

PARKING REQUIREMENTS

PARKING REQUIRED: 4,875 S.F. NET S.F. /200 = 24 SPACES
 HC. SPACES REQUIRED: 2 HC. SPACES (1 VAN SPACE)

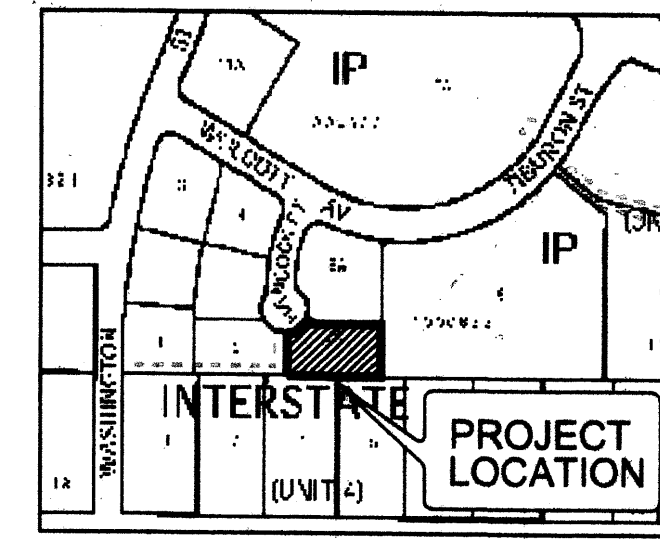
PARKING PROVIDED: 24 REG. SPACES

HC. PARKING PROVIDED: 2 HC. SPACES (24 x 25% = 6)
 17 REG. SPACES
 9 SMALL CAR SPACES

SMALL CAR 25% OF REQ. MOTORCYCLE SPACE: 1 SPACES PROVIDED

TOTAL PARKING PROVIDED: 29 TOTAL PARKING SPACES

BICYCLE RACK REQUIRED: 2 PROVIDED



VICINITY MAP
D-17-Z

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING HEADER CURB TO BE REMAIN.
- EXISTING STANDARD CURB AND GUTTER.
- EXISTING CONCRETE VALLEY GUTTER.
- EXISTING 6" CURB AND GUTTER.
- EXISTING LANDSCAPING.
- EXISTING SAS MANHOLE. RIM = 5108.61'
 INV (SE) = 5097.60'
 INV (SW) = 5097.56'
 INV (N) = 5097.36'
- EXISTING 1" WATER METER.
- EXISTING FIRE HYDRANT.
- EXISTING REFUSE ENCLOSURE.
- EXISTING ASPHALT TO BE REMOVED AND REPLACED.
- EXISTING WALL.
- EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- EXISTING H.C. ACC. RAMP TO BE REMOVED AND NEW H.C. ACC. TO BE BUILT.
- EXISTING CHAIN LINK FENCE.
- CONSTRUCT NEW HANDICAP ACCESS RAMP. SEE DETAIL (6/C-2)
- NEW ASPHALT PAVEMENT.
- NEW HEADER CURB.
- NEW CONCRETE SIDEWALK.
- NEW HANDICAP SIGNAGE, SEE DETAIL (A/C-1)
- NEW CONCRETE VALLEY GUTTER.
- NEW LANDSCAPING. SEE LANDSCAPING PLAN.
- EXISTING HEADER CURB TO BE REMOVED AND DISPOSED.
- NEW 12" SIDEWALK CULVERT. PER COA STD DWG 2236.
- NEW RETAINING WALL. SEE DETAIL (6/C-2)
- NEW CONCRETE WHEEL STOPS.
- NEW H.C. ACC. CONCRETE RAMP PER C.O.A. DRAWING 2426
- NEW BICYCLE RACK SEE DETAIL (7/C-2)

PROJECT NUMBER: 1007258

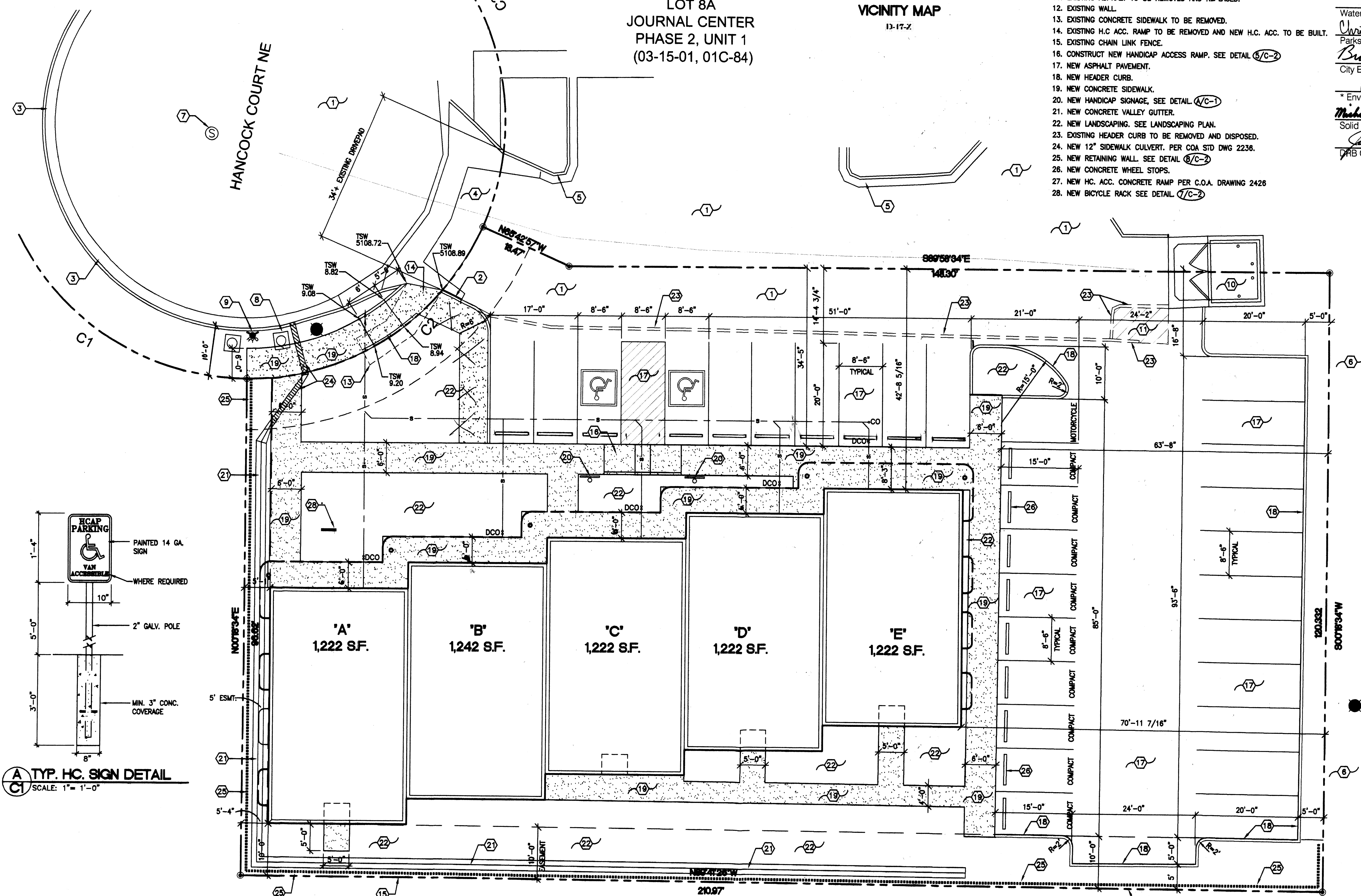
Application Number: 08DRB-70200

Is an Infrastructure List required? () Yes () 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:

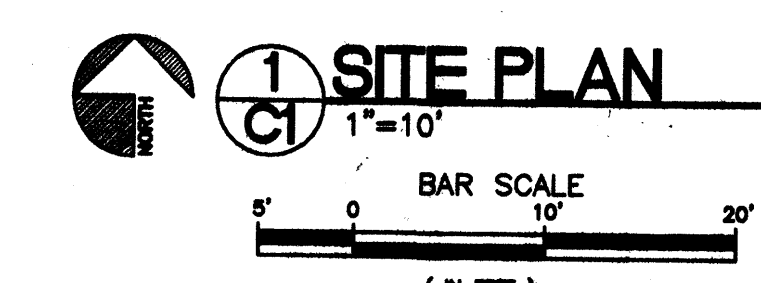
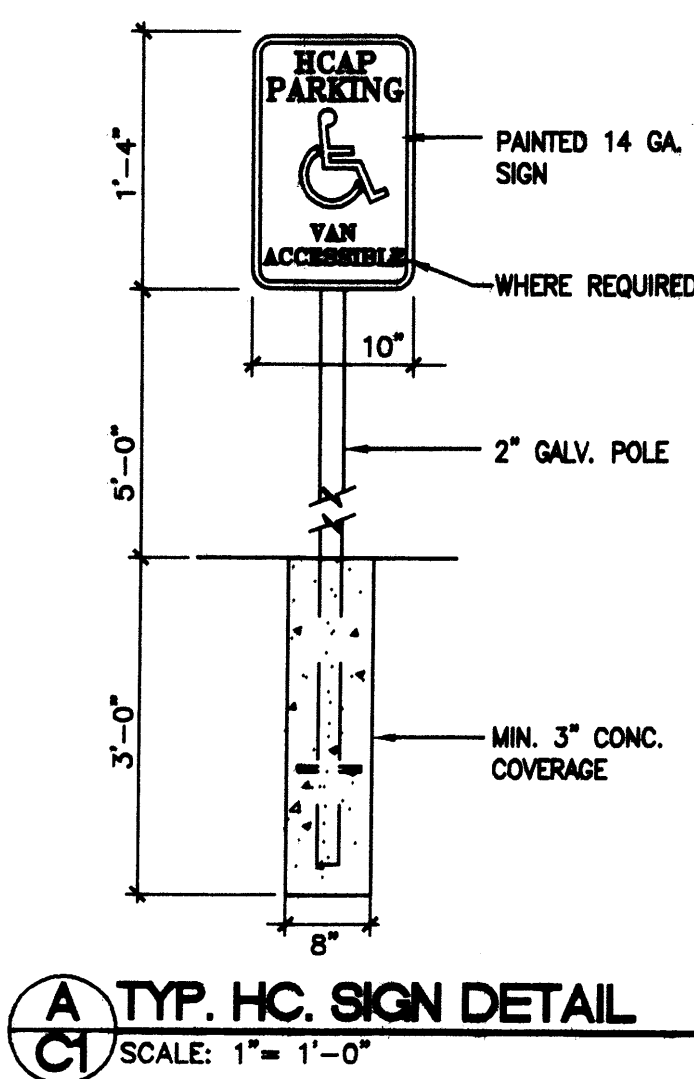
<i>[Signature]</i>	Date 6-13-08
Traffic Engineering, Transportation Division	
<i>[Signature]</i>	Date 5-21-08
Water Utility Department	
<i>[Signature]</i>	Date 5/21/08
Parks and Recreation Department	
<i>[Signature]</i>	Date 5/21/08
City Engineer	
N/A	
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	Date 6/16/08
Solid Waste Management	
<i>[Signature]</i>	Date 6/16/08
DRB Chairperson, Planning Department	

LOT 8A
 JOURNAL CENTER
 PHASE 2, UNIT 1
 (03-15-01, 01C-84)



LINE LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	TO BE REMOVED
---	SAS



LEGAL DESCRIPTION
 LOT 2A, UNIT 1,
 JOURNAL CENTER PHASE 2
 ZONING IP
 ALBUQUERQUE, NEW MEXICO

HANCOCK OFFICE BUILDING
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #0761

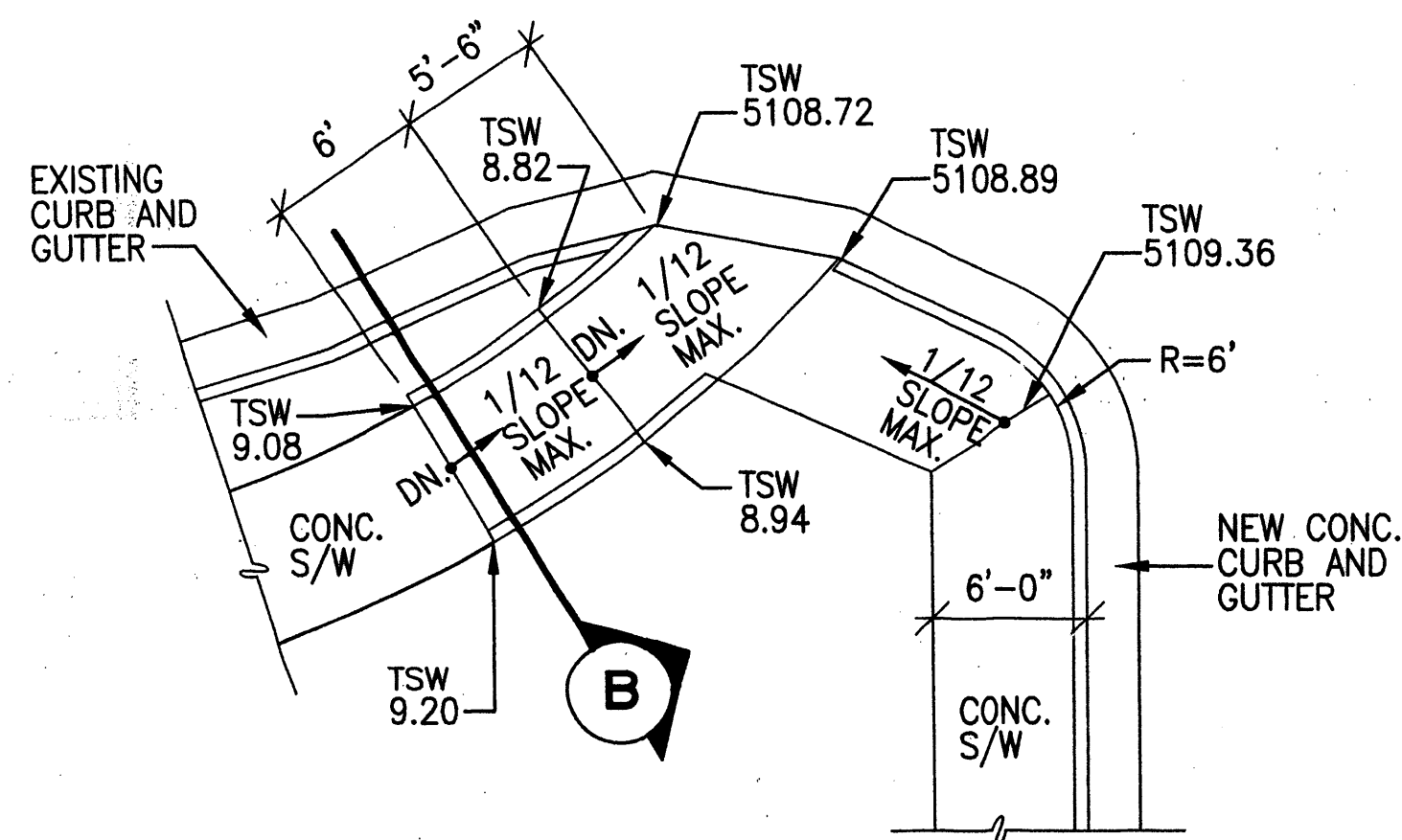
REVISION DATE
 05-21-2008

DATE
 01-09-2008

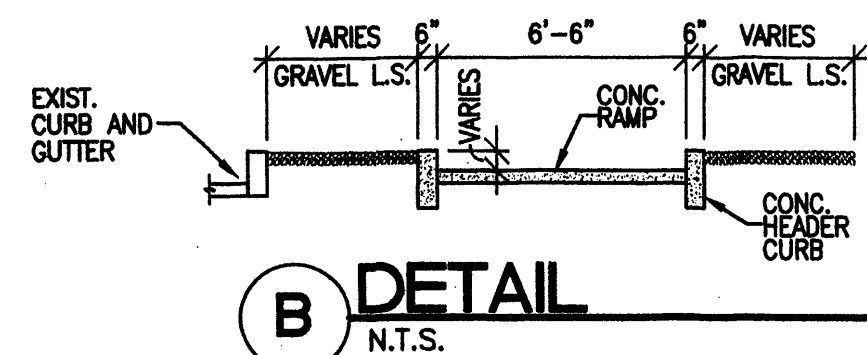
SHEET NUMBER
 C-1

rick
 bennett
 ARCHITECTS
 1104 Park Avenue SW, Albuquerque, New Mexico 87102
 (505) 241-1897 Fax (505) 242-6608 rick@rickbennett.com

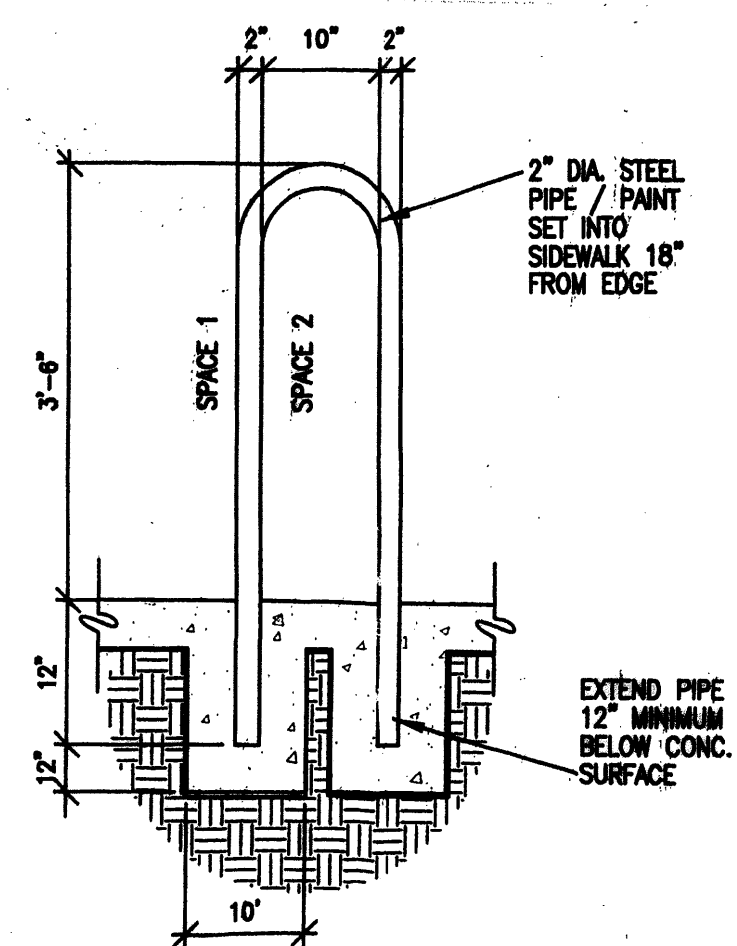
1007258



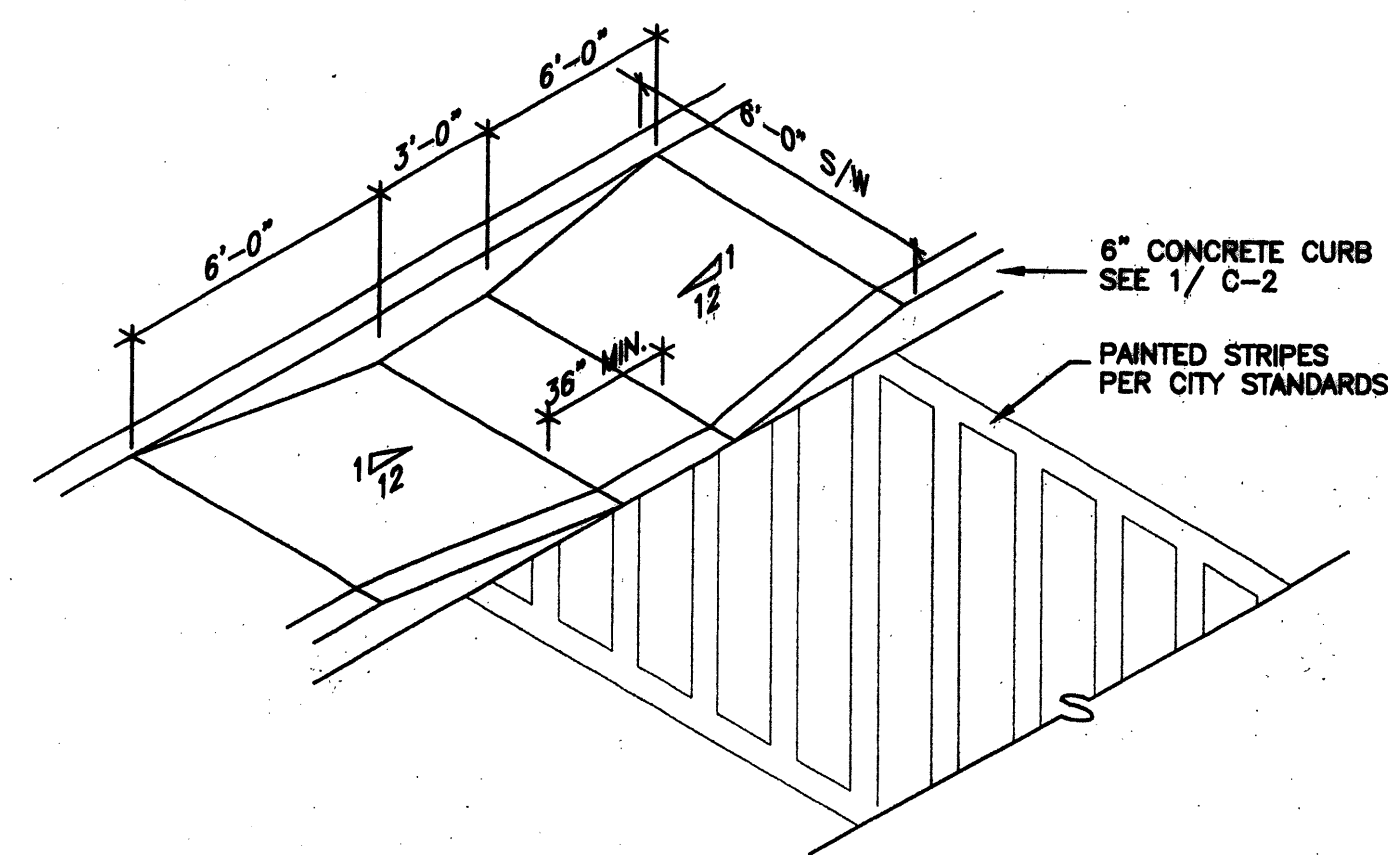
A DETAIL
N.T.S.



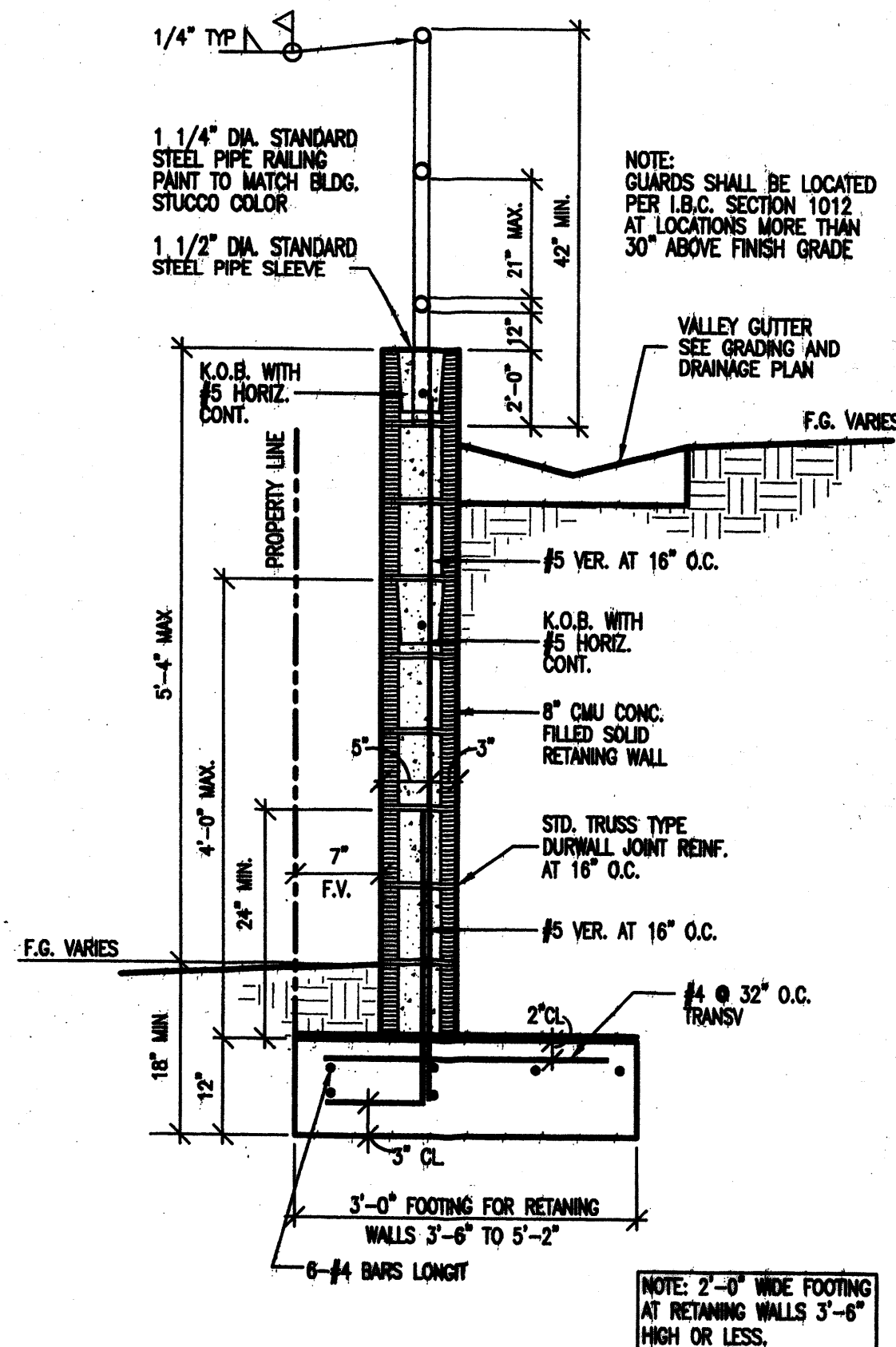
B DETAIL
N.T.S.



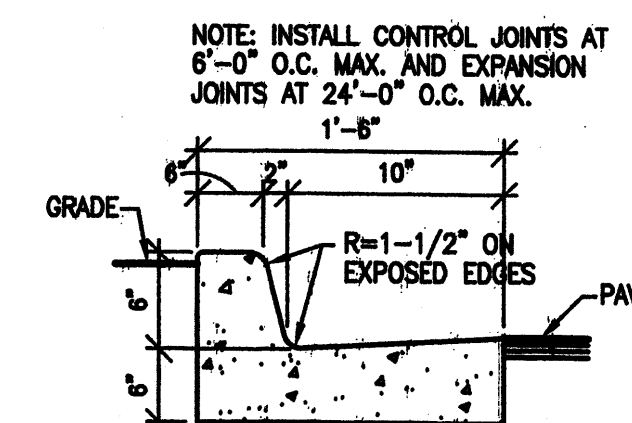
7 BICYCLE RACK
N.T.S.



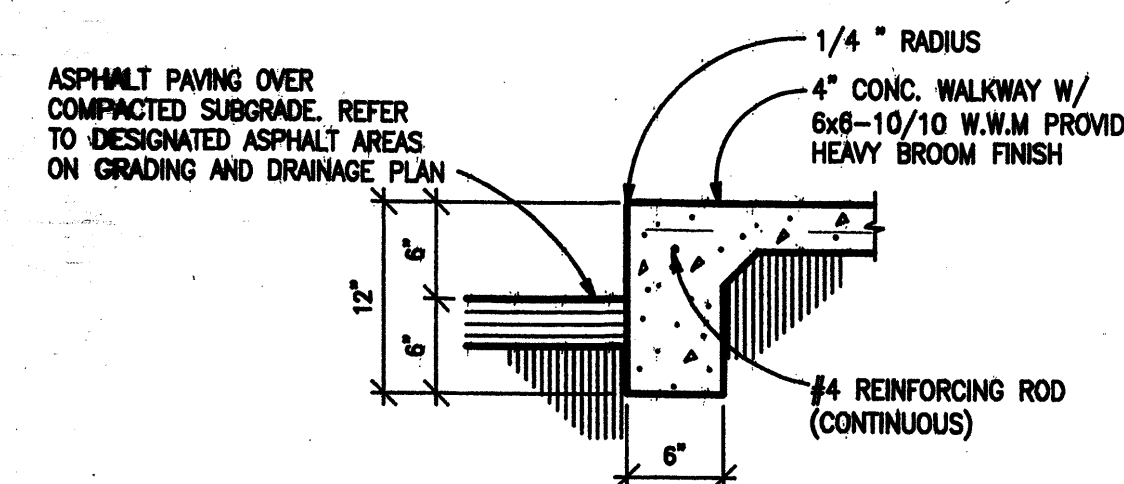
6 HC. ACCESSIBLE CURB RAMP
C2 NOT TO SCALE



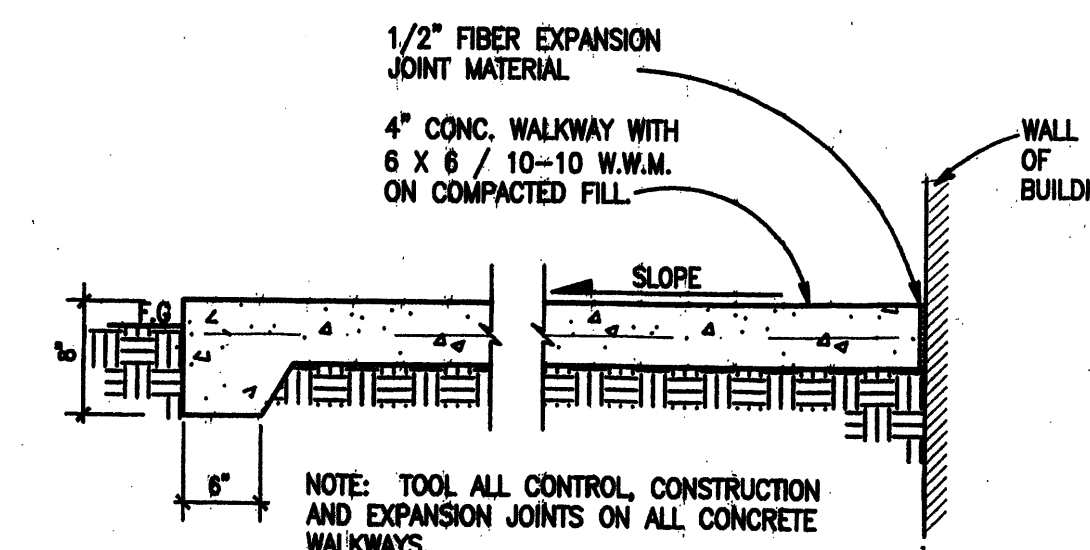
8 CMU RETAINING WALL
N.T.S.



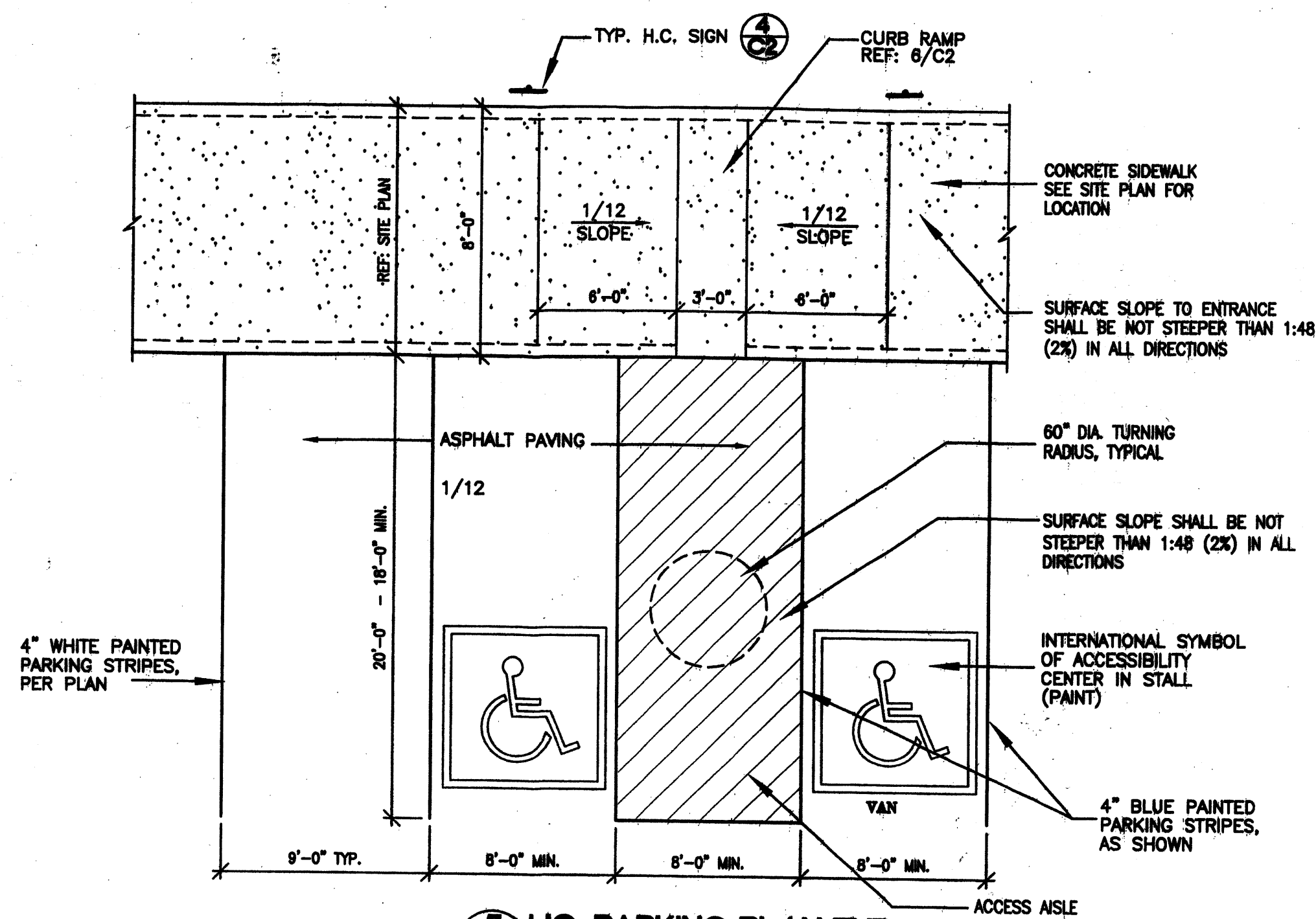
1 CONCRETE CURB AND GUTTER
N.T.S.



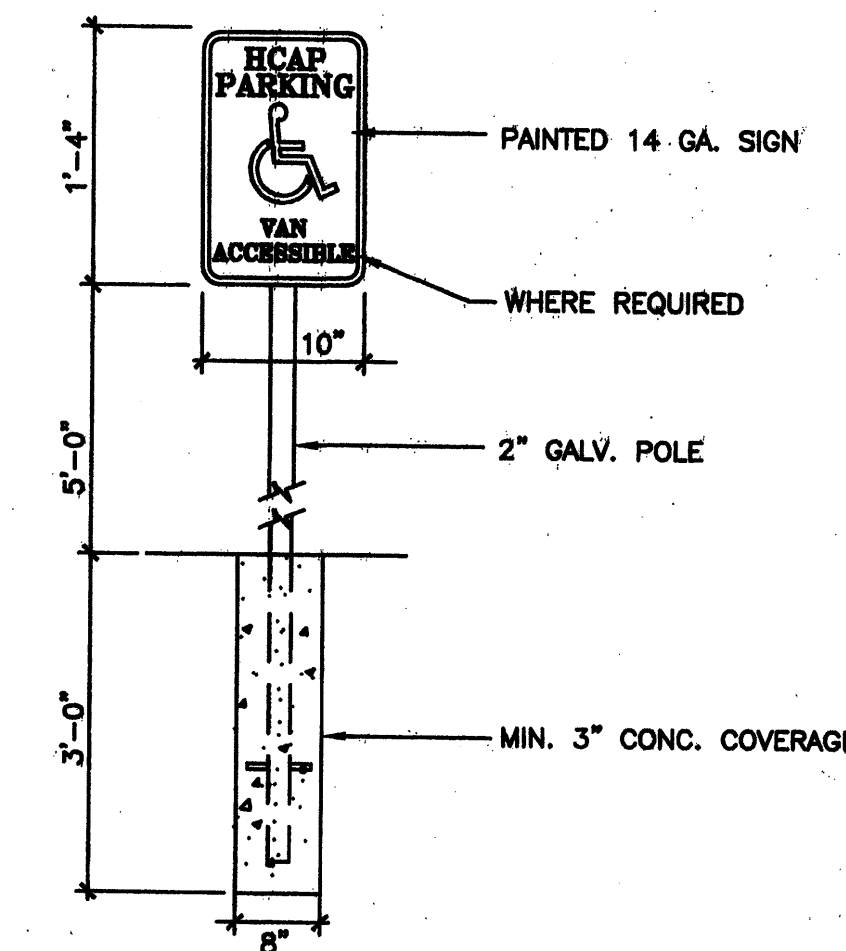
2 TYP. CONC. CURB AND SIDEWALK DETAIL
C2 SCALE: 1" = 1'-0"



3 TYP. SIDEWALK DETAIL
C2 SCALE: 1" = 1'-0"



5 HC. PARKING PLAN TYP.
C2 NOT TO SCALE



4 TYP. HC. SIGN DETAIL
C2 SCALE: 1" = 1'-0"

HANCOCK OFFICE BUILDING
SITE DETAILS
ALBUQUERQUE, NEW MEXICO
PROJECT #0761

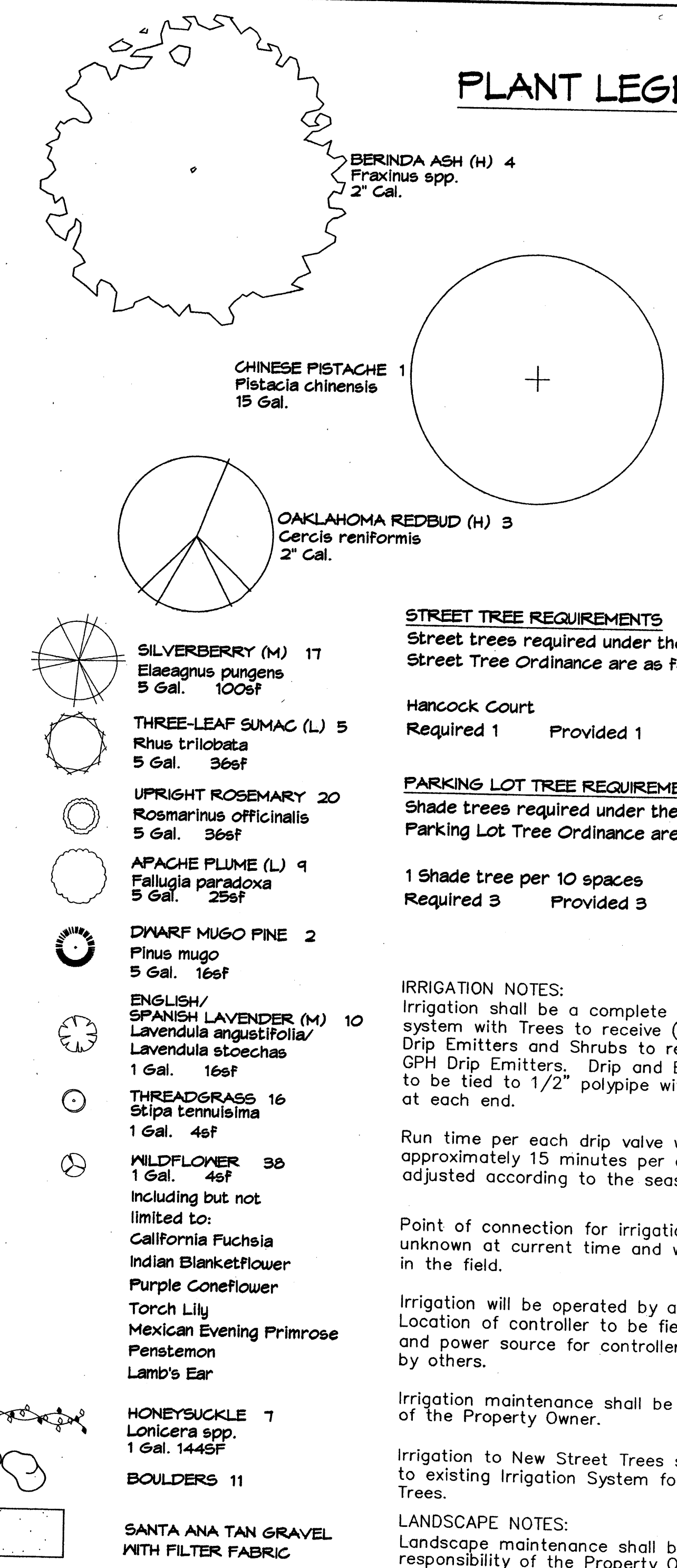
REVISION DATE
08-21-2007

rick
benett
ARCHITECTS
1106 Park Avenue SW • Albuquerque, New Mexico 87102
(505) 242-1859 • Fax (505) 242-6409 • ric@rickb.com

DATE
11-07-2007

SHEET NUMBER
C-2

PLANT LEGEND



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

Hancock Court
Required 1 Provided 1

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

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.

Irrigation to New Street Trees shall be tied in to existing Irrigation System for Existing Street Trees.

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.

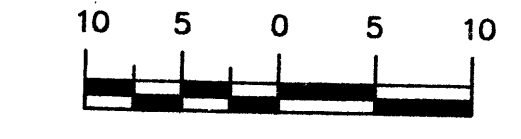
Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

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 Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

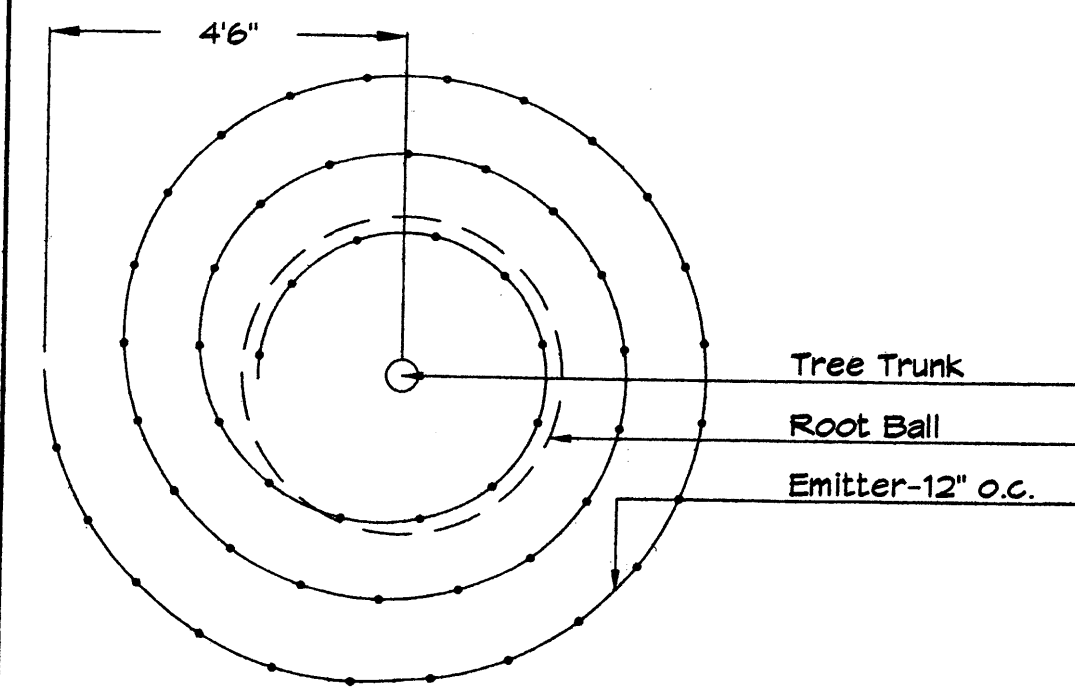
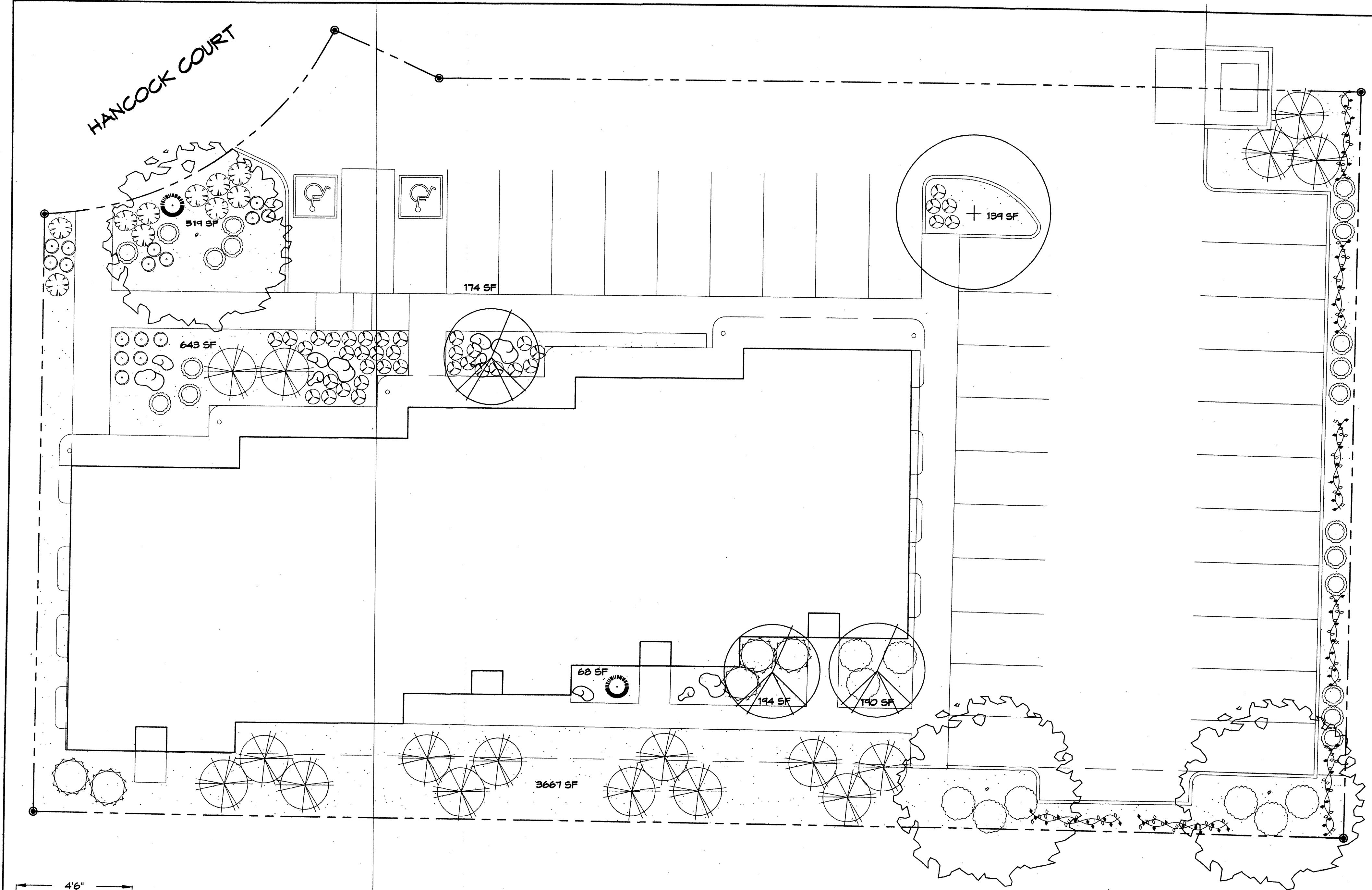
GRAPHIC SCALE



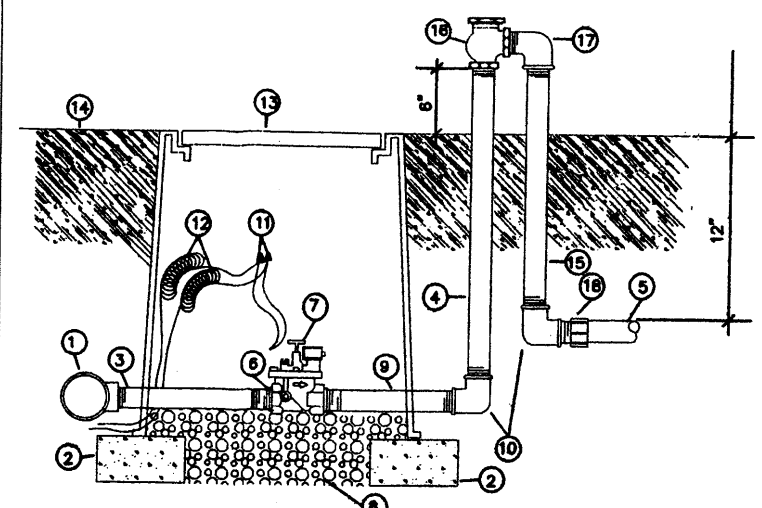
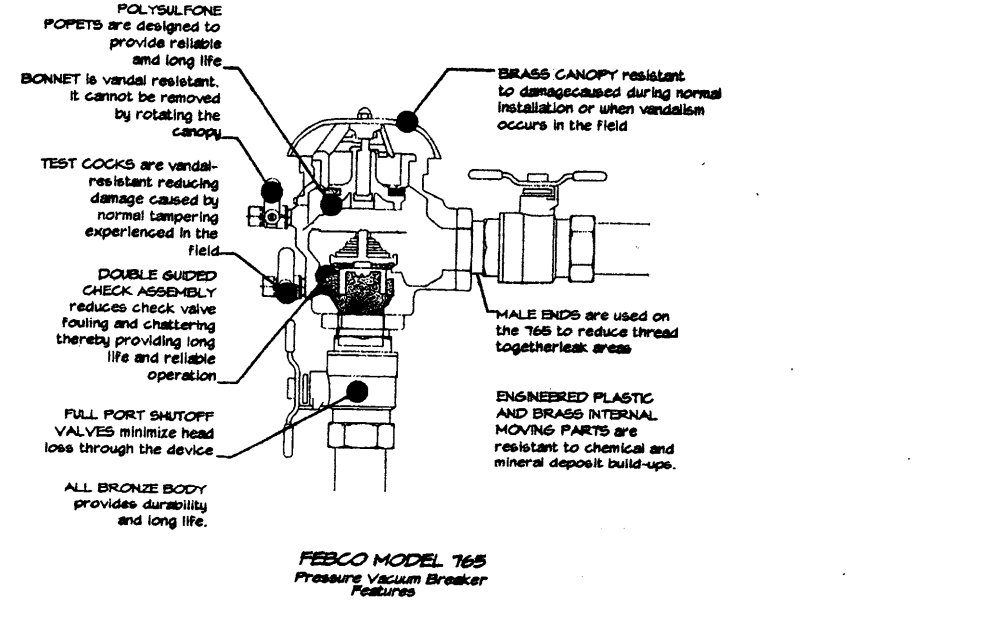
SCALE: 1"=10'

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	24734	square feet
TOTAL BUILDINGS AREA	6130	square feet
NET LOT AREA	18604	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2790	square feet
TOTAL BED PROVIDED	5594	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	4195	square feet
TOTAL GROUND COVER PROVIDED	4241 (76%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	5594	square feet

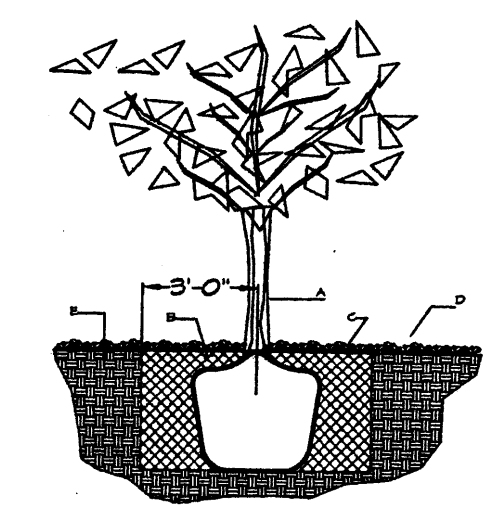


Netafim Spiral Detail



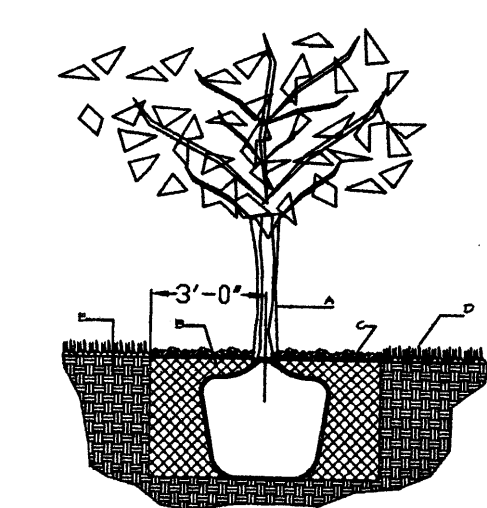
- 1 MAINLINE FITTING
- 2 GSI BLOCK
- 3 GALVANIZED NIPPLE
- 4 24" TO 36" GALVANIZED NIPPLE
- 5 LATERAL PIPE
- 6 REDUCER BUSHING
- 7 AUTOMATIC VALVE (SEE LEGEND)
- 8 GRAVEL
- 9 GALVANIZED NIPPLE
- 10 GALVANIZED ELBOW
- 11 WATERPROOF WIRE CONNECTOR
- 12 WIRE EXPANSION LOOPS
- 13 VALVE BOX
- 14 FINISH GRADE
- 15 GALVANIZED NIPPLE - 18" TO 24" LENGTH
- 16 ATMOSPHERIC VACUUM BREAKER
- 17 GALVANIZED STREET ELL
- 18 TOE NIPPLE OR MALE ADAPTER
- 19 ENGINEERED PLASTIC AND GRAVEL INTERNAL MOVING PARTS ARE RESISTANT TO CHEMICAL AND MECHANICAL WEAR

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



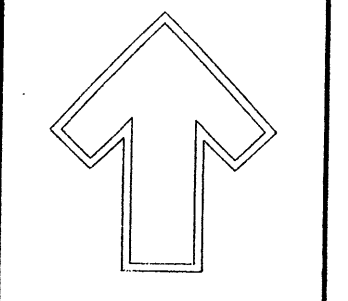
TREE PLANTING DETAIL

- 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" DEPTH OF GRAVEL MULCH.
 - D. UNDISTURBED SOIL.



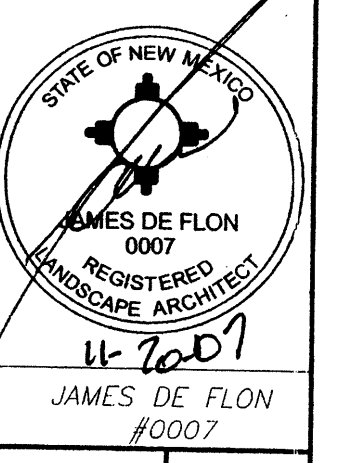
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- CONSTRUCTION NOTES:**
- A. TREE
 - B. BACKFILL WITH EXISTING SOIL.
 - C. 3" DEPTH OF GRAVEL MULCH.
 - D. TURF AT FINISH GRADE.
 - E. UNDISTURBED SOIL.



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JOURNAL CENTER 2
HANCOCK OFFICE BUILDING
LANDSCAPE PLAN

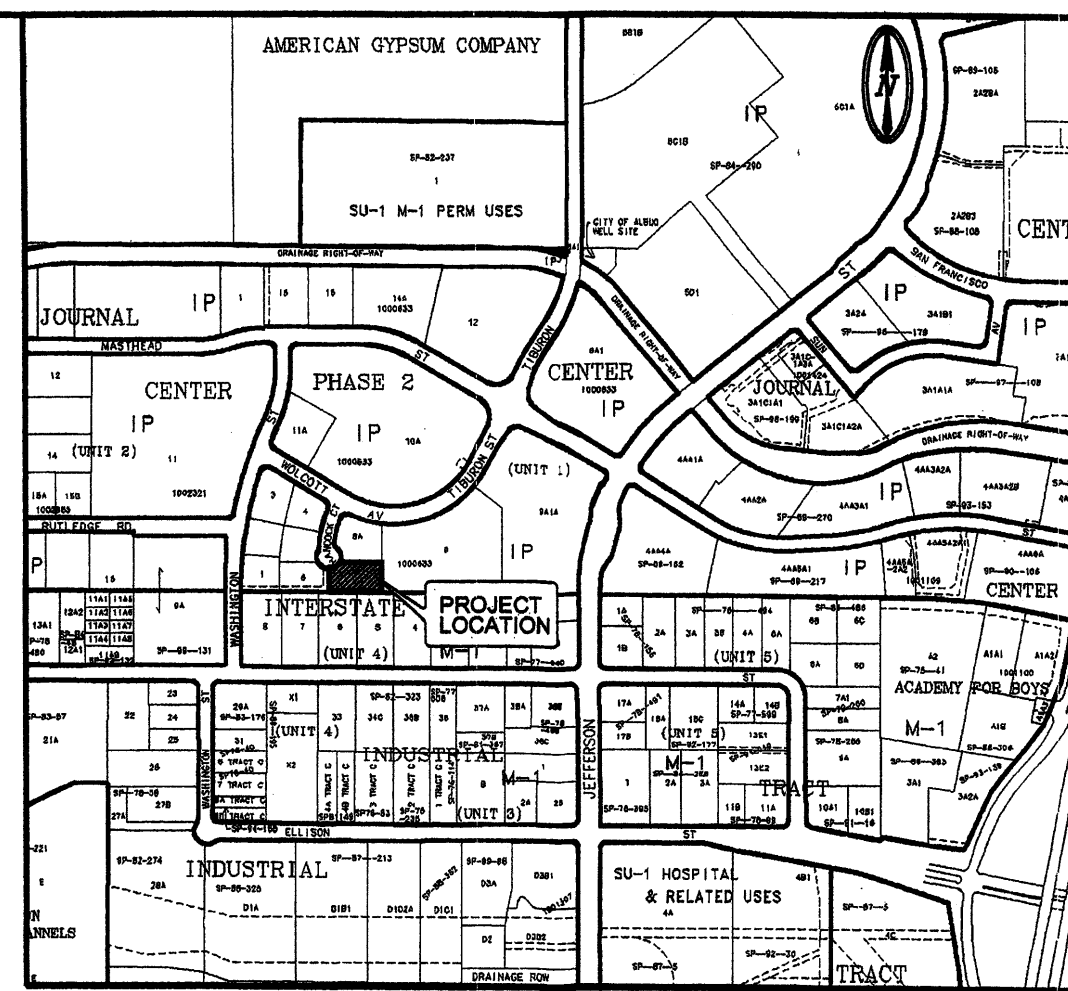
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. The design and construction of any landscape or other project shall be the responsibility of the client. No part of this plan may be reproduced or copied in any form or by any means without the prior written consent of The Hilltop Landscape Architects and Contractors.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

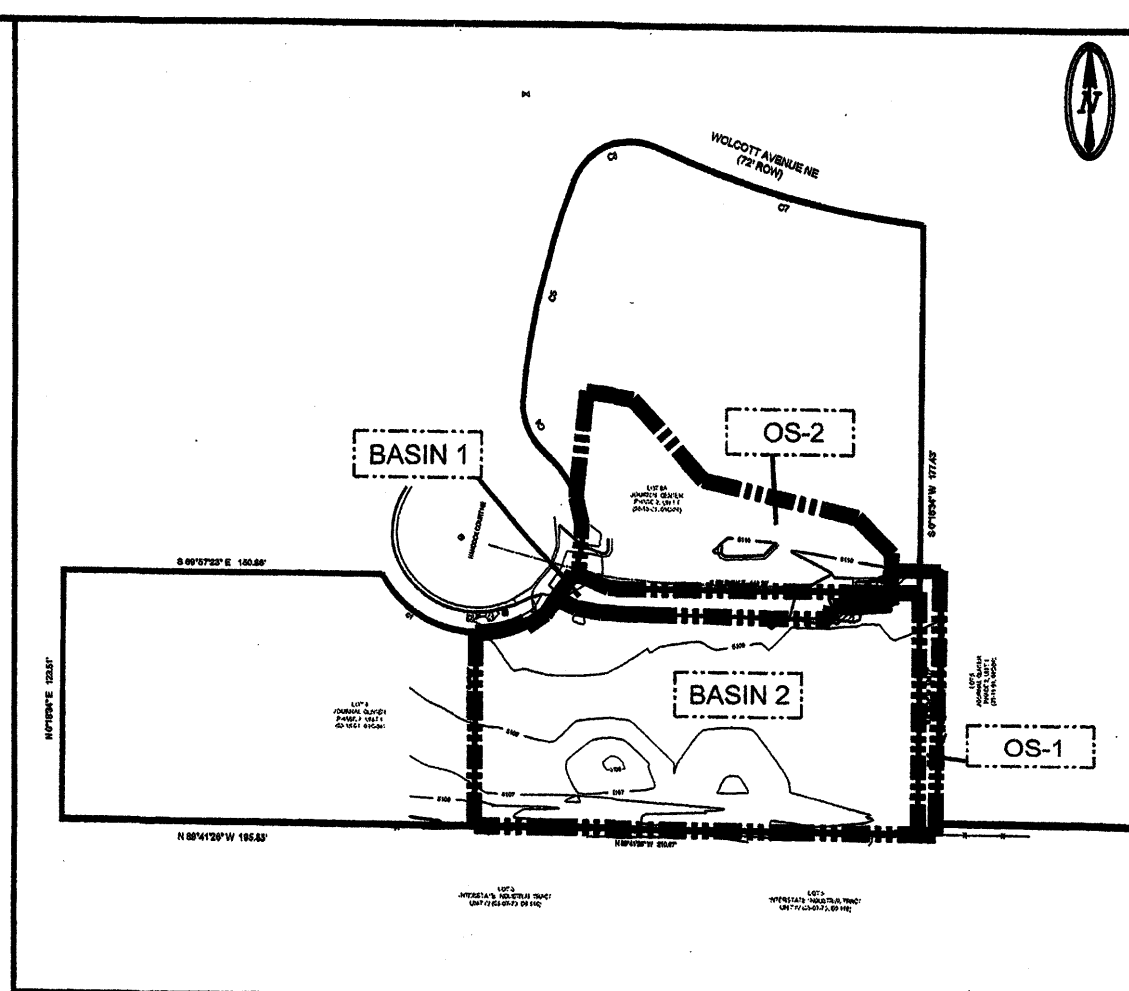
DRAWN BY: CMC
REVISION #
DATE: 11-20-07

SHEET #
L1 OF L1

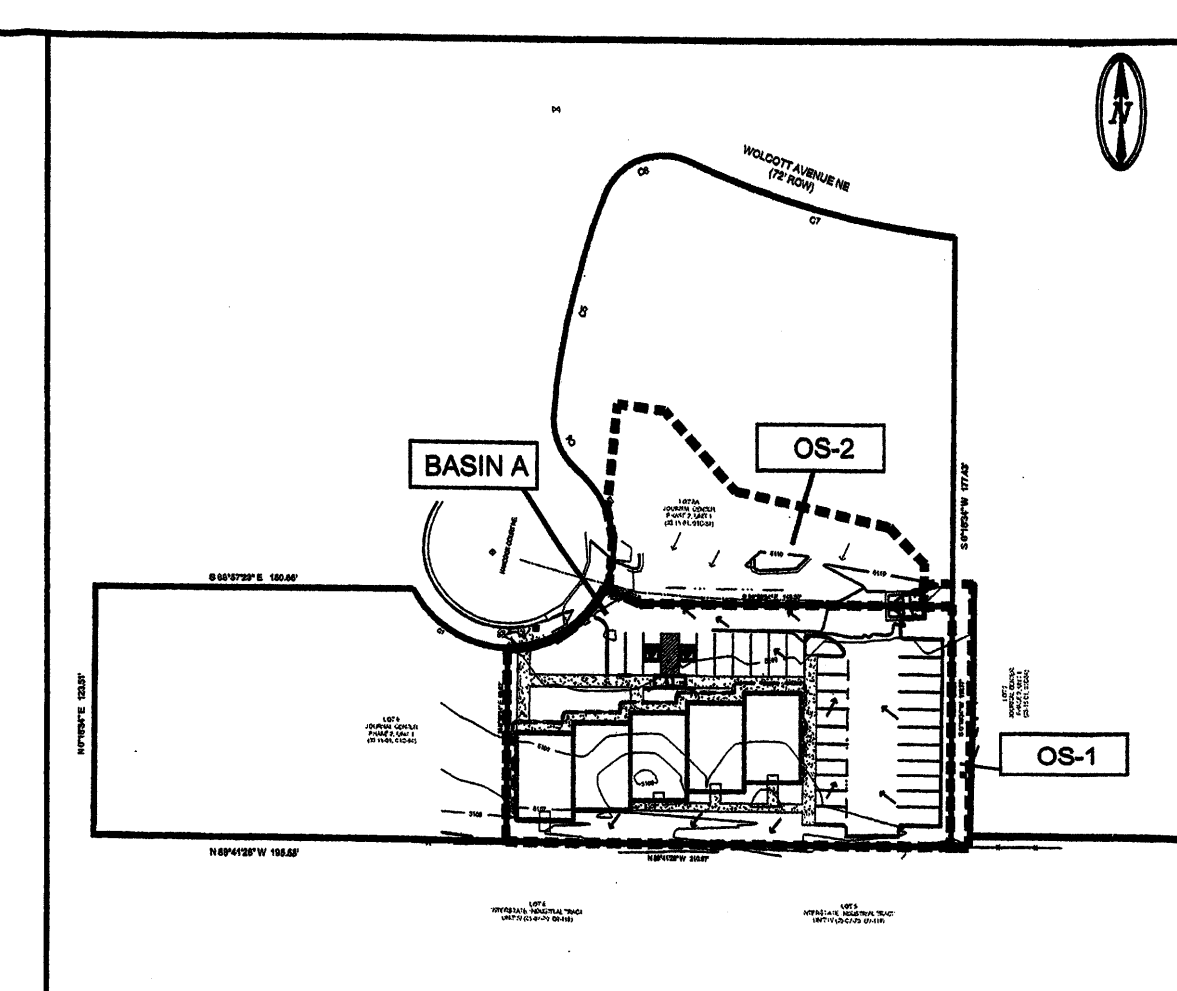
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	63°21'28"	N 20°14'28" E	50.0'	55.29'	52.52'
C2	66°19'11"	N 57°09'16" W	50.0'	57.87'	54.70'
C3	73°49'37"	N 12°55'08" W	50.0'	64.43'	60.06'



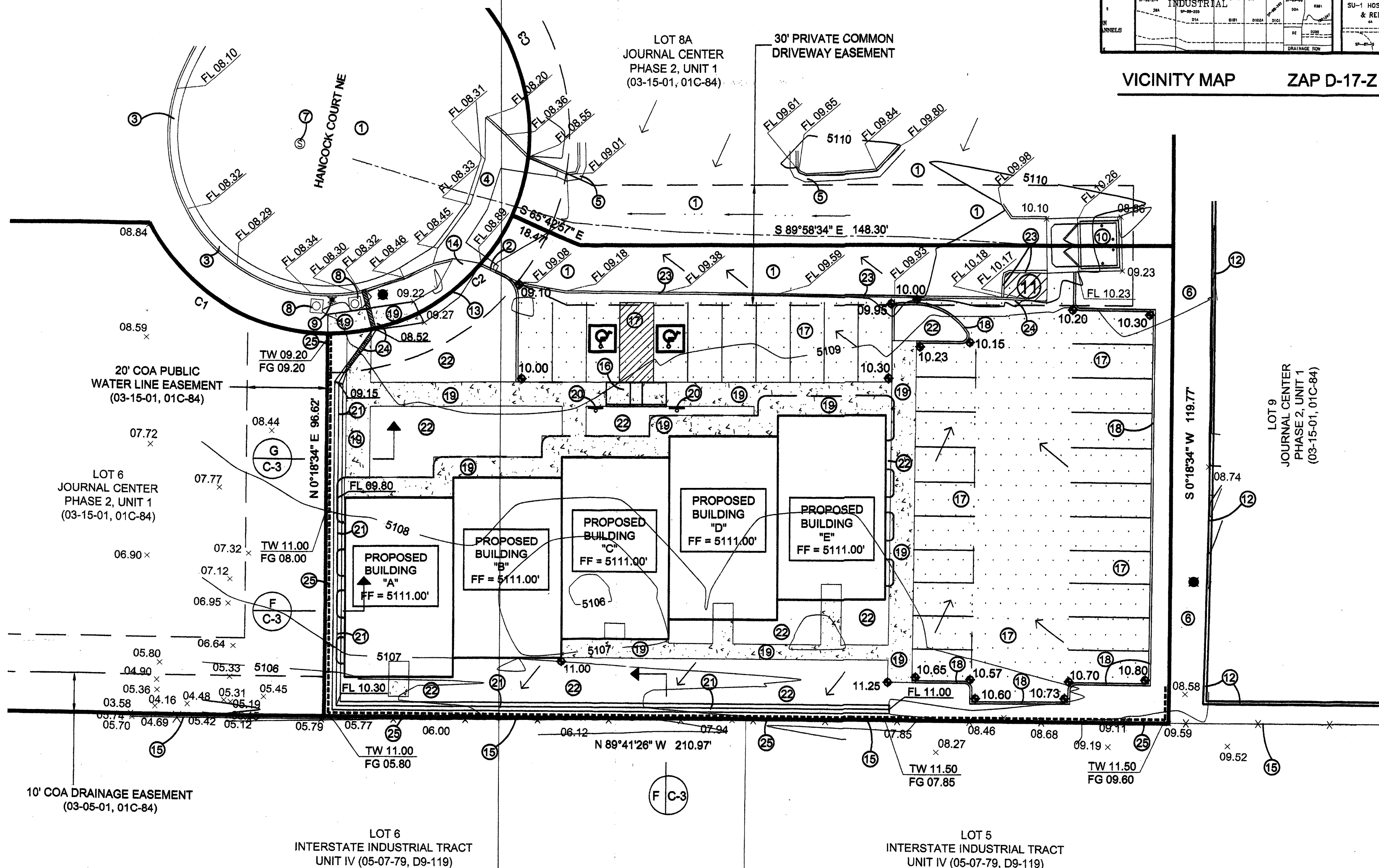
VICINITY MAP ZAP D-17-Z NTS



EXISTING BASIN MAP NTS



PROPOSED BASIN MAP NTS



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, 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 LOT 7A BY CONSTRUCTING AN OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 0.57 ACRES AND IS LOCATED AT 7400 HANCOCK COURT NE, JUST SOUTH OF WOLCOTT AVENUE NE. THE SITE IS UNDEVELOPED WITH THE EXCEPTION OF A PAVED ACCESS DRIVE LOCATED ALONG THE NORTH PROPERTY LINE. THE SITE IS BOUNDED TO THE NORTH AND EAST BY OFFICE BUILDINGS, TO THE SOUTH BY INDUSTRIAL PROPERTIES AND TO THE WEST BY AN UNDEVELOPED PORTION OF LOT 7A. CURRENTLY, THE SITE SLOPES FROM NORTH TO SOUTH AT APPROXIMATELY 0.5 TO 2 PERCENT. ON-SITE RUNOFF FROM THE PAVED ACCESS DRIVE DRAINS NORTH ONTO HANCOCK COURT NE AND THE UNDEVELOPED PORTION OF THE SITE DRAINS SOUTH TO A DITCH LOCATED ALONG THE SOUTHERN PROPERTY LINE WHERE THE RUNOFF DRAINS INTO LOT 6, INTERSTATE INDUSTRIAL TRACT, UNIT IV. OFFSITE RUNOFF IMPACTS THE SITE FROM THE NORTH AND THE EAST. OFFSITE RUNOFF, FROM THE PARKING LOT TO THE NORTH, DRAINS ONTO THE PAVED ACCESS DRIVE WHERE IT IS CHANNELLED ALONG WITH THE ON-SITE RUNOFF, TO HANCOCK COURT NE. FROM THE EAST, A SMALL PORTION OF OFFSITE RUNOFF FROM LOT 9 DRAINS TO THE ABOVE MENTIONED DITCH WHERE IT COMBINES WITH THE ON-SITE RUNOFF.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED BY CONSTRUCTING AN OFFICE BUILDING WITH RELATED SITE IMPROVEMENTS. ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES. DUE TO LIMITED DOWNSTREAM IMPROVEMENTS WITHIN THE 10' COA DRAINAGE EASEMENT WITHIN LOT 6A, ALL RUNOFF WILL BE ROUTED TO HANCOCK CT. THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS. OFFSITE RUNOFF WILL CONTINUE TO FLOW IN ITS HISTORIC CONDITIONS. THIS IS AN INFILL SITE. ON-SITE PONDING IS NOT RECOMMENDED.

TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SINCE THE SITE CONTAINS LESS THAN 1.0 ACRES, A SWPPP IS NOT REQUIRED.

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.

BAR SCALE

5' 0" 10' 20'

(IN FEET)

1" = 20'

PROJECT DATA

PROPERTY ADDRESS

7400 HANCOCK CT. NE

LEGAL DESCRIPTION

LOT 7A
JOURNAL CENTER
PHASE 2, UNIT 1
ALBUQUERQUE, NM 87121

PROPERTY ZONING

IP

MAPPING

ALL PROJECT SURVEYING
BY BRASHER & LORENZ, INC.
DECEMBER, 2007

PROJECT BENCHMARK

ACS MONUMENT "13, D16"
ELEVATION: 5073.471 FEET
ACS MONUMENT "REEVES-2"
HORIZONTAL DATUM
1988 NGVD

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.
- All spot elevations are top of pavement unless noted otherwise.

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

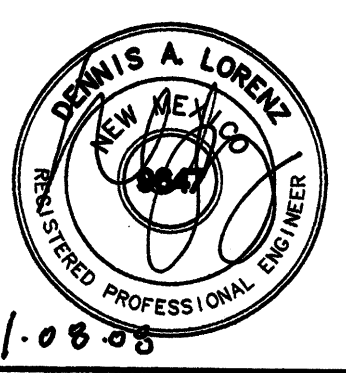
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- EXISTING 6" CURB AND GUTTER.
- EXISTING LANDSCAPING.
- EXISTING SAS MANHOLE. RIM = 5108.61' INV (SE) = 5097.60' INV (SW) = 5097.56' INV (N) = 5097.36'
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- NEW CONCRETE SIDEWALK.
- NEW HANDICAP SIGNAGE.
- NEW CONCRETE VALLEY GUTTER.
- NEW LANDSCAPING. SEE LANDSCAPING PLAN.
- EXISTING HEADER CURB TO BE REMOVED AND DISPOSED.
- NEW 12" SIDEWALK CULVERT. PER COA STD DWG 2236.
- NEW RETAINING WALL. SEE DETAIL (C-3)

PROJECT HYDROLOGY								
AHYMO								
ZONE:	2							
P ₆ HOUR:	2.35"							
P ₁₀ DAY:	3.95"							
UNDEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
1	0.04	0.00	0.00	0.00	0.04	2.12	0.2	0.007
2	0.53	0.00	0.00	0.00	0.53	0.53	0.8	0.023
OS-1	0.03	0.00	0.00	0.03	0.00	1.13	0.1	0.003
OS-2	0.19	0.00	0.00	0.06	0.13	1.80	0.8	0.028
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.57	0.00	0.00	0.05	0.52	2.03	2.6	0.096
OS-1	0.11	0.00	0.00	0.03	0.00	1.13	0.1	0.003
OS-2	0.19	0.00	0.00	0.06	0.13	1.80	0.8	0.028

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1300
Albuquerque, New Mexico 87110
Ph: 505-868-6088 Fax: 505-868-6188

HANCOCK OFFICE BUILDING
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #0761

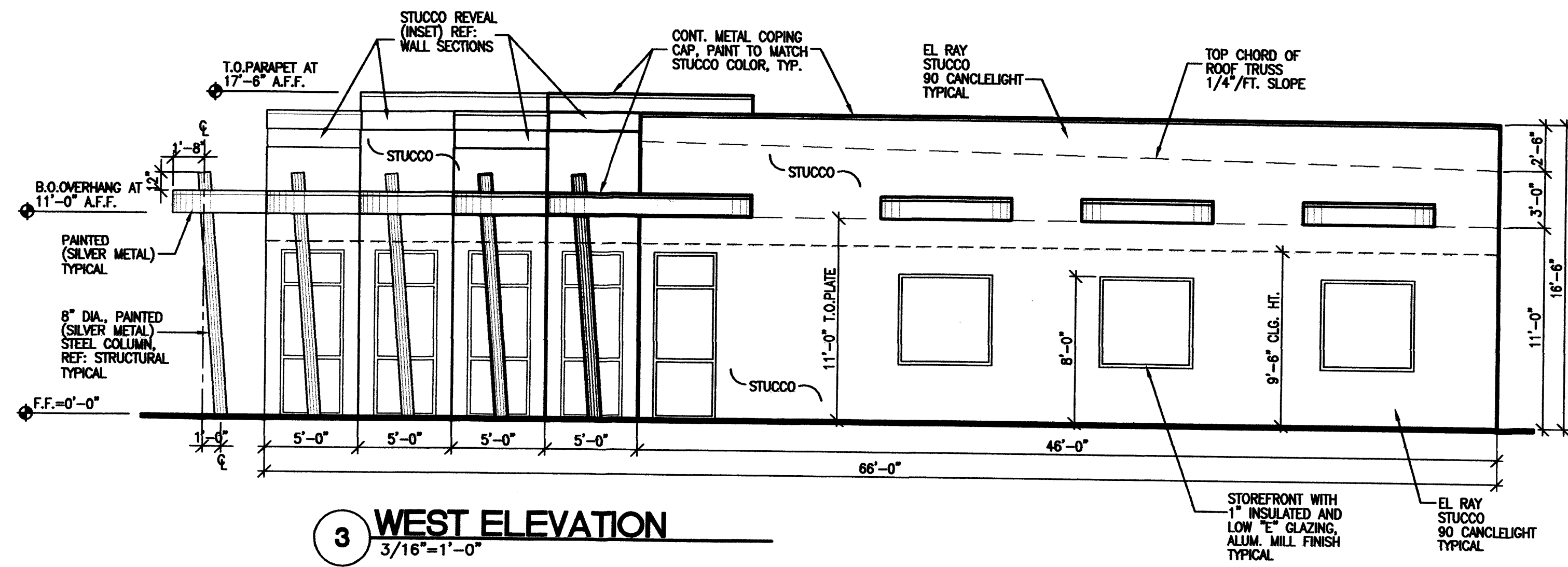
REVISION DATE



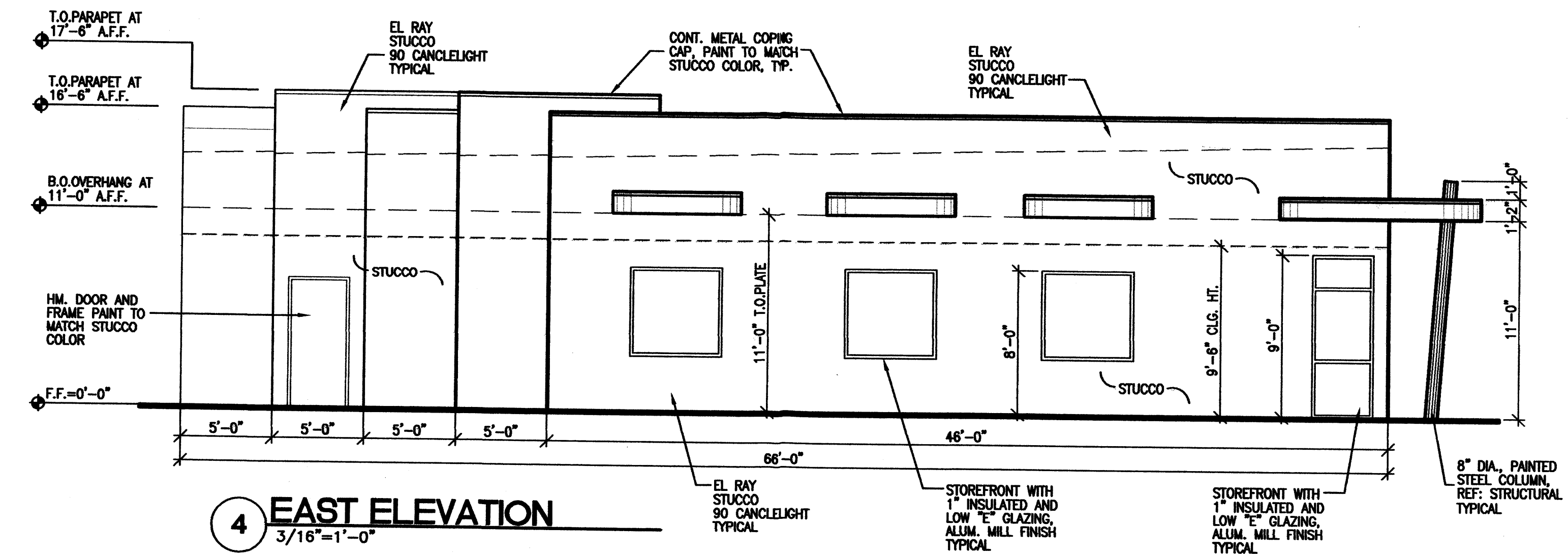
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SHEET NUMBER

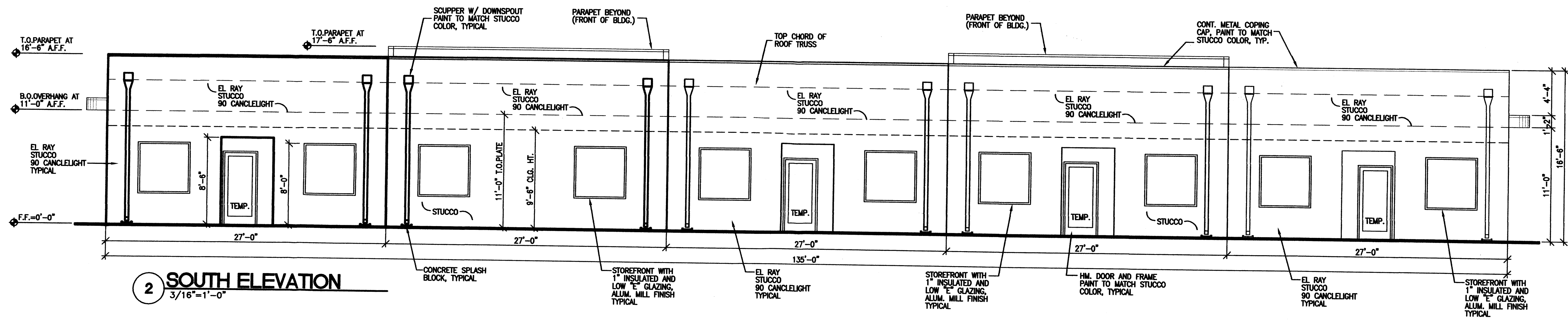
C-2



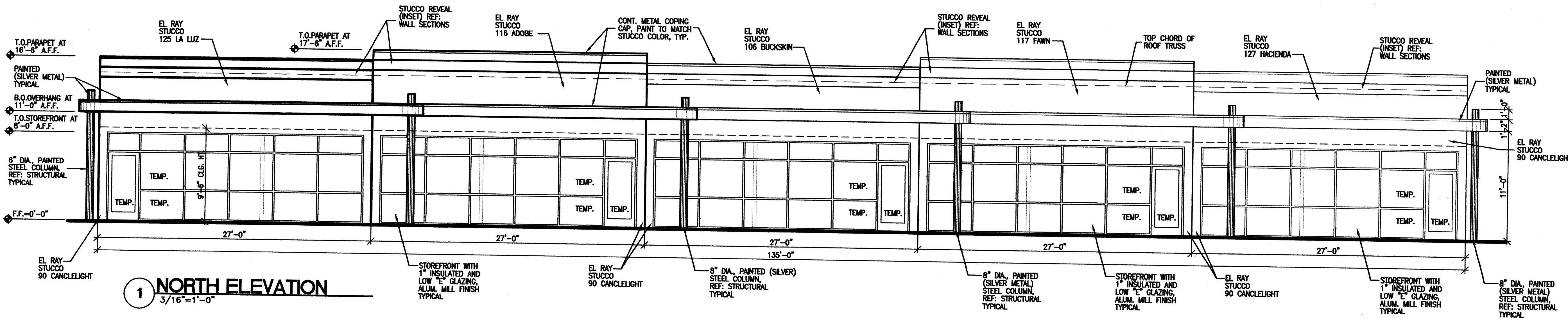
3 WEST ELEVATION
3/16"=1'-0"



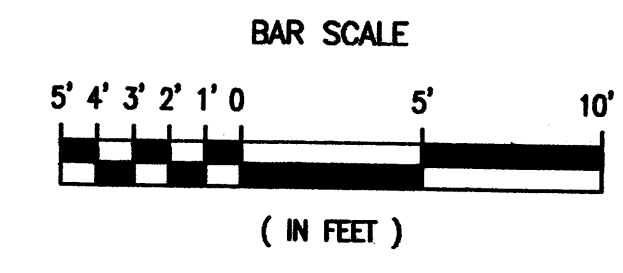
4 EAST ELEVATION
3/16"=1'-0"



2 SOUTH ELEVATION
3/16"=1'-0"



1 NORTH ELEVATION
3/16"=1'-0"



HANCOCK OFFICE BUILDING
BUILDING ELEVATIONS
ALBUQUERQUE, NEW MEXICO
PROJECT #0761

REVISION DATE
DATE
11-14-2007
SHEET NUMBER
A-40