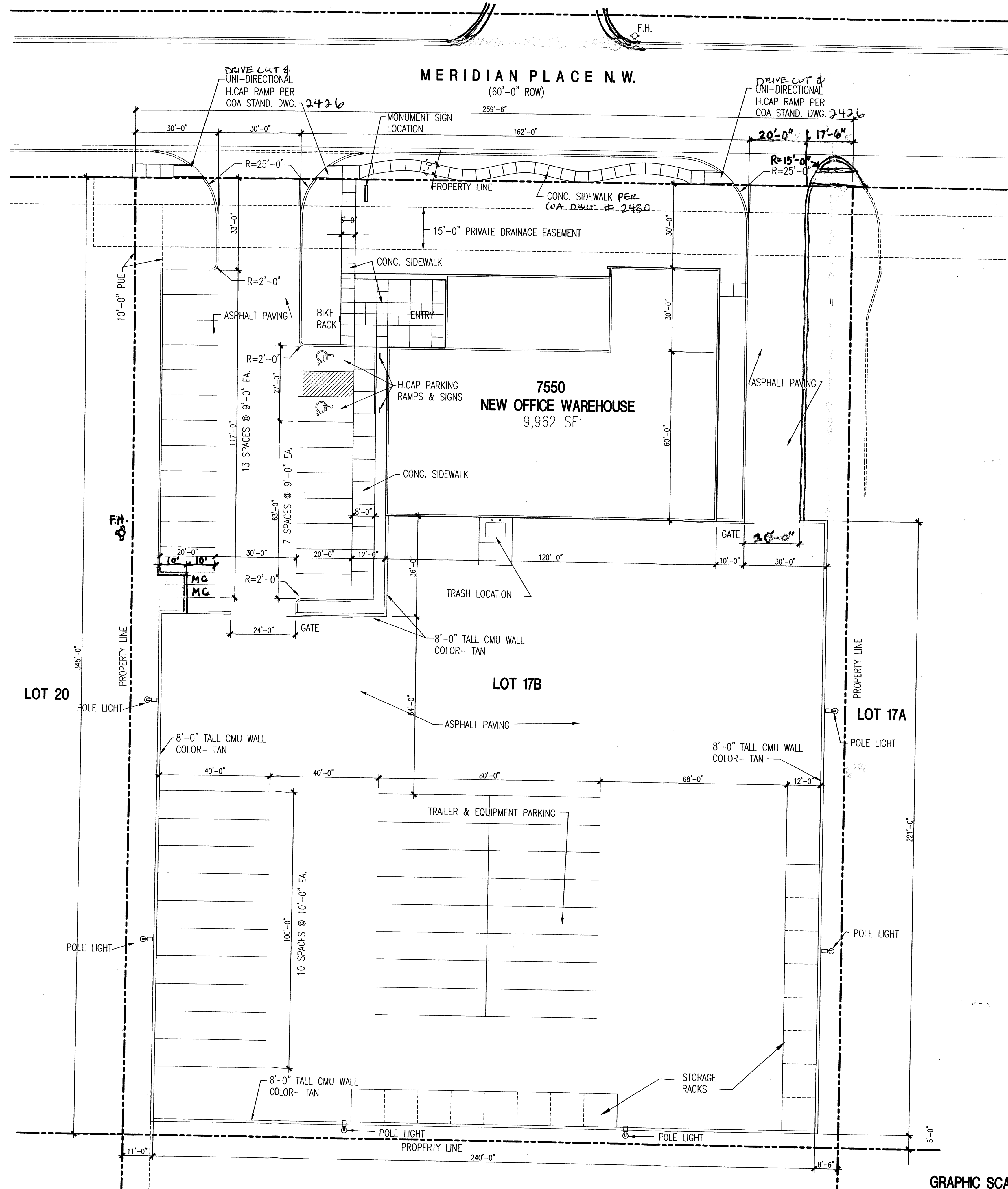
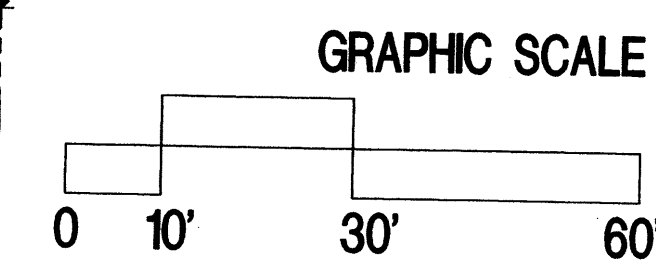


2 POLE LIGHT
N.T.S.



1 SITE PLAN
1"=20'-0"

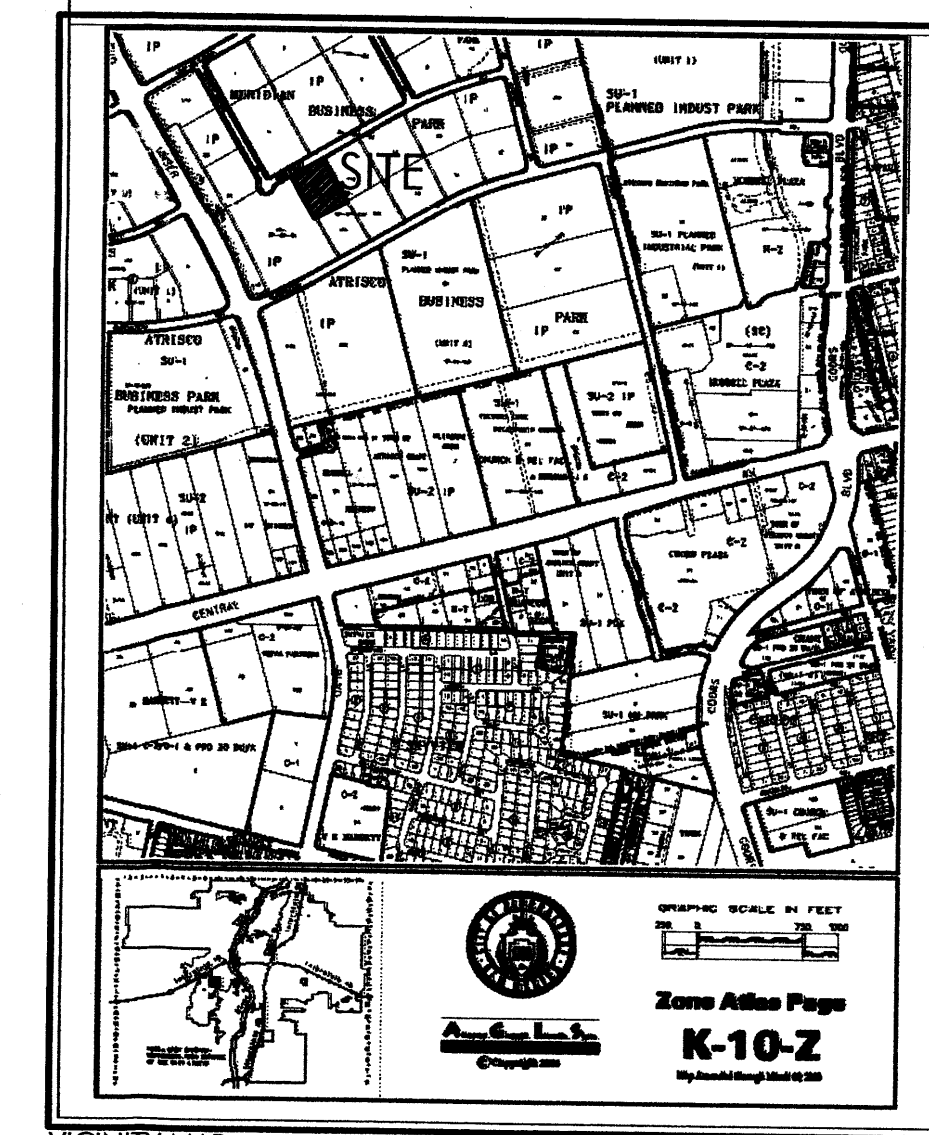


PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7550 MERIDIAN PLACE NW ALBUQUERQUE, NM
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT 17B MERIDIAN BUSINESS PARK
CURRENT ZONING CLASSIFICATION: SU-1 FOR IP
TYPE CONSTRUCTION: TYPE II B SPRINKLERED
OCCUPANCY: B/S-2
ALLOWABLE AREA: 36,000 SQ. FT. TYPE II B CONSTRUCTION & B OCCUPANCY = 9,000
GROSS BUILDING AREA: OFFICE 9,962 S.F. WAREHOUSE 2,274 S.F. 7,688 S.F.
TOTAL LOT AREA: 2.05 ACRE +/-
PARKING ANALYSIS: OFFICE AREA = 2,274/200 = 12 WAREHOUSE PARKING = 7,688/500 = 16 SPACES PROVIDED = 33 SPACES INCLUDING 2 HANDICAP 3 BIKE SPACES & 2 MOTORCYCLE

GENERAL NOTES:

- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE
- POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQUIREMENTS
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
- ALL HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPEC.- G.E. 100 WATT, BRONZE, LUMEN SHOEBOX TYPE W/ LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



PROJECT NO. 100677190810
 APPLICATION NO. 07 DRB- 7019

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 PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 8-31-07 DATE
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION

[Signature] 8-27-07 DATE
 WATER UTILITY DEPARTMENT

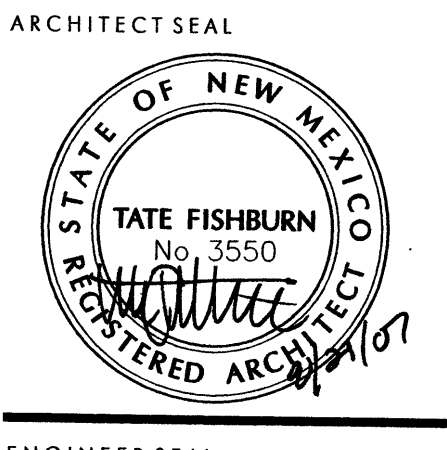
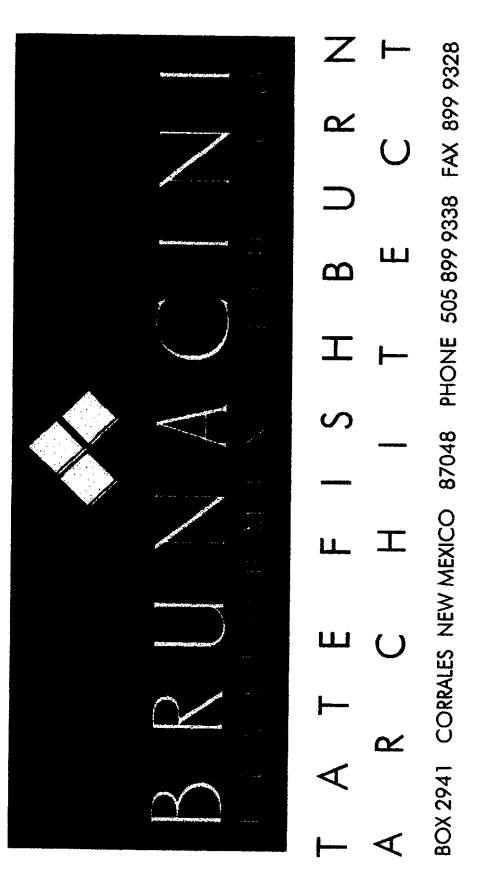
[Signature] 8/29/07 DATE
 CHRISTINE SANDORVAL
 PARKS & RECREATION DEPARTMENT

[Signature] 8/29/07 DATE
 BRADLEY L. BINGHAM
 CITY ENGINEER

[Signature] 8/21/07 DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

[Signature] 8/21/07 DATE
 MICHAEL HETON
 SOLID WASTE

[Signature] 8/21/07 DATE
 DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT
 ENVIRONMENTAL HEALTH, IF NECESSARY



SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

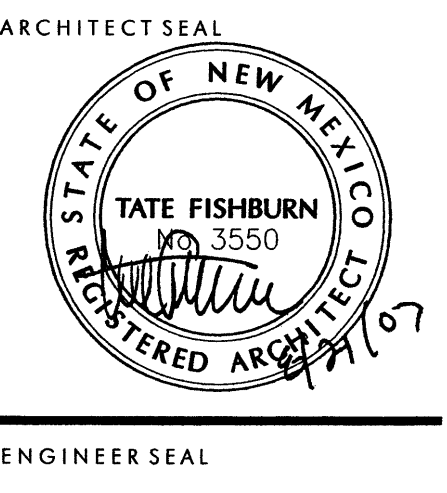
DATE AUGUST 21, 2007

NORTH SCALE 1"=20'-0"

DRAWING NAME SITE PLAN FOR BUILDING PERMIT

SHEET NUMBER SDP-1

100677190810



PROJECT

SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE, NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE AUGUST 21, 2007

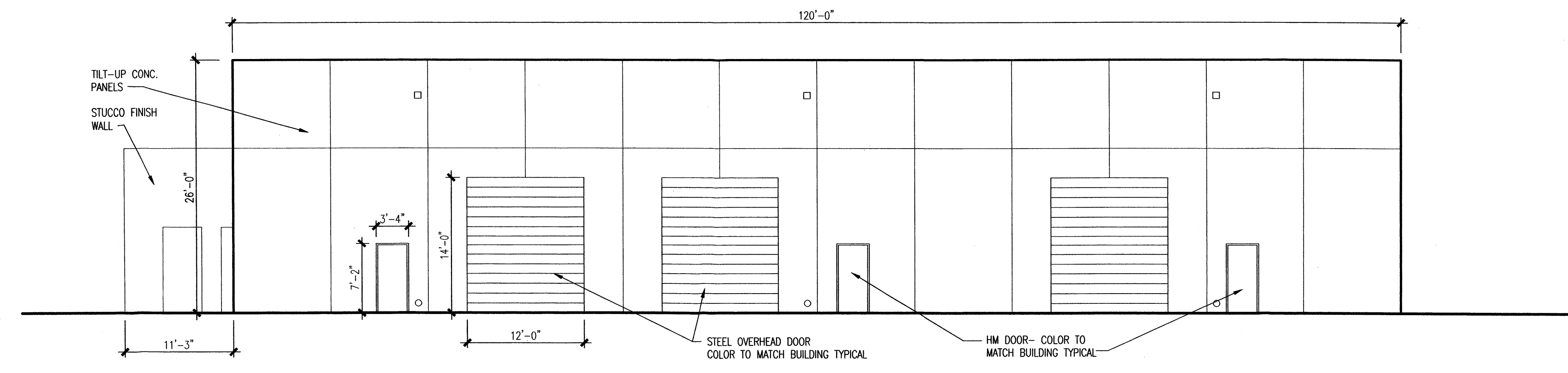
SCALE AS NOTED

DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

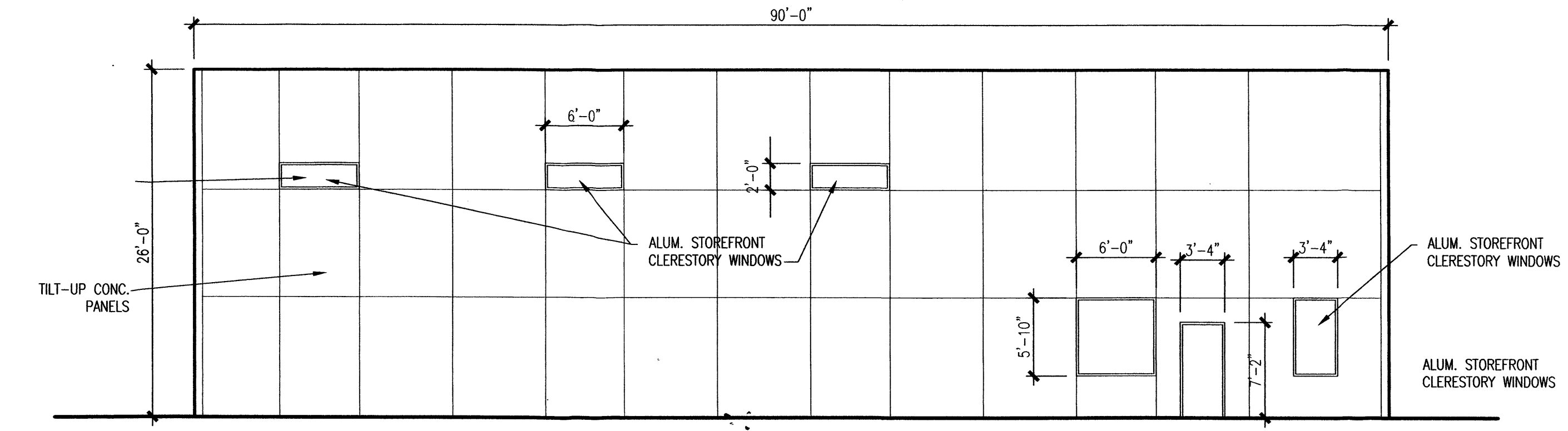
SDP-2



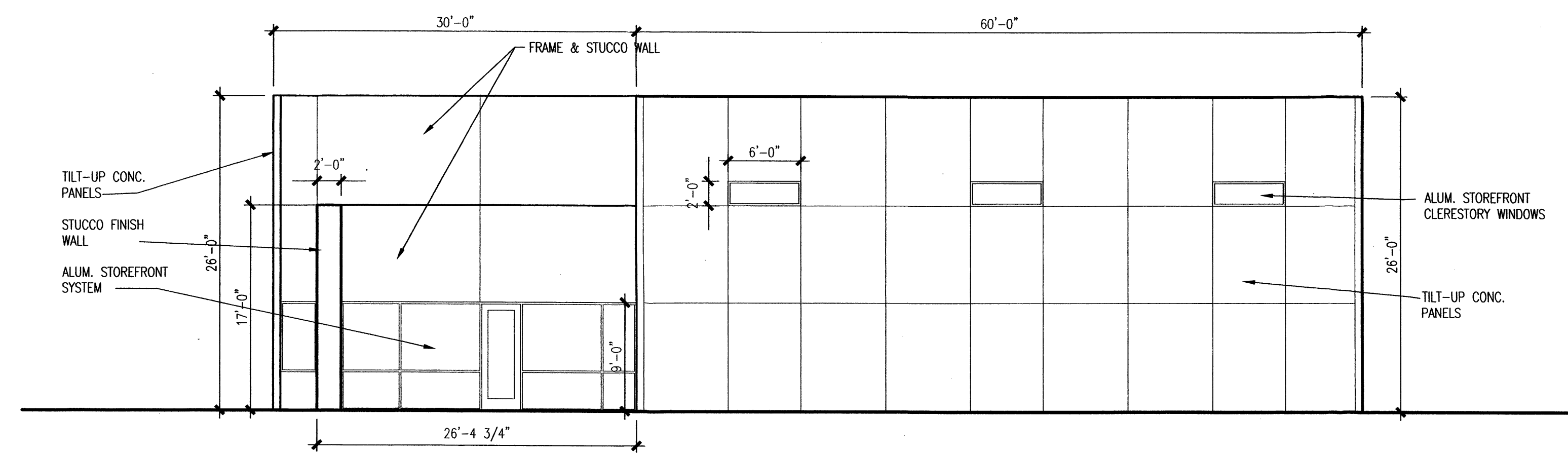
4 SOUTH ELEVATION
 1/8"=1'-0"

EXTERIOR COLORS:

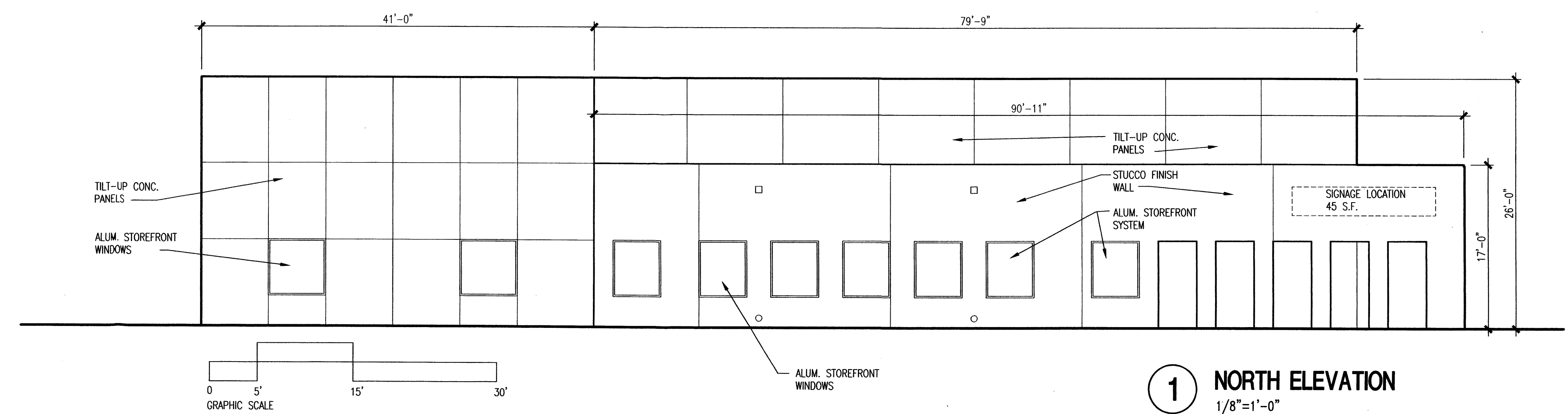
- TILT-UP CONC. PANELS - MEDIUM TAN
- EXTERIOR STUCCO COLOR - GREEN
- ALUMINUM WINDOW FRAMES - BLUE
- WINDOW GLAZING - 1" CLEAR INSULATED
- OVERHEAD & HM DOORS - MEDIUM TAN



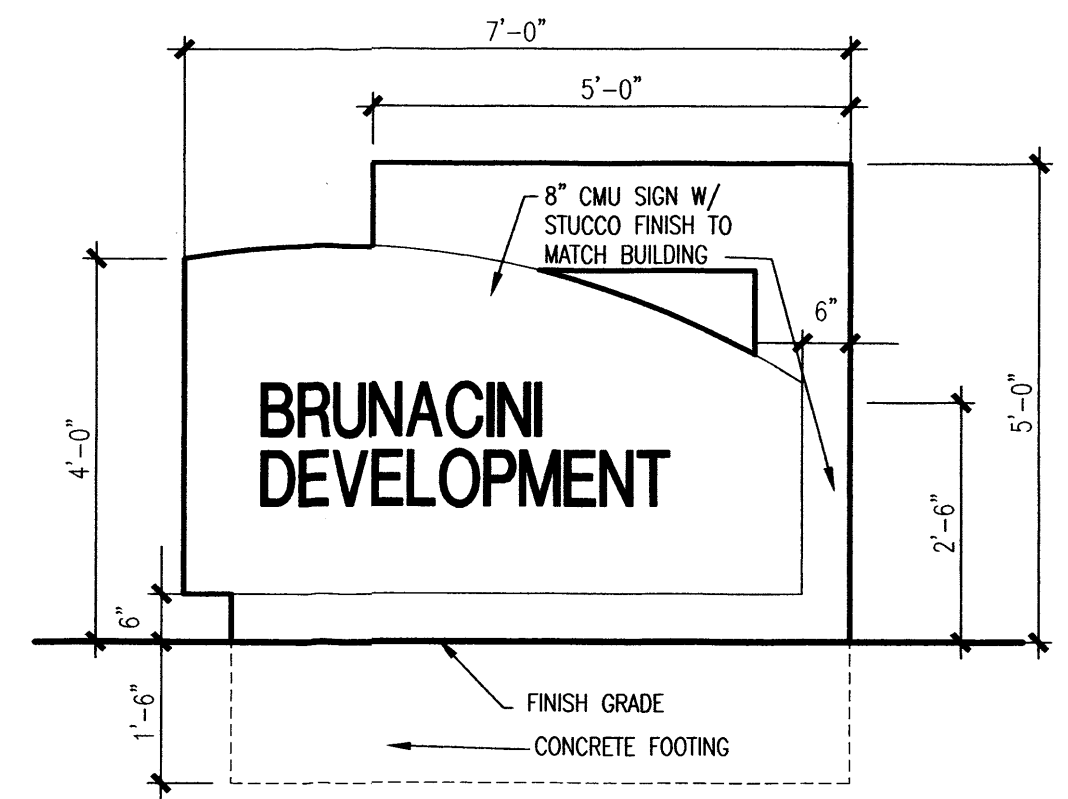
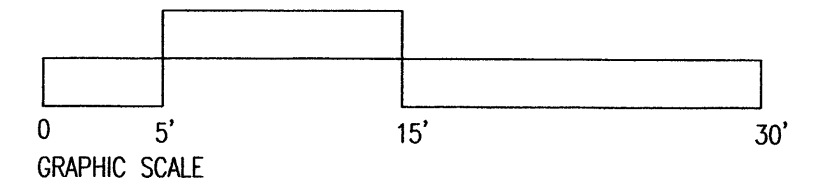
3 EAST ELEVATION
 1/8"=1'-0"



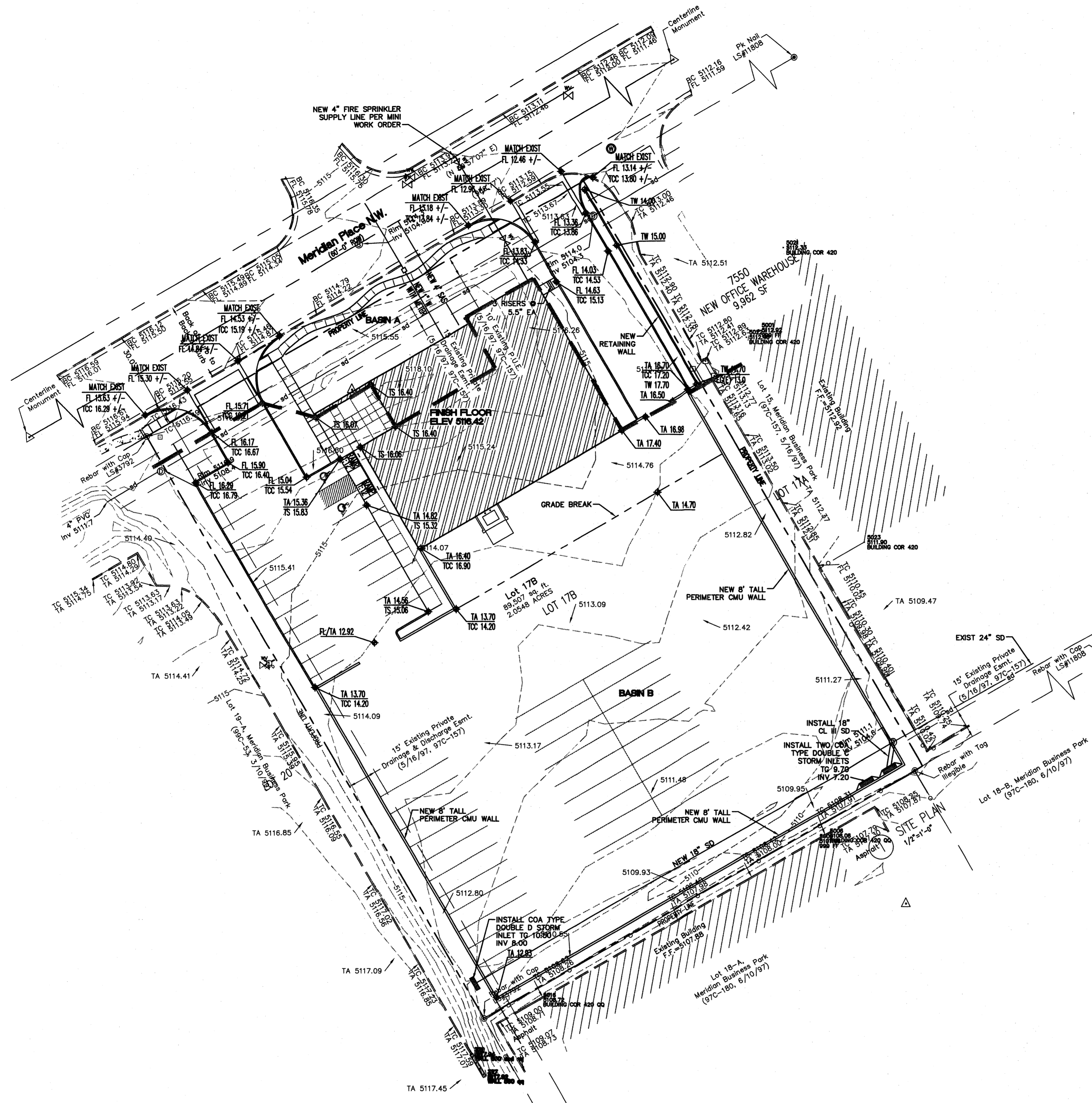
2 WEST ELEVATION
 1/8"=1'-0"



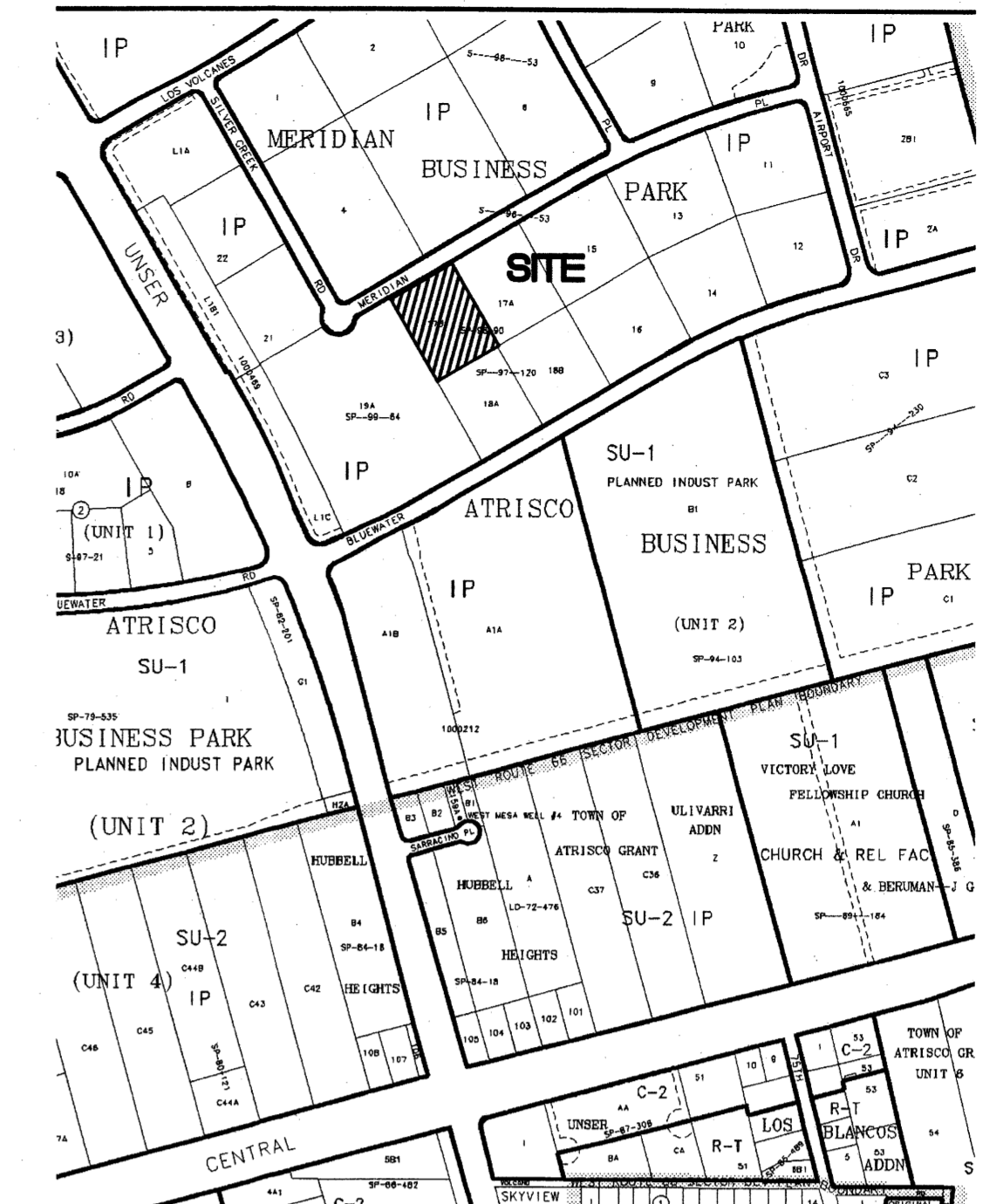
1 NORTH ELEVATION
 1/8"=1'-0"



5 MONUMENT SIGN
 1/2"=1'-0"



LEGAL DESCRIPTION
LOT 17B MERIDIAN BUSINESS PARK

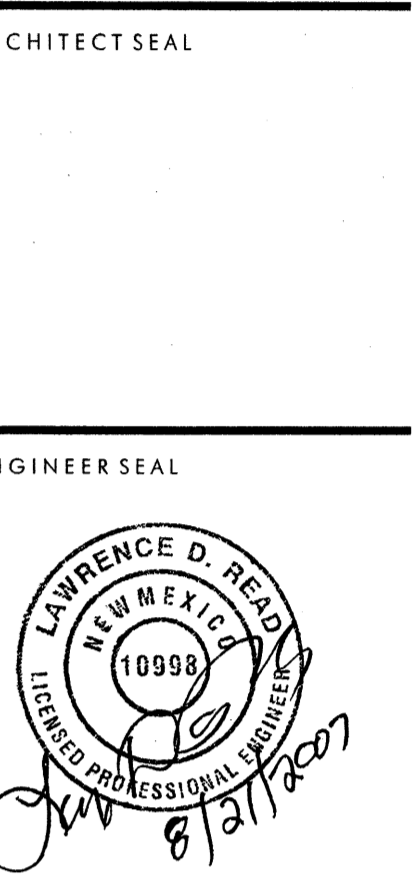


VICINITY MAP ZONE ATLAS PAGE K-10

100-YEAR HYDROLOGIC CALCULATIONS

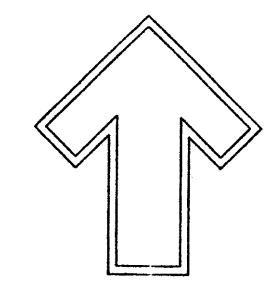
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
BASIN A	0.2992	100.00	0.00	0.00	0.00	0.44	0.01	478	0.01	478	0.39
BASIN B	1.7556	100.00	0.00	0.00	0.00	0.44	0.06	2,804	0.06	2,804	2.26
TOTAL	2.0548						0.08	3,282	0.08	3,282	2.65
PROPOSED CONDITIONS											
BASIN A	0.0299	0.00	25.20	25.20	49.60	1.40	0.00	152	0.01	231	0.10
BASIN B	1.7556	0.00	0.00	7.33	92.67	1.90	0.28	12,097	0.48	20,778	7.48
TOTAL	1.7855						0.28	12,248	0.48	21,009	7.58
EXCESS PRECIP.		0.44	0.67	0.99	1.97	E_i (in)					
PEAK DISCHARGE		1.29	2.03	2.87	4.37	Q_{pi} (cfs)					
WEIGHTED E (in) = (E_a)(%A) + (E_b)(%B) + (E_c)(%C) + (E_d)(%D)						ZONE = 1					
V_{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12						P_{6-HR} (in.) = 2.20					
V_{10DAY} (acre-ft) = V_{6-HR} + (A_D)(P_{10DAY} - P_{6-HR})/12						P_{24-HR} (in.) = 2.66					
Q (cfs) = (Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)						P_{10DAY} (in.) = 3.67					

BRUNACINI
 DEVELOPMENT, LTD.
 ARCHITECTS
 TATE FISHBURN
 ARCHITECTS



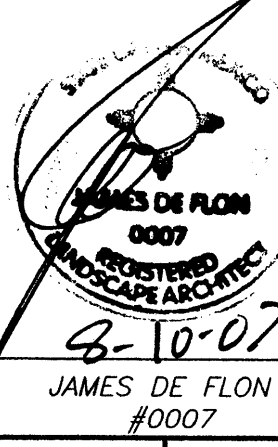
SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS
 DATE AUGUST 21, 2007
 NORTH SCALE
 1"=30'-0"
 DRAWING NAME
 CONCEPTUAL
 GRADING PLAN
 UTILITY PLAN
 SHEET NUMBER



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 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



MERIDIAN 17B
 ALBUQUERQUE, NM
 LANDSCAPE PLAN

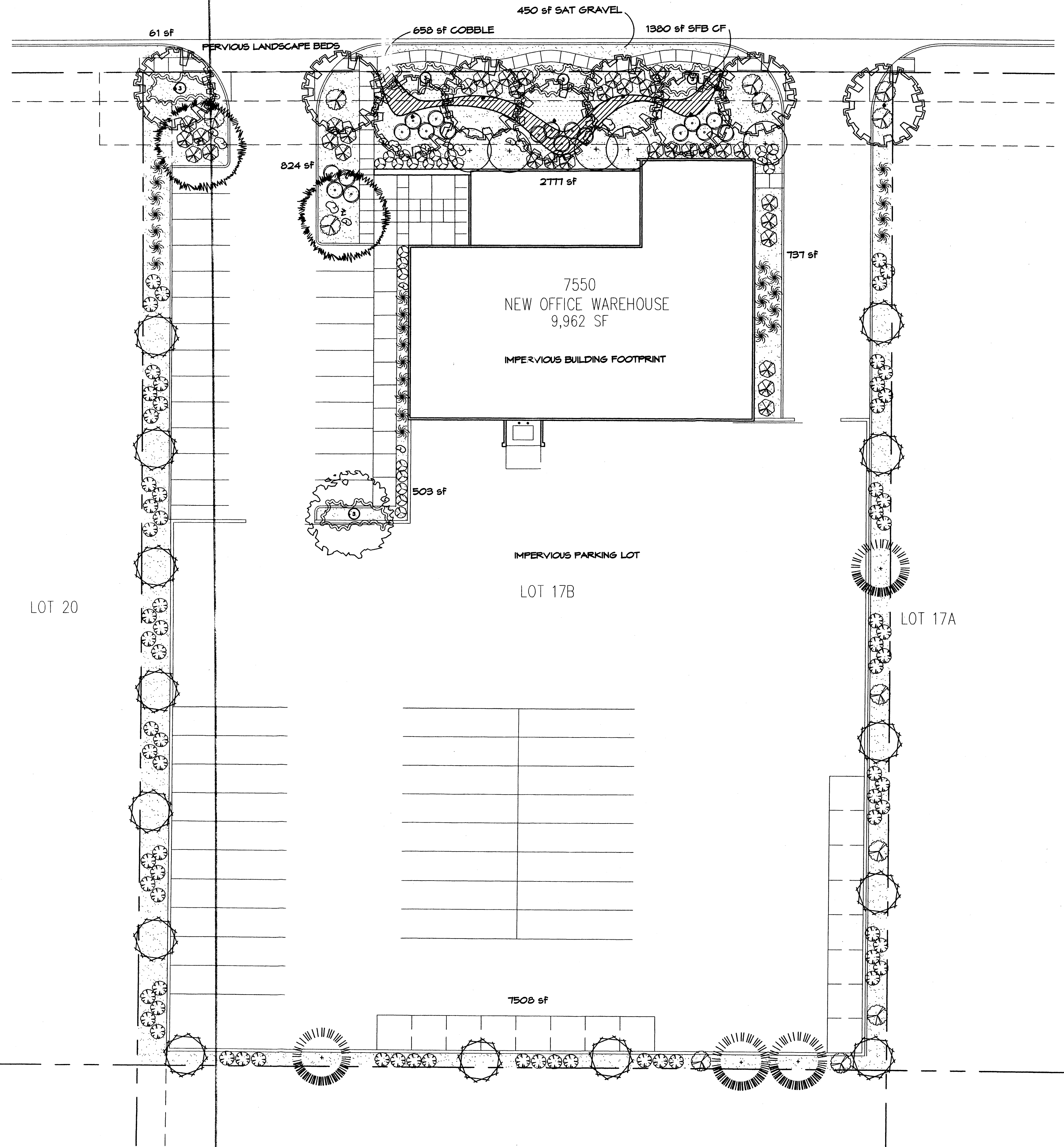
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. The Contractor shall be responsible for obtaining all required permits and for paying all applicable fees for all work shown on this plan.



DRAWN BY: LM
 REVISION # 2
 DATE: 08-08-07

SHEET #
 L1 OF L2

MERIDIAN PLACE N.W.



PLANT LEGEND

- CHINESE PISTACHE (M) 1
Pistacia chinensis
2' Cal., 60' H x 60' W
- SHUMARD OAK (M) 2
Quercus shumardii
2' Cal., 60' H x 60' W
- CHITALPA (M) 9
Chilopsis x Catalpa
2' Cal., 30' H x 30' W
- * AUSTRIAN PINE (M) 4
Pinus nigra
6'-8', 35' H x 25' W
- NEW MEXICO OLIVE (L) 5
Forestiera neomexicana
15 Gal., 225sf, 15' H x 15' W
- DESERT WILLOW (L) 14
Chilopsis linearis
15 Gal., 225sf, 20' H x 25' W
- * INDIAN HAWTHORN (M) 36
Raphiolepis indica
5 Gal., 36sf, 6' H x 6' W
- RUSSIAN SAGE (M) 19
Perovskia atriplicifolia
5 Gal., 36sf, 6' H x 6' W
- MAIDEN GRASS (M) 30
Miscanthus sinensis
5 Gal., 25sf, 5' H x 5' W
- CHAMISA (L) 74
Chrysothamnus nauseosus
1 Gal., 25sf, 5' H x 5' W
- WILDFLOWER 22
1 Gal., 4sf, size varies
- * HONEYSUCKLE (M) 12
Lonicera japonica 'Halliana'
1 Gal., 144sf, 3' H x 12' W
Unstaked-Groundcover
- * GREYLEAF COTONEASTER (M) 15
Cotoneaster buxifolius
5 Gal., 81sf, 2' H x 9' W
Symbol indicates 3 plants
- NATURAL EDGE
- 3/4" SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- SANTA FE BROWN CRUSHER FINES
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- COBBLE
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- 16 BOULDERS

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Meridian PL. NW
 Required 9 Provided 9

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
 Required 3 Provided 3

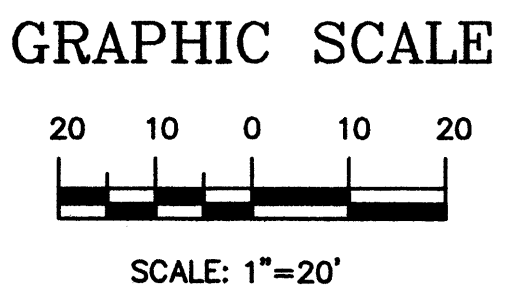
NOTE TO CLIENT:

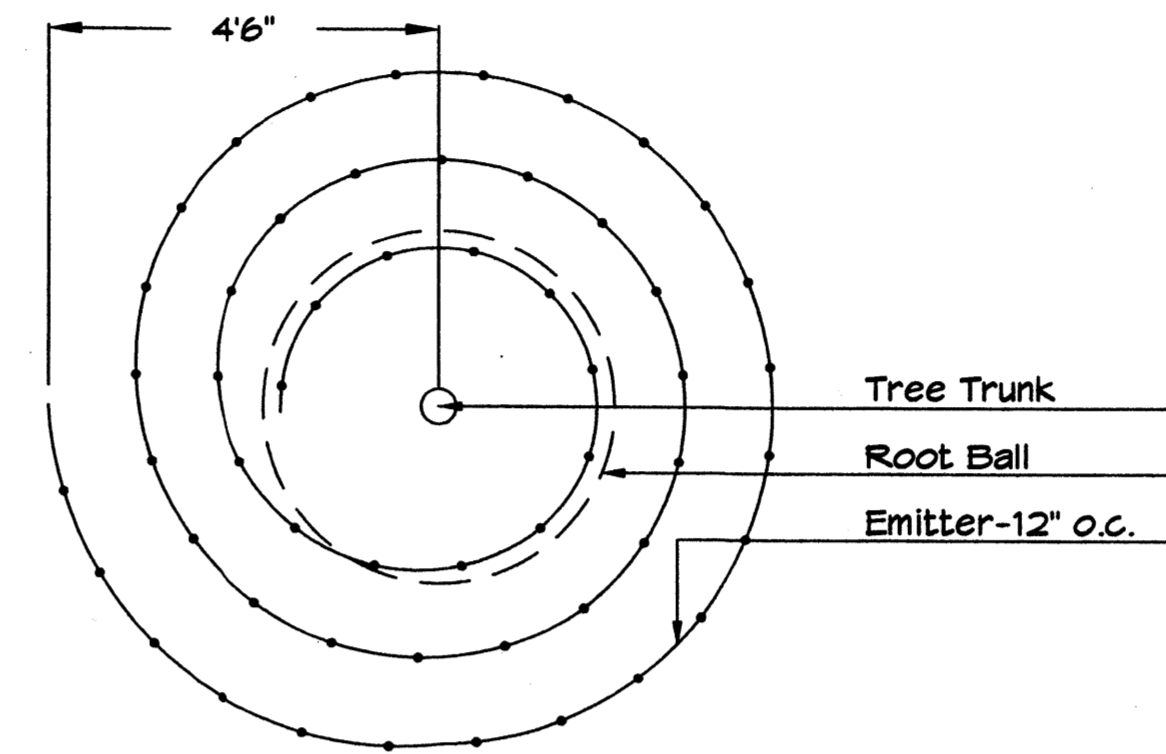
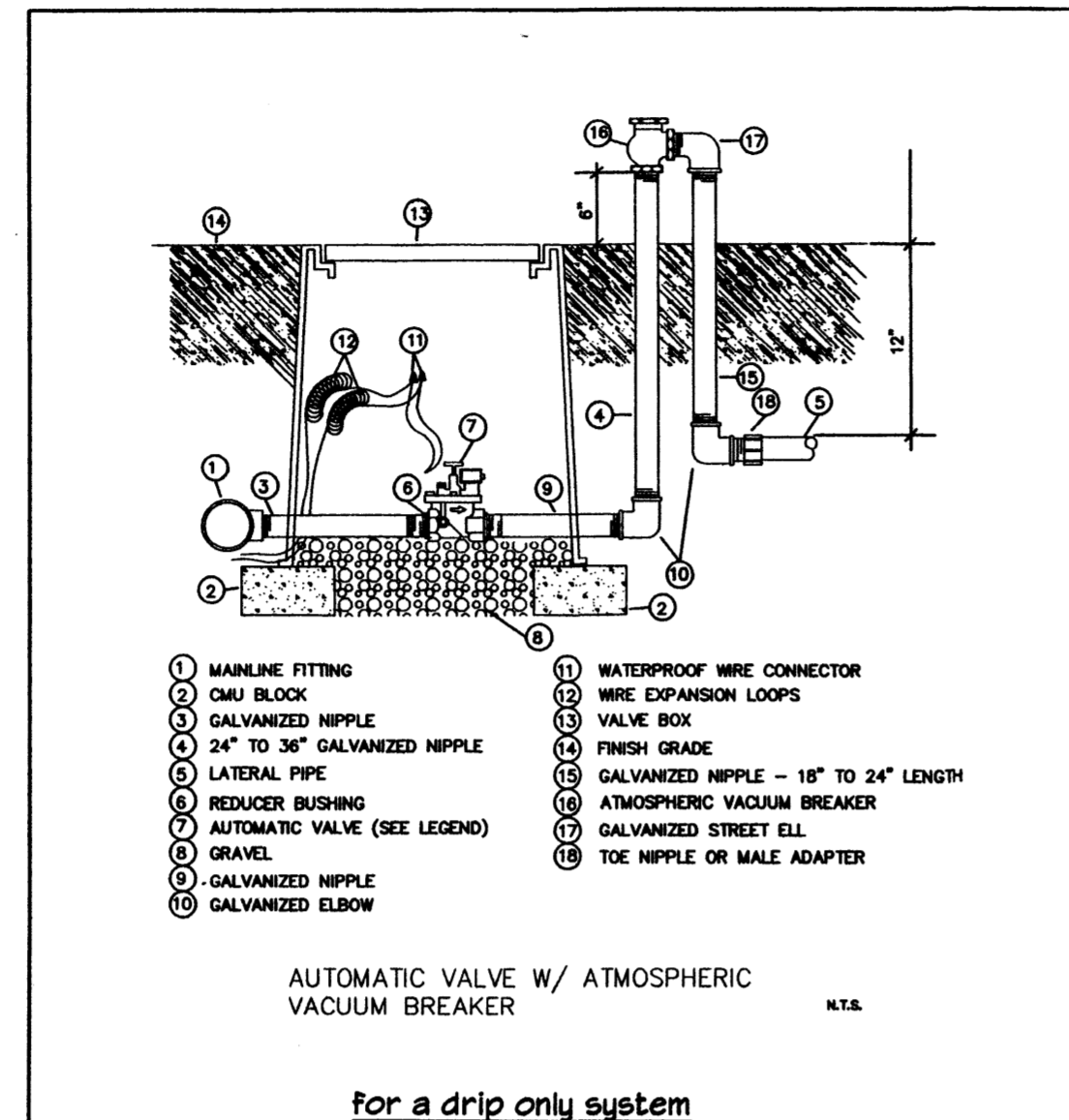
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE CALCULATIONS

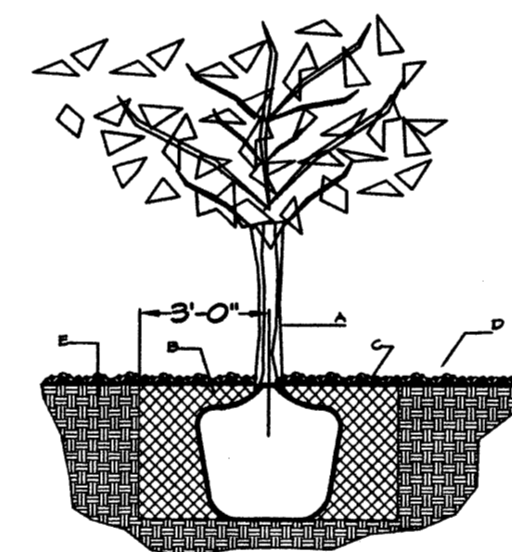
TOTAL LOT AREA	89530	square feet
TOTAL BUILDINGS AREA	9962	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	79568	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	11935	square feet
TOTAL BED PROVIDED	14395	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	11174	square feet
TOTAL GROUND COVER PROVIDED	11436 (16%)	square feet
TOTAL LANDSCAPE PROVIDED	14898 (19%)	square feet

SEE SHEET L2 FOR DETAILS AND NOTES





Netafim Spiral Detail



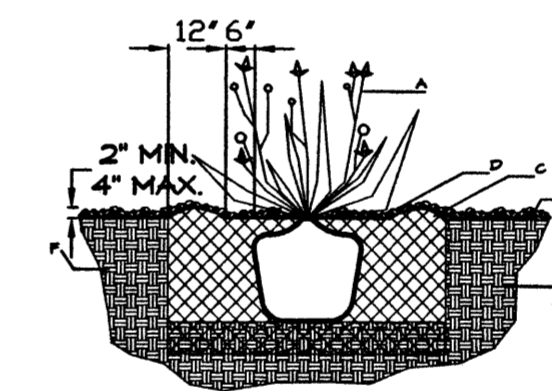
TREE PLANTING DETAIL
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3\"/>
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL
NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3\"/>
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

Gravel over Filter Fabric to a minimum depth of 3\"/>

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12\"/>

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

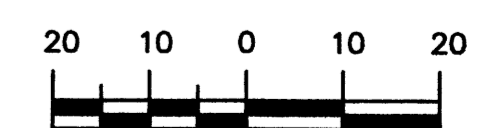
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

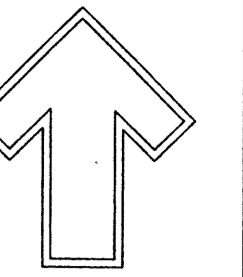
Water and Power source shall be the responsibility of the Developer/Builder.

SEE SHEET L1 FOR LANDSCAPE PLAN AND LEGEND

GRAPHIC SCALE



SCALE: 1"=20'



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Ph: (505) 898-9890
Fax: (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

MERIDIAN 17B ALBUQUERQUE, NM

LANDSCAPE PLAN

All creative ideas contained herein remain the property of Hilltop Landscaping. Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY LM	REVISION # 2	DATE 08-08-07
----------------	-----------------	------------------

SHEET #

L2 OF L2