic Engineering, Transportation Division	6-21-07 Date
<i>William D. Balch</i> Water Utility Department	6-21-07 Date
<i>Christina Dandora</i> Parks and Recreation Department	6/20/07 Date
<i>KSAS</i> City Engineer	6/20/07 Date
N/A Environmental Health Department (conditional)	6/21/07 Date
<i>Michael Holton</i> Solid Waste Management	5/24/07 Date
<i>J. Matson</i> DRB Chairperson, Planning Department	6/20/07 Date

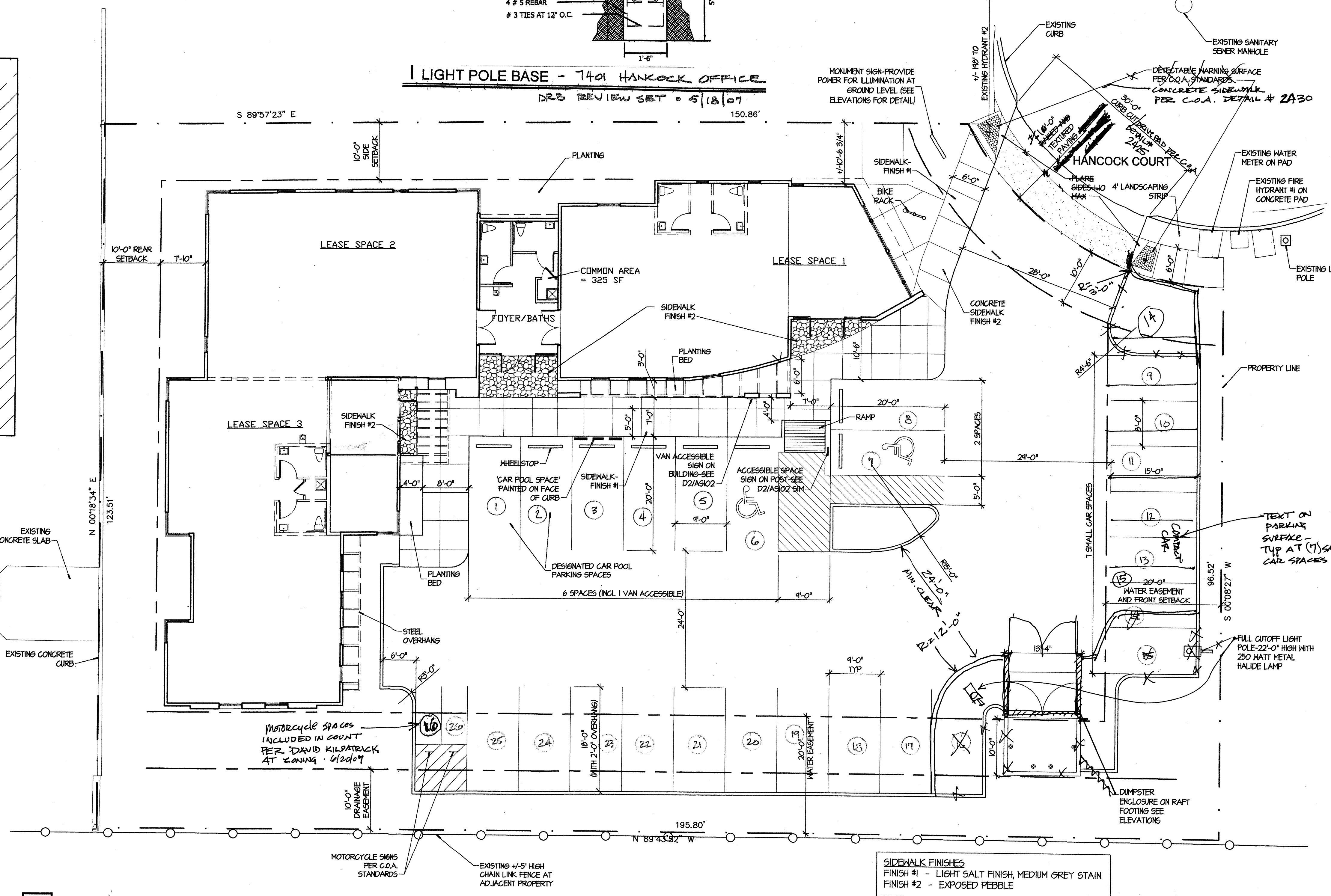
*Environmental Health, if necessary

DRAWING INDEX

- AS101 SITE PLAN FOR BUILDING PERMIT
- L1 LANDSCAPE PLAN
- C-101 GRADING AND DRAINAGE PLAN
- A-201 BUILDING AND STRUCTURE ELEVATIONS
- C-102 SITE UTILITY PLAN

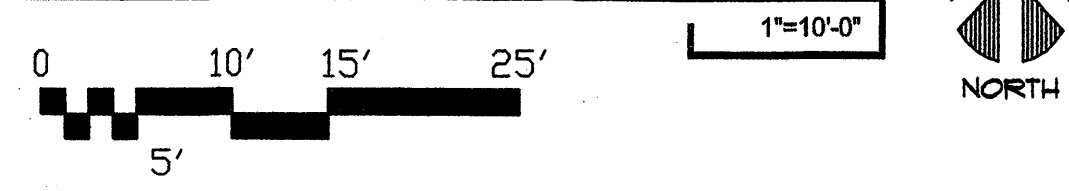


D1 VICINITY MAP



SIDEWALK FINISHES
 FINISH #1 - LIGHT SALT FINISH, MEDIUM GREY STAIN
 FINISH #2 - EXPOSED PEBBLE

A1 ARCHITECT SITE PLAN FOR BUILDING PERMIT

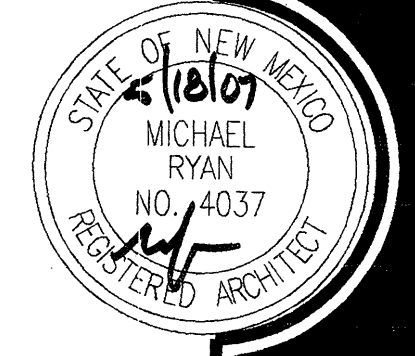


Michael Holton 5-24-07
 REGISTERED ARCHITECT

5530 N
 V8 Const/Plan/Spec/10000
 2008/09/09
 2-1/2 in. paper/1/8 in. pen/1/8 in.

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SITE PLAN FOR BUILDING PERMIT

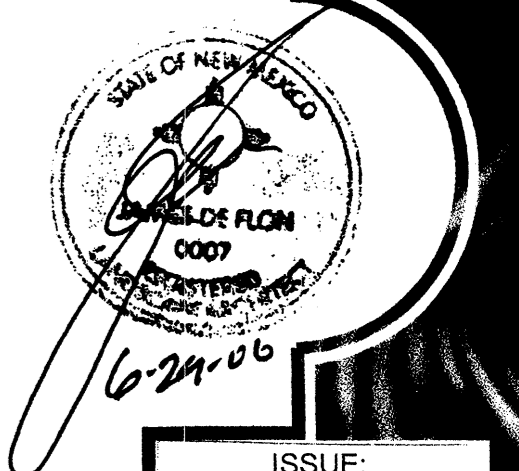
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HANCOCK OFFICE BUILDING
 Lot 6, Journal Center Phase 2
 Albuquerque, NM 87109



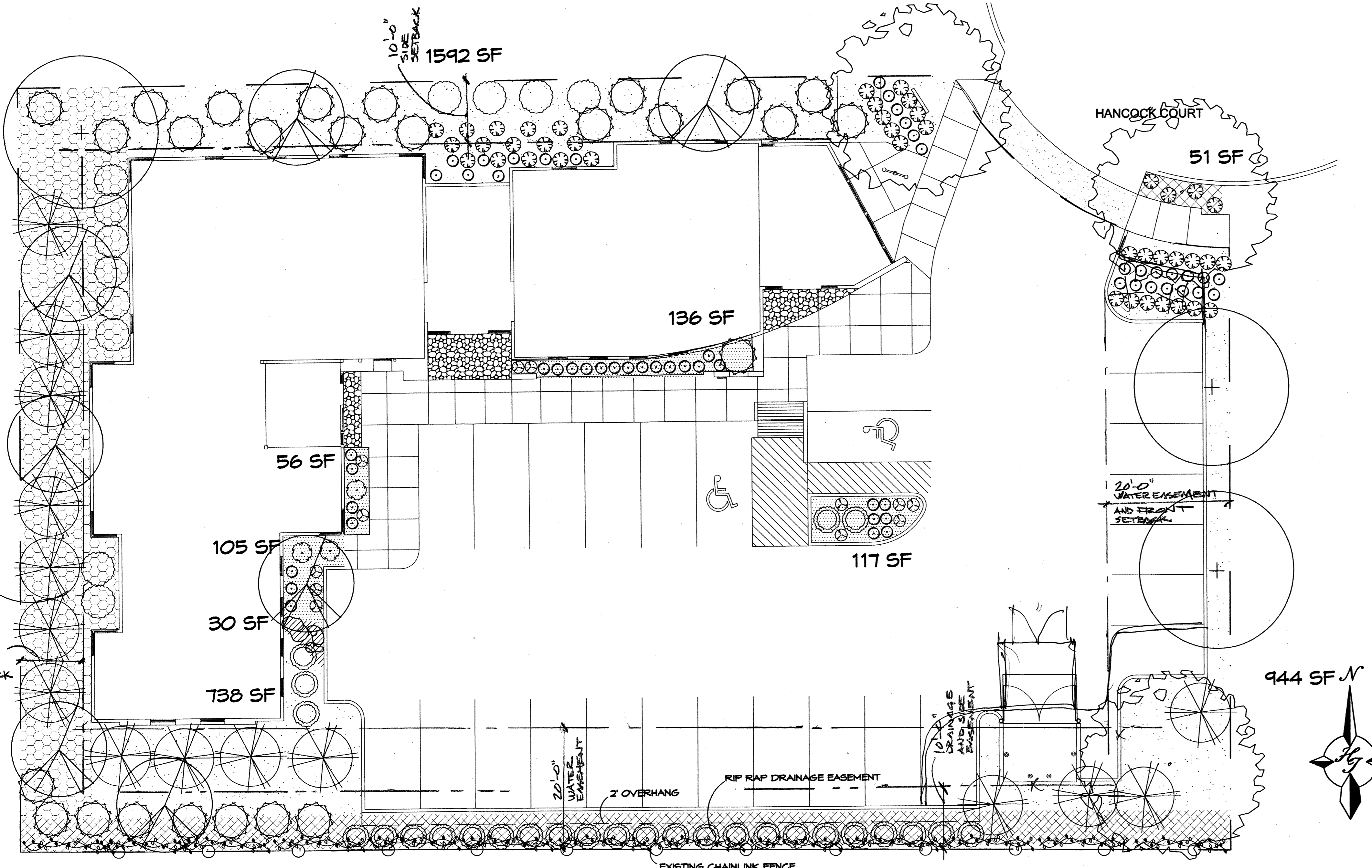
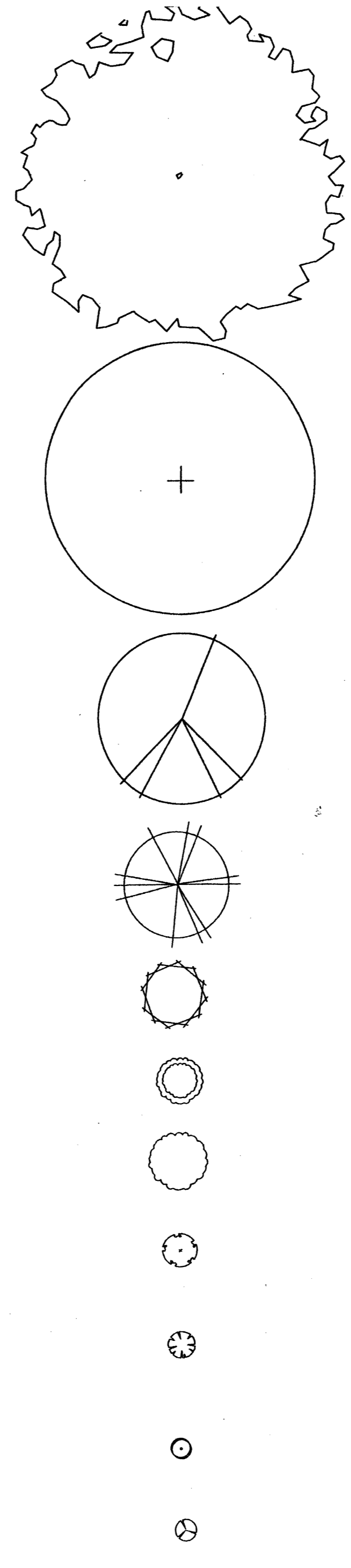
ISSUE:
 DRB REVIEW SET
 DRAWN: RMM 5-11-06
 CHECKED: CJ
 DATE: 05-18-07

REVISIONS
 1. RMM 6-19-06
 2. RMM 6-29-06

LANDSCAPE PLAN

0601
 L-1

- BERINDA ASH (H) 3
Fraxinus spp.
2" Cal.
- CHINESE PISTACHE 3
Pistacia chinensis
15 Gal.
- OAKLAHOMA REDBUD (H) 7
Cercis reniformis
2" Cal.
- SILVERBERRY (M) 15
Elaeagnus pungens
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 26
Rhus trilobata
5 Gal. 36sf
- UPRIGHT ROSEMARY 27
Rosmarinus officinalis
5 Gal. 36sf
- APACHE PLUME (L) 12
Fallugia paradoxa
5 Gal. 25sf
- DWARF MUGO PINE 3
Pinus mugo
5 Gal. 16sf
- ENGLISH / SPANISH LAVENDER (M) 42
Lavendula angustifolia/
Lavendula stoechas
1 Gal. 16sf
- THREADGRASS 55
Stipa tenuissima
1 Gal. 4sf
- MILDFLOWER 12
1 Gal. 4sf
Including but not limited to:
California Fuchsia
Indian Blanketflower
Purple Coneflower
Torch Lily
Mexican Evening Primrose
Penstemon
Lamb's Ear
- HONEYSUCKLE 15
Lonicera spp.
1 Gal.
- BOULDERS 3
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC
- SANTA FE BROWN CF WITH FILTER FABRIC
- GREY CRUSHERS FINE WITH FILTER FABRIC
- COBBLE WITH BOULDERS
- DECORATIVE HAND PLACED RIP RAP
- RIP RAP DRAINAGE EASEMENT

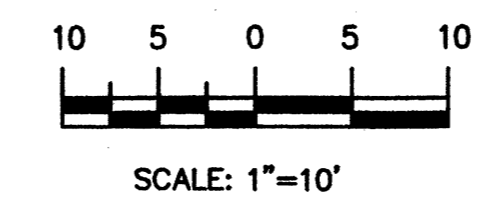


LANDSCAPE CALCULATIONS

TOTAL LOT AREA	23336	square feet
TOTAL BUILDINGS AREA	5532	square feet
OFFSITE AREA	51	square feet
NET LOT AREA	17855	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2678	square feet
TOTAL BED PROVIDED	6297	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	4723	square feet
TOTAL GROUND COVER PROVIDED	4763	square feet
TOTAL LANDSCAPE PROVIDED	6297	square feet

NOTE:
 STREET TREES REQUIRED UNDER C.O.A. STREET TREE ORDINANCE = 2 TREES, 2 PROVIDED

GRAPHIC SCALE



LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Crusher Fines or Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

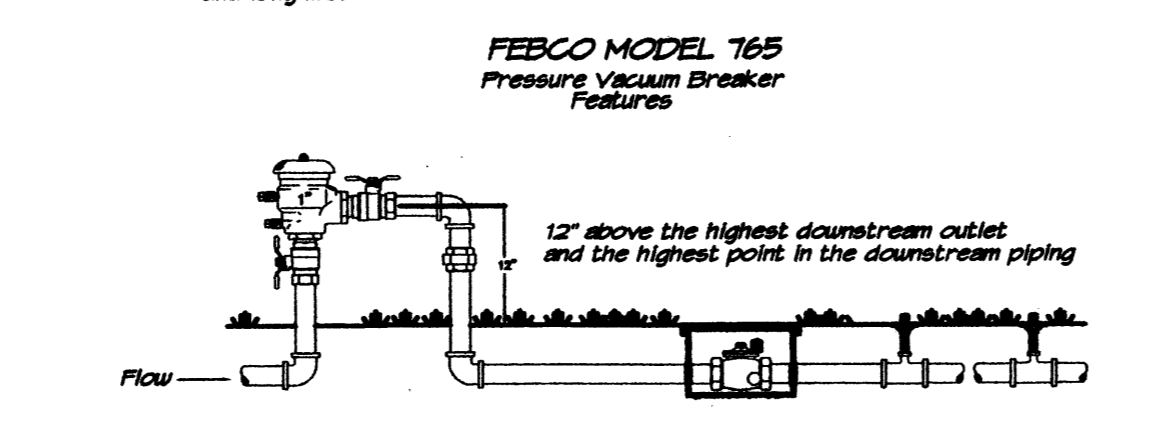
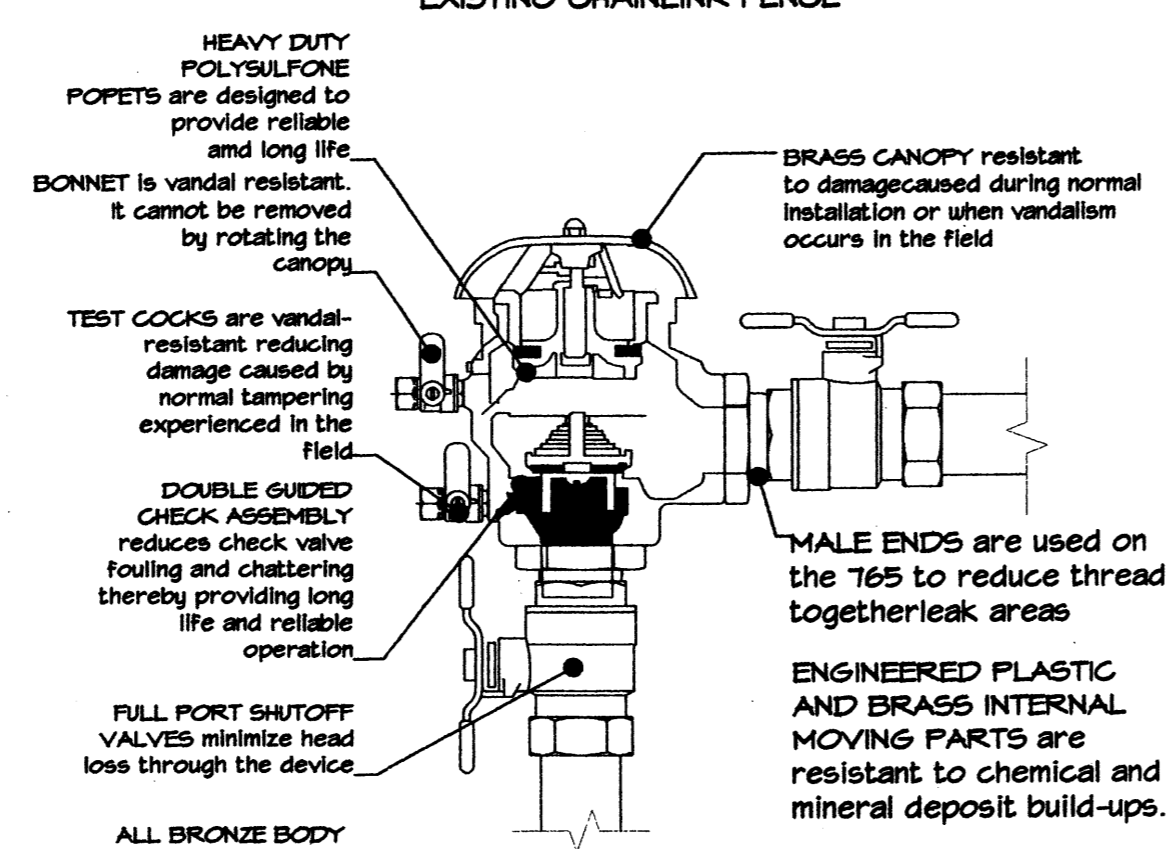
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an in-field change order.



BACKFLOW DETAIL NOT TO SCALE



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KEYED NOTES

- 3" AC PAVING OVER 4" AGGREGATE BASE COURSE PER DETAIL 5/C-101.
- 4", 4000 PSI, AIR-ENTRAINED CONCRETE SIDEWALK.
- 4000 PSI CONCRETE CURB PER DETAIL 1/C-101.
- CONCRETE DRAINAGE SWALE PER DETAIL 2/C-101.
- 6" 1/4" GRAVEL LINED SWALE - SEE DETAILS 4/C-101.
- RETAINING WALL - SEE DETAIL 3/C-101.
- 4'-0" WIDE CURB/WALL BREAK FOR RUNOFF RELEASE.
- CONCRETE DRIVE PAD PER C.O.A. STANDARD DRAWING DETAIL 2425.
- CONCRETE SIDEWALK PER C.O.A. STANDARD DRAWING DETAIL 2430.

DESIGN NARRATIVE

The existing site is graded to direct runoff to the southwest corner of this property through a Drainage Easement, west through the neighbor's property to Washington Street. The improved scheme will direct runoff through the drainage easement in very much the same fashion. The neighboring site has been recently constructed with a gravel lined channel along the south property edge to handle onsite developed flows and offsite flows from this site and the site further east. Our channel will be designed to convey runoff flows from both properties as well since the neighboring site to the east must also direct drainage flows through the easement west to Washington.

LEGAL DESCRIPTION

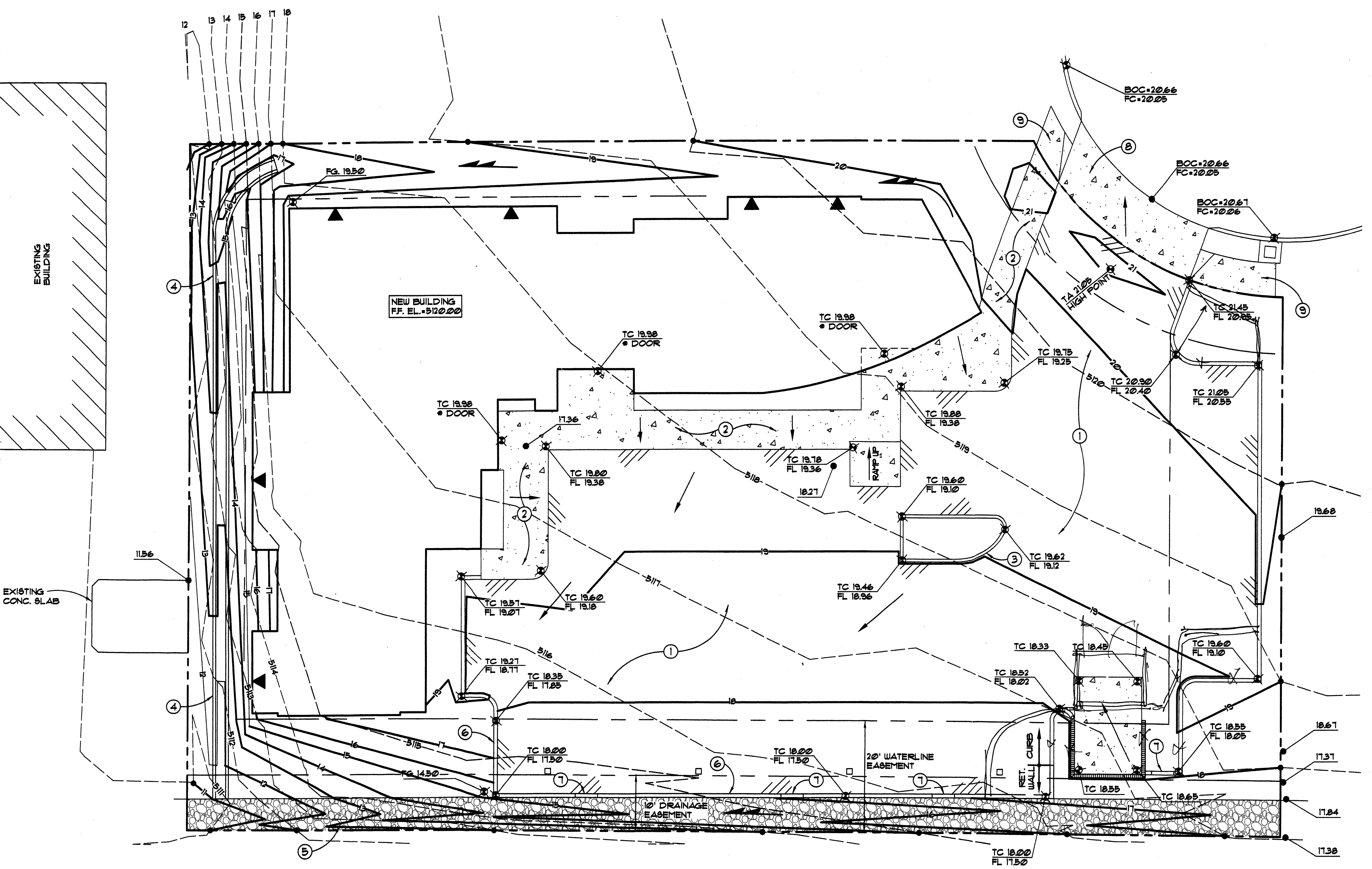
LOT 6 OF JOURNAL CENTER, UNIT 1, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

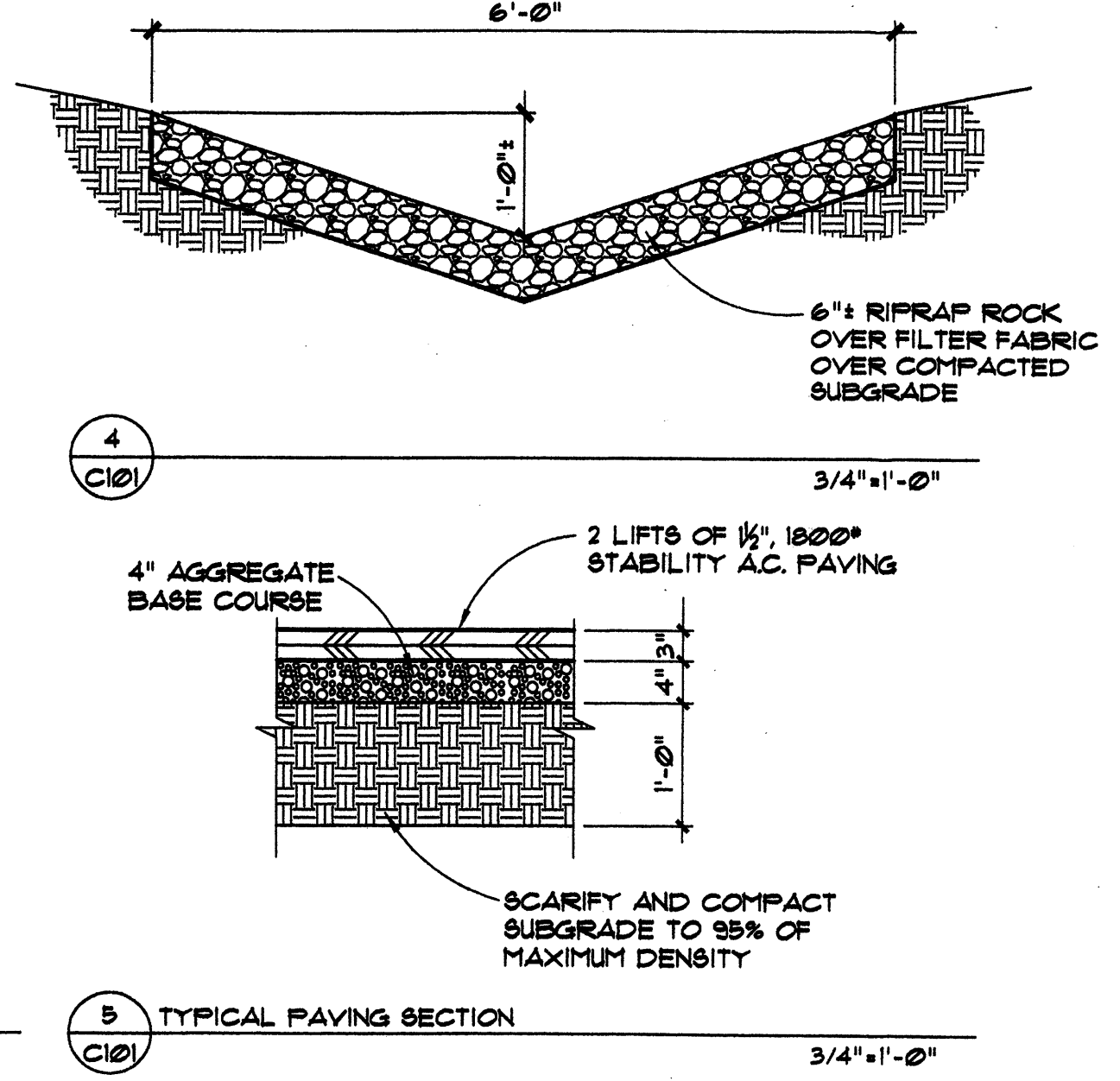
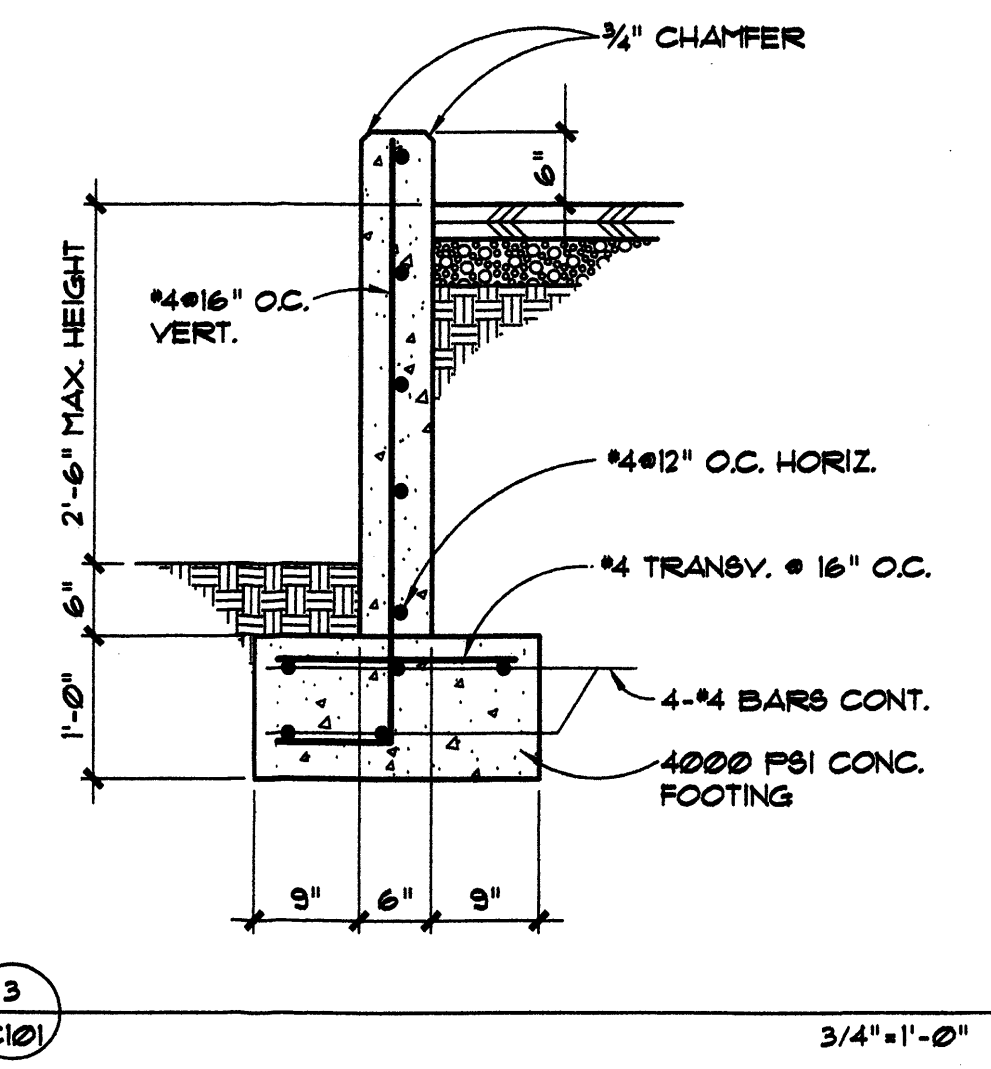
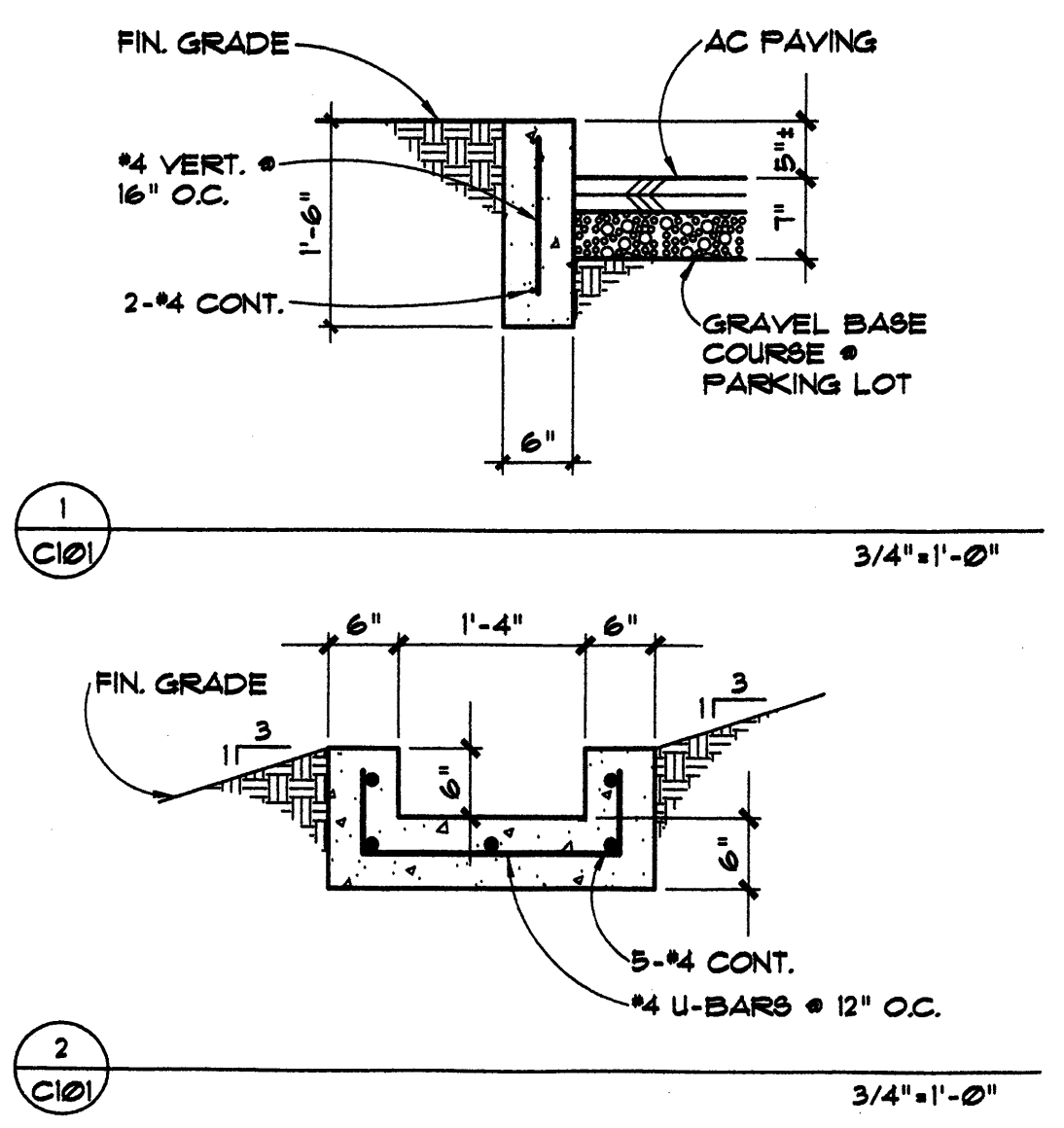
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NAA-8", HAVING AN ELEVATION OF 5075.60.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5105 --- EXISTING CONTOUR
- NEW CONTOUR
- 10.25 NEW SPOT ELEVATION
- 10.61 EXISTING SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- FG FINISHED GRADE
- FL FLOW LINE
- NEW CONCRETE PAVING
- NEW AC PAVING
- SWALE
- ▲ ROOF DRAIN LOCATION



GRADING AND DRAINAGE PLAN
 1"=10'

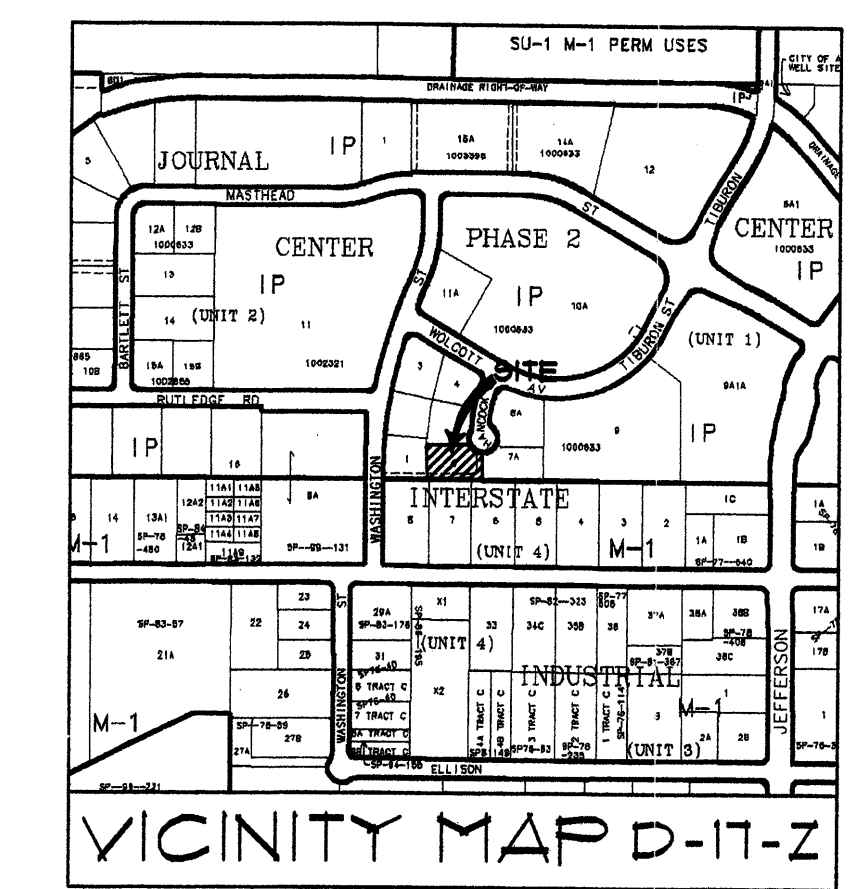


HYDROLOGY CALCULATIONS

PRECIPITATION ZONE I
 DESIGN STORM: (IN)

EXISTING CONDITIONS	LAND TRMT (ACRE)	AREA (%)	P6	Q	Q (CF8/AC)	Q (CF8)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0	0
B	0.536	100%	0.78	2.28	1.27	1.518	1.518	1.518	1.518	1.518
C	0.000	0%	1.13	3.14	0.00	0	0	0	0	0
D	0.216	0%	2.12	4.70	0.00	0	0	0	0	0
TOTALS	0.536	100%			1.22	1.518	1.518	1.518	1.518	1.518

PROPOSED CONDITIONS	LAND TRMT (ACRE)	AREA (%)	P6	Q	Q (CF8/AC)	Q (CF8)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0	0
B	0.133	25%	0.78	2.28	0.30	3.71	3.71	3.71	3.71	3.71
C	0.000	0%	1.13	3.14	0.00	0	0	0	0	0
D	0.403	75%	2.12	4.70	1.85	3.101	3.686	4.491	5.442	5.442
TOTALS	0.536	100%			2.20	3.478	4.263	4.868	5.819	5.819



WALLA ENGINEERING LTD.
 Structural Engineering
 Civil Engineering

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 Albuquerque, New Mexico 87110
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GRADING AND DRAINAGE PLAN

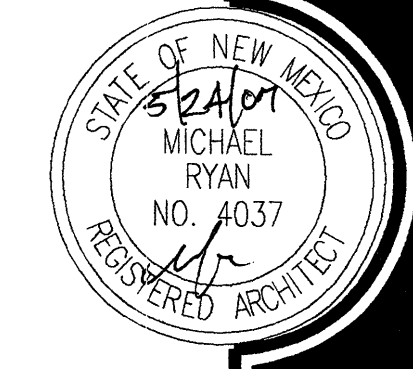
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BUILDING AND STRUCTURE ELEVATIONS

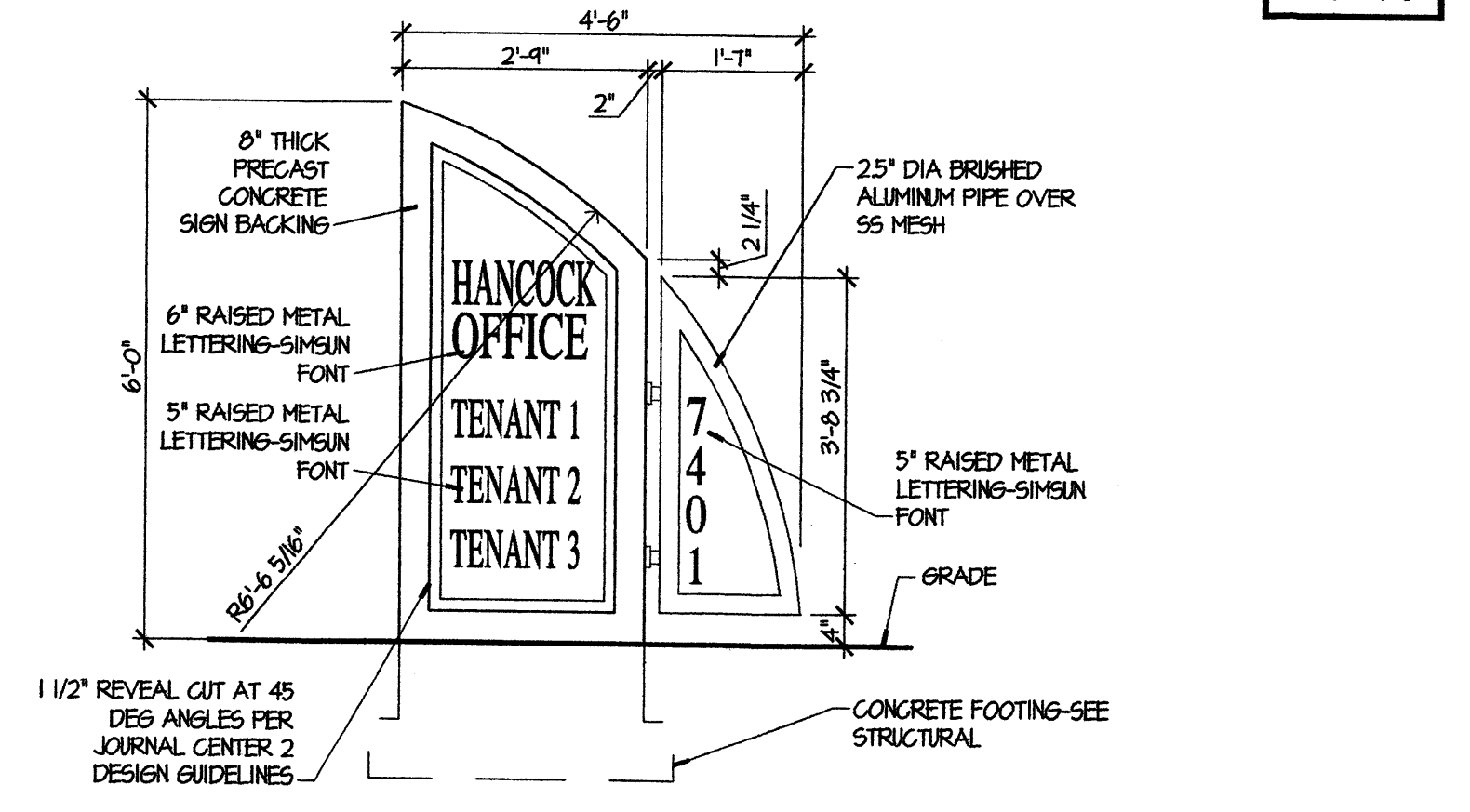
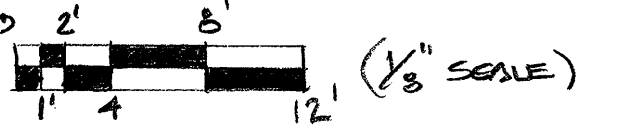
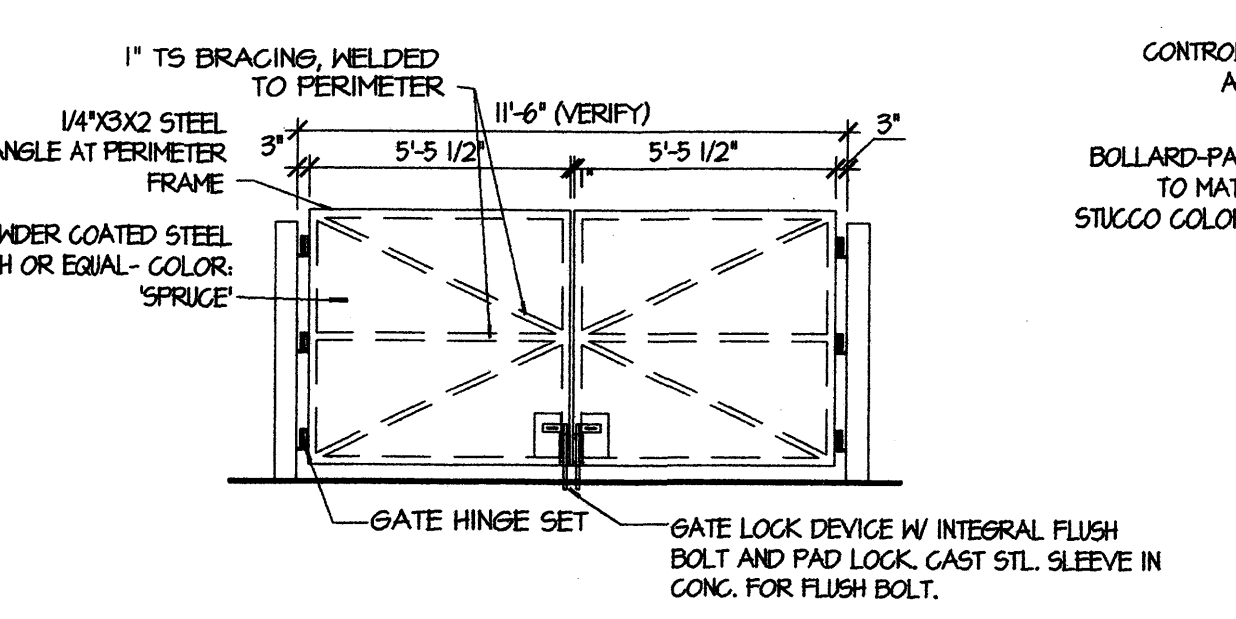
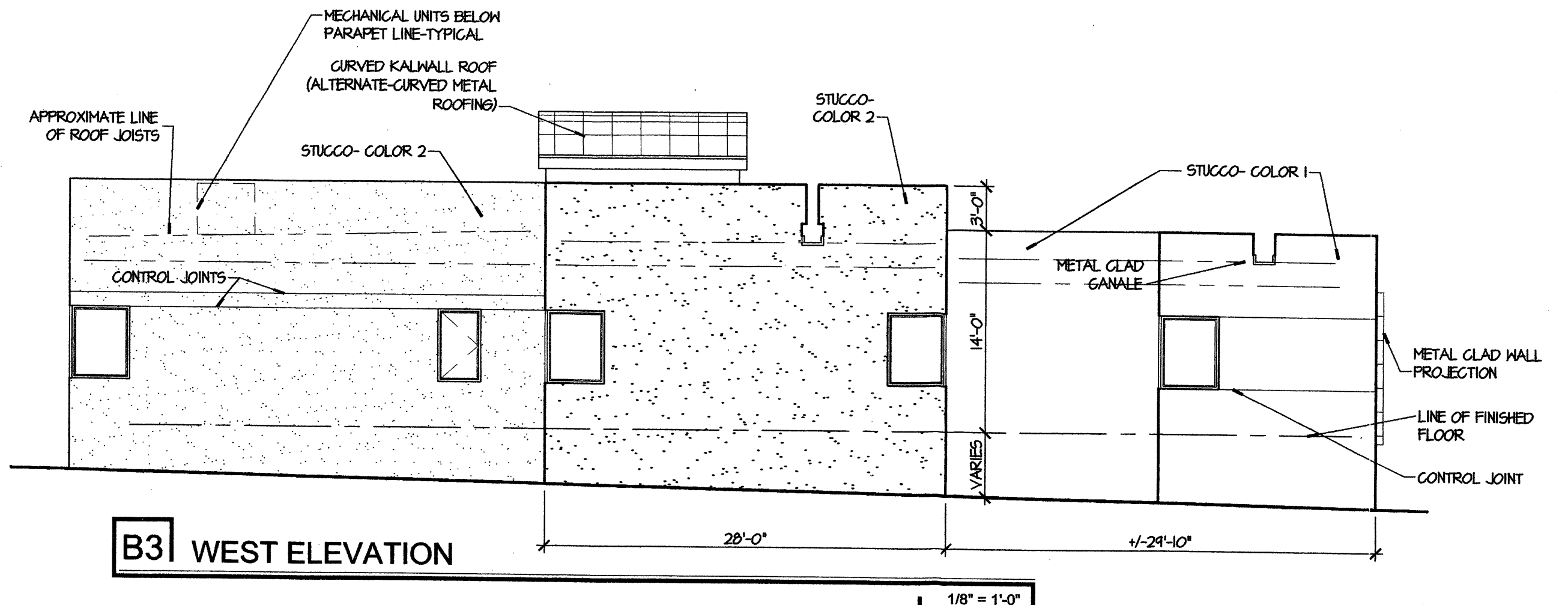
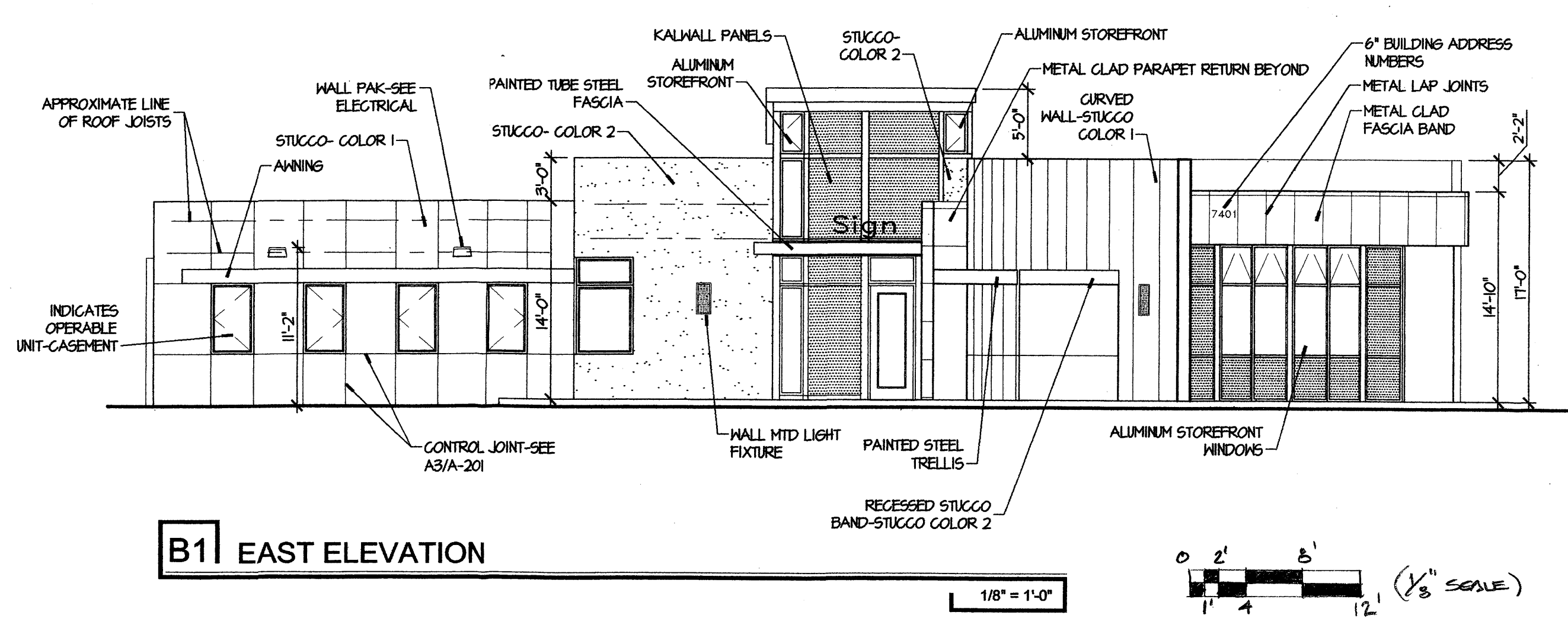
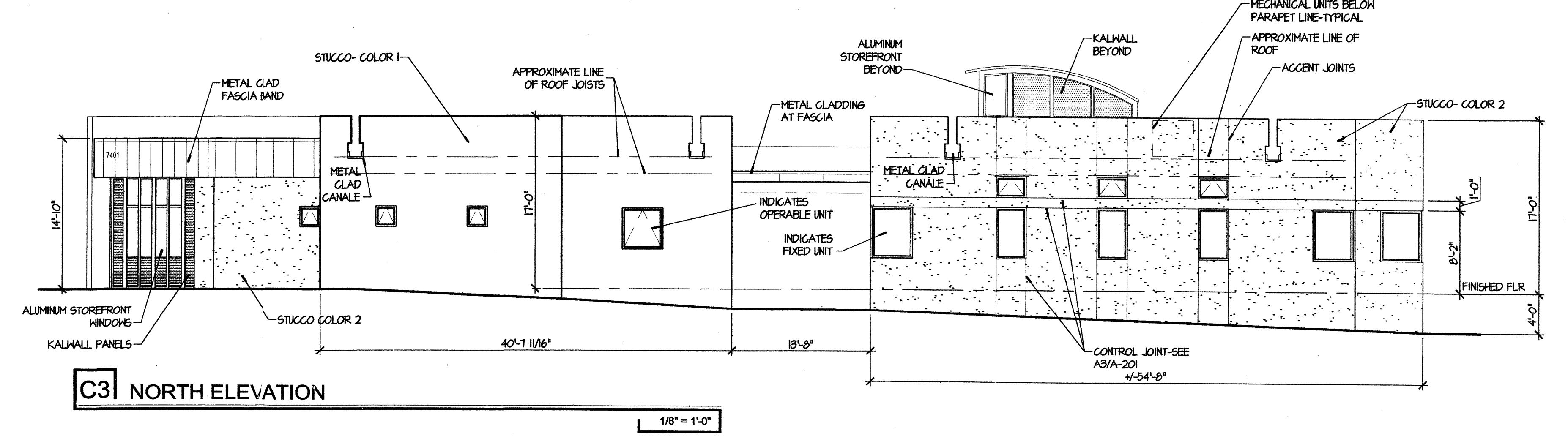
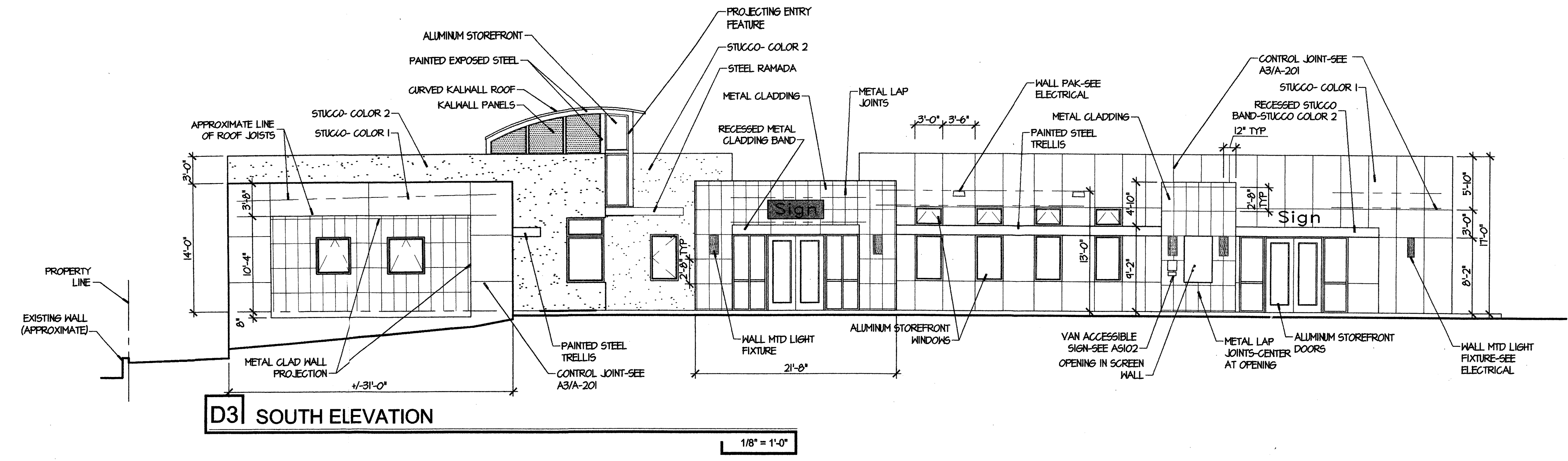
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GENERAL NOTES

FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.
 FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS LISTED BELOW IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR
 EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND THE JOURNAL CENTER 2 GUIDELINES

COLOR LEGEND

MATERIAL	MANUFACTURER	COLOR
WINDOWS:		
WINDOW TRIM	KAWNEER	BRONZE
GLAZING		CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71
WALLS:		
STUCCO COLOR 1 (BASE)	EL REY	#1566 POTTERY (MED. TAN)
STUCCO COLOR 2 (ACCENT)	EL REY	TO MATCH DUNN EDWARDS #162 LOS CABIN (DARK BROWN)
METAL FASCIA	MBCI	SPRUCE
METAL CLADDING	MBCI	SPRUCE
PAINTED STEEL TRELLIS		BRONZE
EXPOSED STEEL COLUMNS (AND BEAMS)		BRONZE
CURVED ROOFS: KALWALL (ALTERNATE: CURVED METAL ROOFING)	KALWALL (MBCI)	CRYSTAL-SHADING COEFFICIENT = .23 (SPRUCE)
TRANSLUCENT WALL PANEL	KALWALL	CRYSTAL-SHADING COEFFICIENT = .19
ACCESSORIES: WALL SCONCES	BETA/CALCO	BRONZE
CANALES	METAL CLAD	BRONZE



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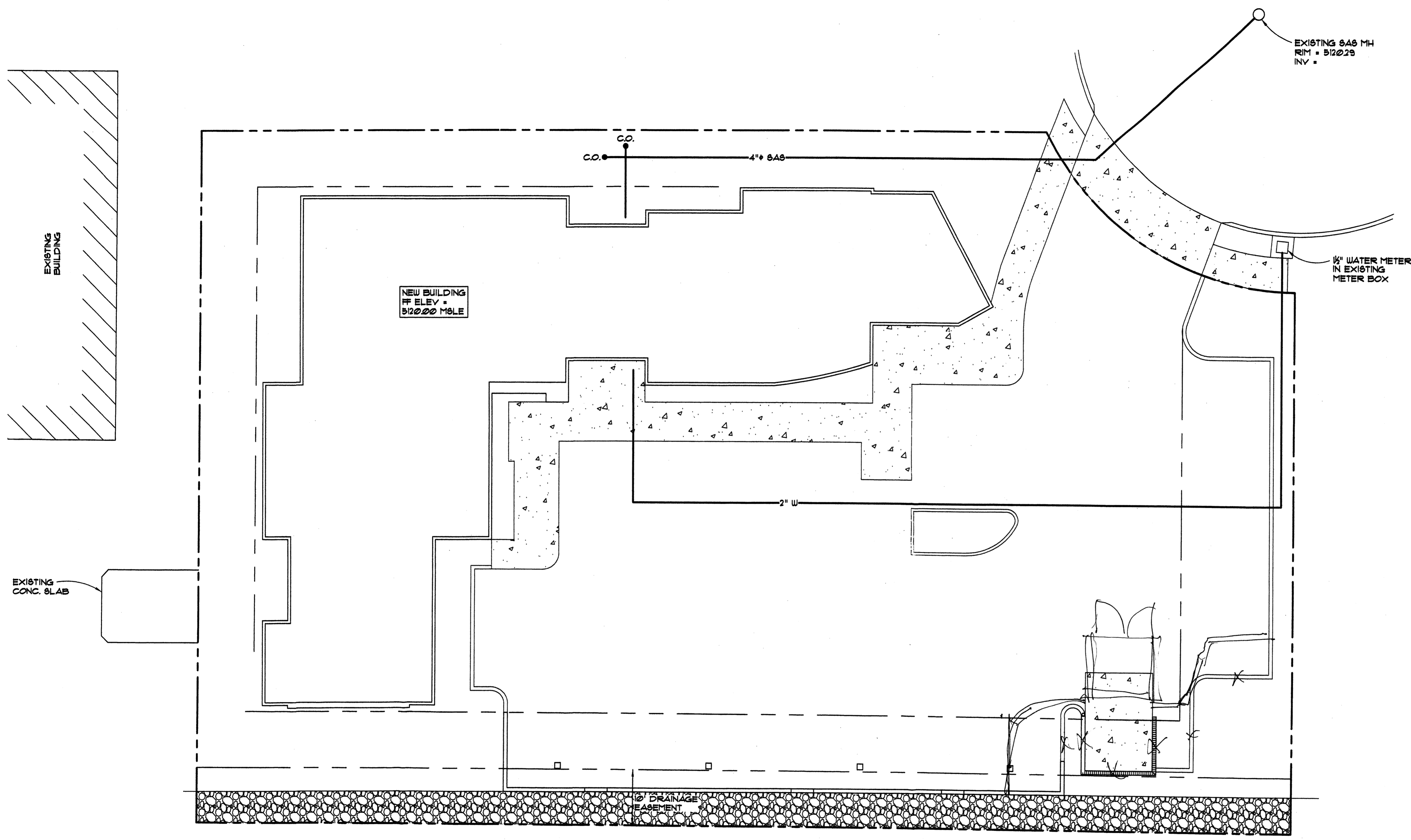
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LEGEND

- W WATER
- SAS SANITARY SEWER
- C.O. CLEAN OUT
- WM WATER METER
- INV INVERT
- FF FINISHED FLOOR
- ELEV ELEVATION
- M&LE MEAN SEA LEVEL ELEVATION
- MH MANHOLE



SITE UTILITY PLAN
 1"=10'

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 7401 Hancock, NE
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REVISIONS

SITE UTILITY PLAN

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