

Lot 5-A
 Being a Replat of
 Lots 4 & 5, Block 3
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010

DOC# 2010106983
 10/21/2010 01:52 PM Page: 1 of 2
 PLAT R 512 00 8 2010C P 0122 R, Tulous Olive, Bernalillo Cour

LEGAL DESCRIPTION

Lots numbered Four (4) and Five (5), in Block numbered Three (3), Tract lettered A, Unit lettered B, North Albuquerque Acres as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Lot 4 and the identical northwest corner of the parcel herein described, whence Albuquerque Control Survey Monument "CC_EG_11_12_11N_3E" bears N 21° 29' 35" W, a distance of 1337.99 feet;
 Thence, S 89° 32' 10" E, a distance of 329.86 feet to the northeast corner of the parcel herein described;
 Thence, S 00° 15' 01" W, a distance of 262.61 feet to the southeast corner of said Lot 5 and the identical southeast corner of the parcel herein described;
 Thence, N 89° 47' 02" W, a distance of 329.71 feet to the southwest corner of the parcel herein described;
 Thence, N 00° 13' 12" E, a distance of 264.04 feet to the northwest corner and point of beginning of the parcel herein described and containing 1.9936 acres, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 5-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of Pasadena Avenue NE as shown hereon to the City of Albuquerque in fee simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

AMERICUS, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

JOHN E. MECHENBIER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on October 7 2010,
 by John E. Mechenbier, Managing Member, Americus, LLC.
 My Commission Expires: Aug. 10 2014
 Terese Forstbauer
 Notary Public



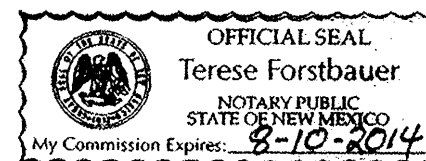
MAGMIKE, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

MICHAEL D. LEACH, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

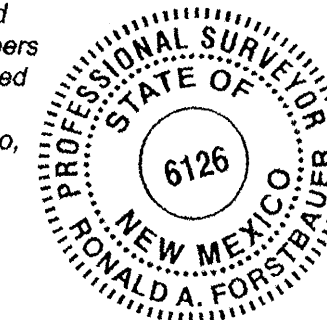
This instrument was acknowledged before me on October 7 2010,
 by Michael D. Leach, Managing Member, Magmike, LLC.
 My Commission Expires: Aug. 10 2014
 Terese Forstbauer
 Notary Public



SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment file no. 6217001273 effective August 2, 2010 issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 10/6/2010
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



PROJECT NUMBER 1008493
 Application Number 10DRB70289

The purpose of this plat is to consolidate Lots 4 & 5 into one lot and to dedicate the right-of-way of Pasadena Avenue NE.

PLAT APPROVAL

Utility Approvals:

<u>N/A</u>	PNM ELECTRIC SERVICES	DATE
<u>N/A</u>	NEW MEXICO GAS COMPANY	DATE
<u>N/A</u>	QWEST TELECOMMUNICATIONS	DATE
<u>N/A</u>	COMCAST, INC.	DATE

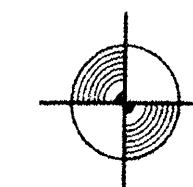
City Approvals:

for <u>R. M. Wilkie</u>	<u>October 8, 2010</u>	DATE
<u>N/A</u>	CITY SURVEYOR	DATE
<u>N/A</u>	REAL PROPERTY DIVISION	DATE
<u>N/A</u>	ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>RS/RS</u>	<u>10/20/10</u>	DATE
<u>Alan Pater</u>	<u>10/20/10</u>	DATE
<u>Christina Sandoval</u>	<u>10/20/10</u>	DATE
<u>Bradley D. Bingham</u>	<u>10/20/10</u>	DATE
<u>Bradley D. Bingham</u>	<u>10/20/10</u>	DATE
<u>Jack Chos</u>	<u>10/20/10</u>	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

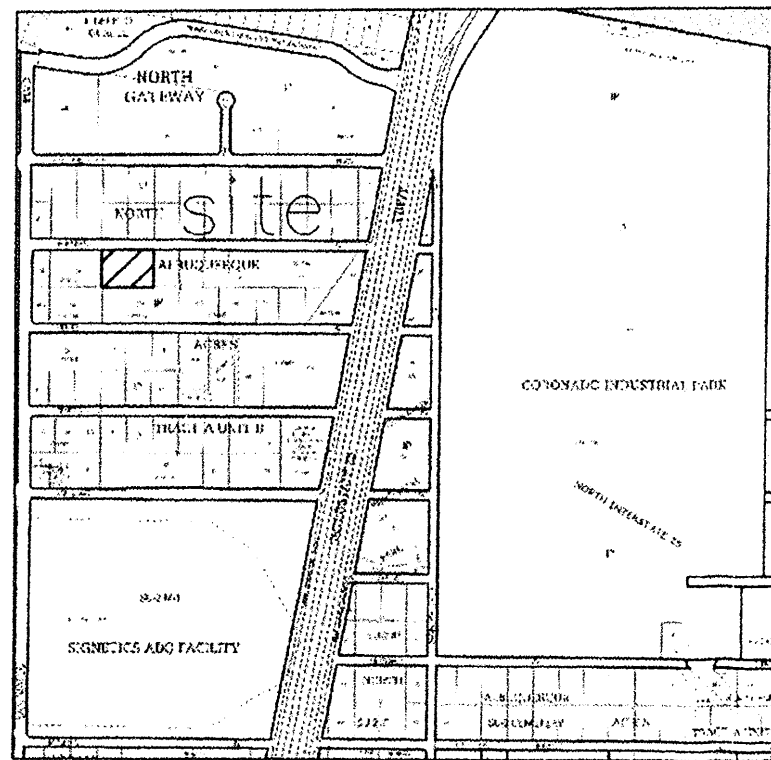
UPC #: 10180650742990122 / 101806505929920123
 PROPERTY OWNER OF RECORD: MAGMIKE LLC - Americus LLC

Terese Forstbauer 10/20/10
 BERNALILLO COUNTY TREASURER'S OFFICE:



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Vicinity Map
 no scale



Zone Atlas Page Number B-18

SUBDIVISION DATA

- Total gross acreage: 1.9936 acres
- Total number of existing lots - 2. No additional lots are being created by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD83.
- Where measured distances differ from record, () indicates record distances. The plat filed April 24, 1936 contains no bearings.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: August, 2010.
- Documents used in the preparation of this survey: Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, page 130. Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217001273 dated August 2, 2010 and documents referenced therein. Warranty Deed filed 4/01/2004, Document No. 2004043292.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast, Inc.** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

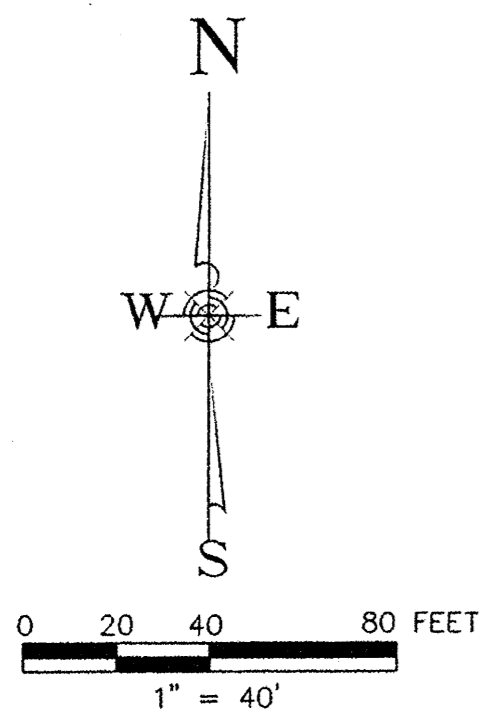
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

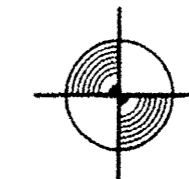
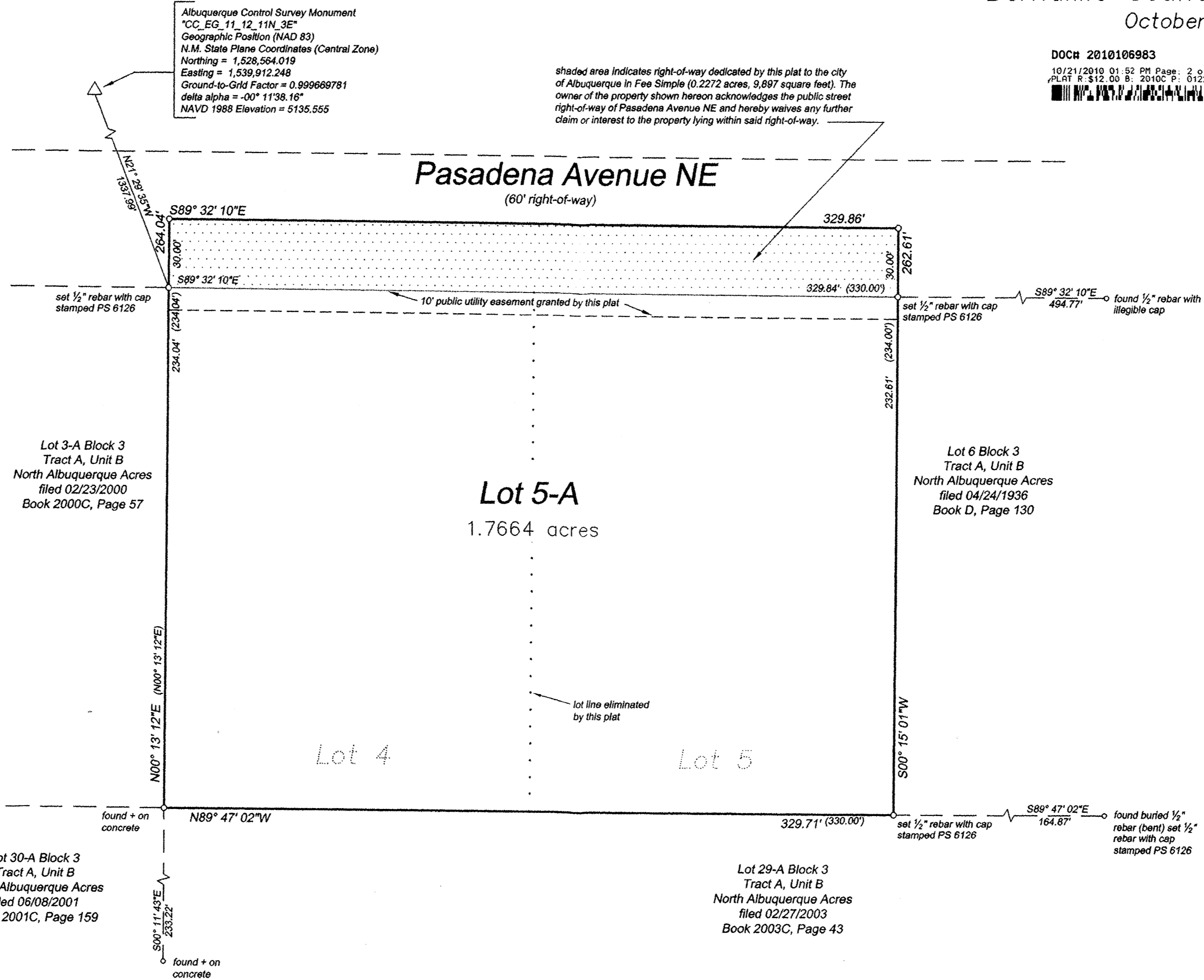


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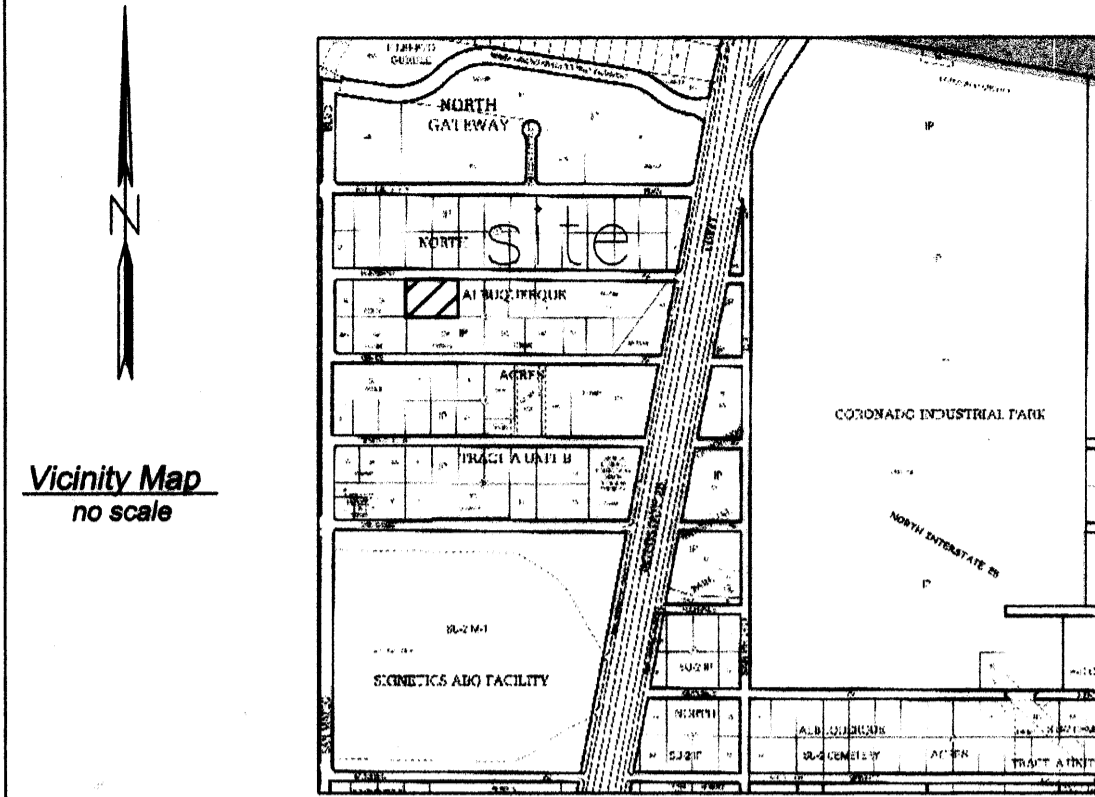
DOCH 2010106983
 10/21/2010 01:52 PM Page: 2 of 2
 PLAT R: \$12.00 B: 2010C P: 6122 R. Toulouse Oliveira, Bernalillo Cour

Albuquerque Control Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,528,564.019
 Easting = 1,539,912.248
 Ground-to-Grid Factor = 0.999689781
 delta alpha = -0° 11'38.16"
 NAVD 1988 Elevation = 5135.555

shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.2272 acres, 9,897 square feet). The owner of the property shown hereon acknowledges the public street right-of-way of Pasadena Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way.



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032



Vicinity Map
no scale

Zone Atlas Page Number B-18

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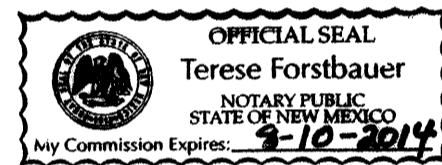
John E. Mechenbier
 JOHN E. MECHENBIER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on October 7 2010,
 by John E. Mechenbier, Managing Member, Americus, LLC.

My Commission Expires: Aug. 10, 2014
Terese Forstbauer
 Notary Public



MAGMIKE, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

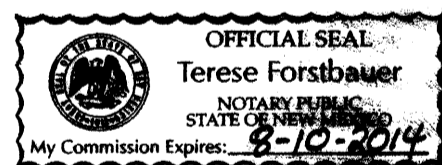
Michael D. Leach
 MICHAEL D. LEACH, MANAGING MEMBER

ACKNOWLEDGMENT

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 COUNTY OF BERNALILLO) SS

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 by Michael D. Leach, Managing Member, Magmike, LLC.

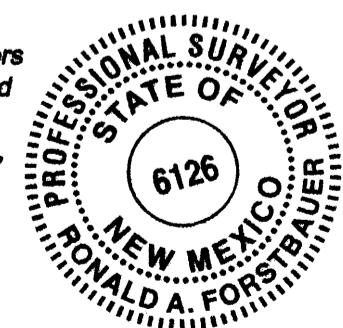
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SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment file no. 6217001273 effective August 2, 2010 issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 10/6/2010
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



Lot 5-A
 Being a Replat of
 Lots 4 & 5, Block 3
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010

PROJECT NUMBER _____

Application Number _____

The purpose of this plat is to consolidate Lots 4 & 5 into one lot and to dedicate the right-of-way of Pasadena Avenue NE.

PLAT APPROVAL

Utility Approvals:

PNM ELECTRIC SERVICES _____ DATE
 NEW MEXICO GAS COMPANY _____ DATE
 QWEST TELECOMMUNICATIONS _____ DATE
 COMCAST, INC. _____ DATE

City Approvals:

for *R. M. / M. L. H. C.* October 8, 2010
 CITY SURVEYOR DATE

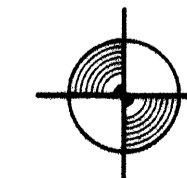
REAL PROPERTY DIVISION _____ DATE
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE
 ABCWUA _____ DATE
 PARKS & RECREATION DEPARTMENT _____ DATE
 A.M.A.F.C.A. _____ DATE
 CITY ENGINEER _____ DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

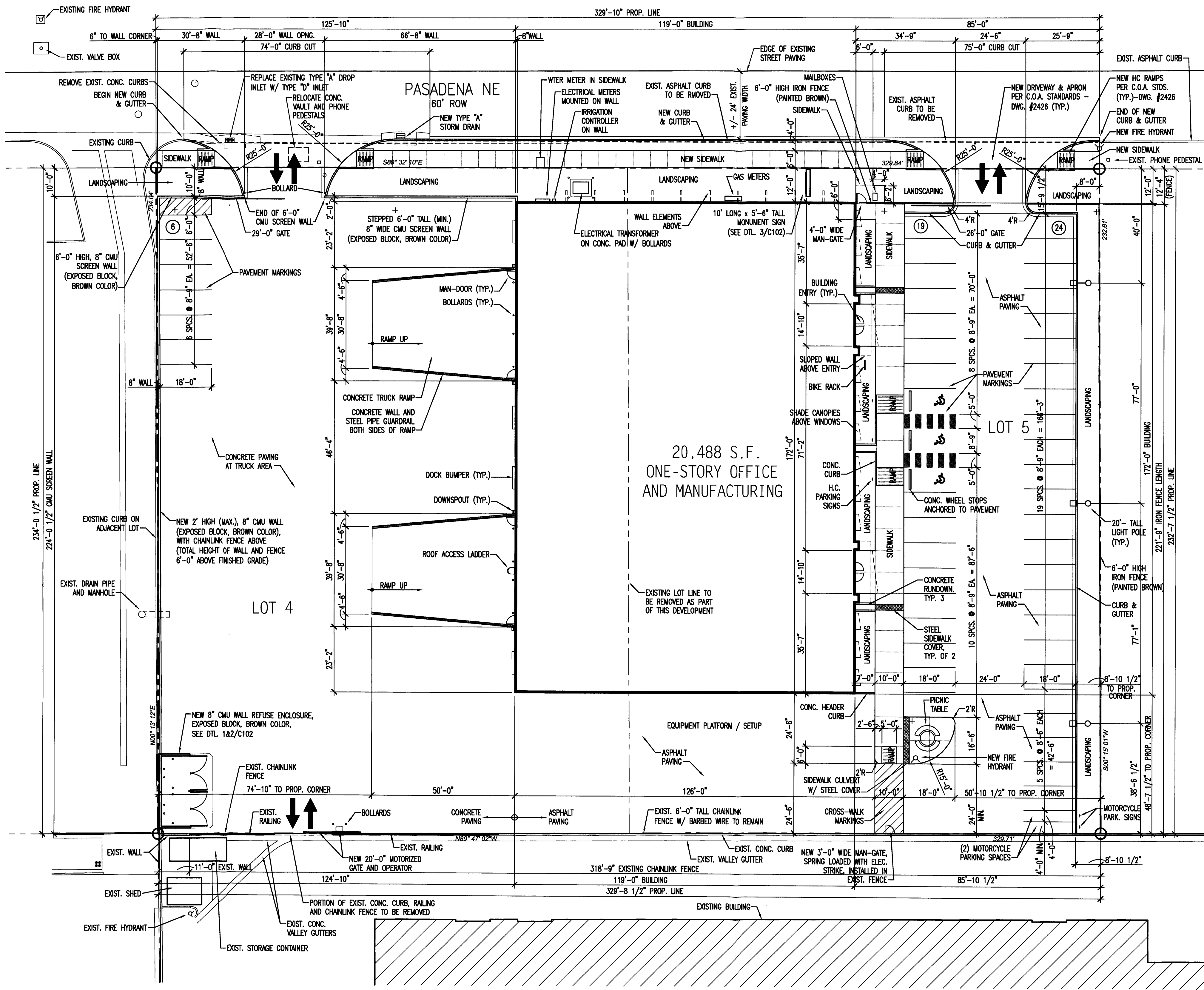
UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032



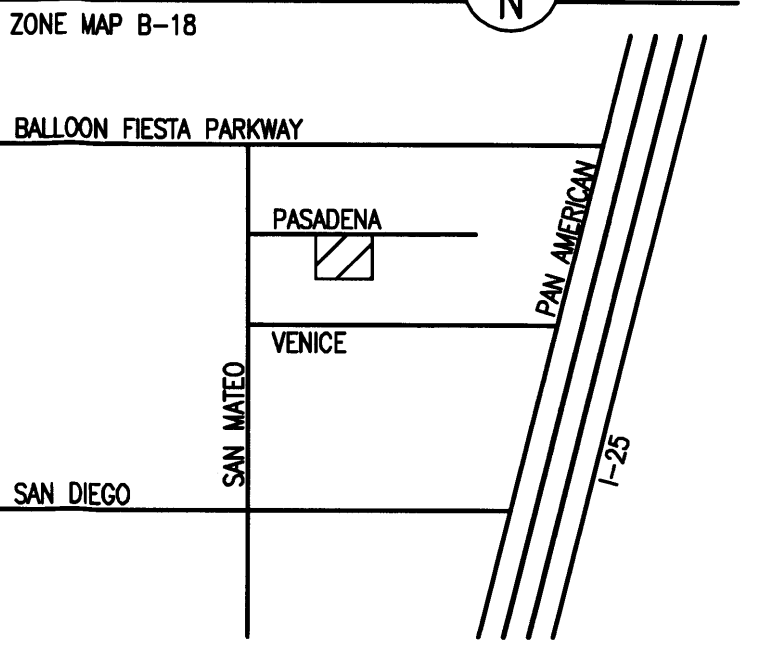
SIGNATURE BLOCK

PROJECT NUMBER	
APPLICATION NUMBER	
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.	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
UTILITIES DEVELOPMENT	DATE:
PARKS AND RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:

SITE DATA

LOCATION:	5454 PASADENA AVE. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 4 AND 5, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	(LOT 4) 10180650529920123 (LOT 5) 101806507429920122
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	2-B, SPRINKLERED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(1.786 AC) 76,945 S.F.
BUILDING FOOTPRINT AREA:	20,488 S.F.
NET LOT AREA:	56,457 S.F.
SCREENED TRUCK COURT AREA:	28,048 S.F.
NET LOT AREA (EXCLUDING TRUCK COURT):	28,411 S.F.
LANDSCAPE AREA:	5,350 S.F.
LANDSCAPE % OF NET LOT AREA (EXCLUDING THE SCREENED TRUCK COURT AREA)	18 %
REQUIRED PARKING:	41 SPACES
OFFICE (33%):	6,829 SF / 200 = 34 SPACES
WAREHOUSE (66%):	13,659 SF / 2000 = 7 SPACES
PARKING PROVIDED:	49 SPACES
H.C. PARKING PROVIDED (3 REQUIRED):	3 SPACES
REQUIRED BICYCLE PARKING (3 REQUIRED):	3 SPACES
MOTORCYCLE PARKING PROVIDED (2 REQUIRED):	2 SPACES

VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS NOTED
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. **SITE LIGHTING**
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
6. MAX. SLOPE 1:12 FOR ALL NEW RAMPS.

EPC SUBMITTAL DRAWING INDEX

C101	SITE PLAN, VICINITY MAP AND SITE DATA
C102	SITE DETAILS
L101	LANDSCAPE PLAN
CG-101	GRADING AND DRAINAGE PLAN
U100	SITE UTILITY PLAN
A201	EXTERIOR BUILDING ELEVATIONS



OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
HERR
Architects
1600 rio grande nw
albuquerque
new mexico 87104
505.246.0870
fax 505.246.0437
slagleherr.com

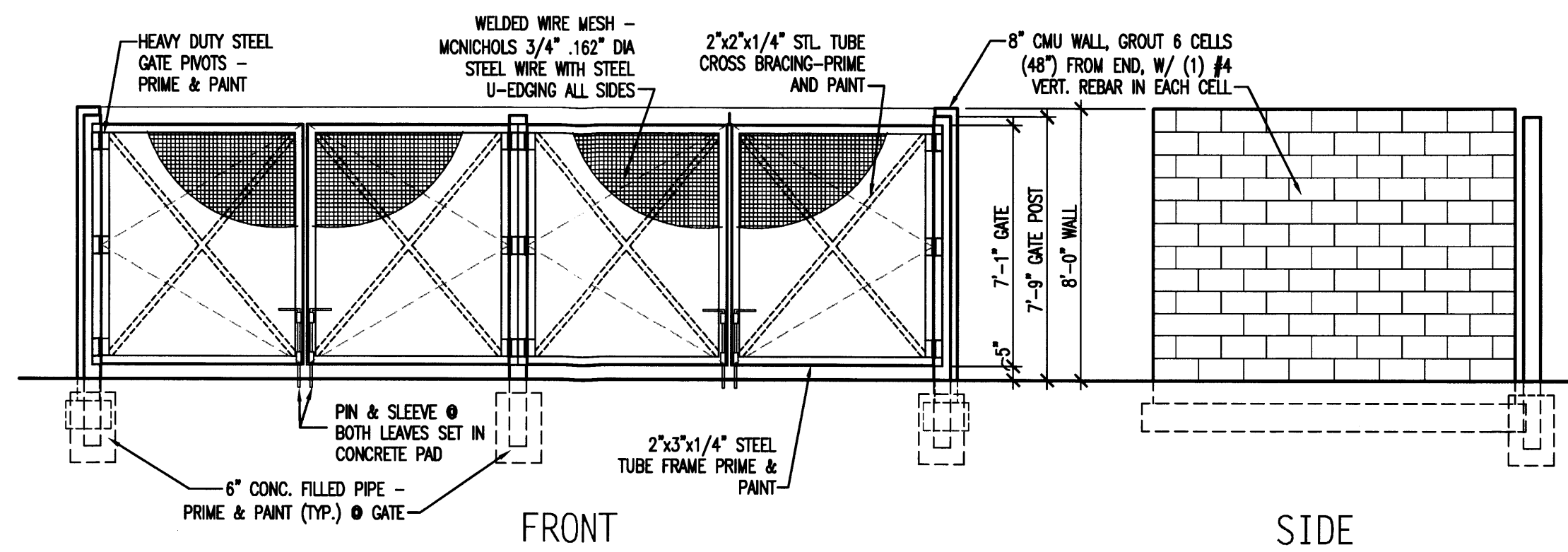
SITE PLAN AND SITE DATA

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

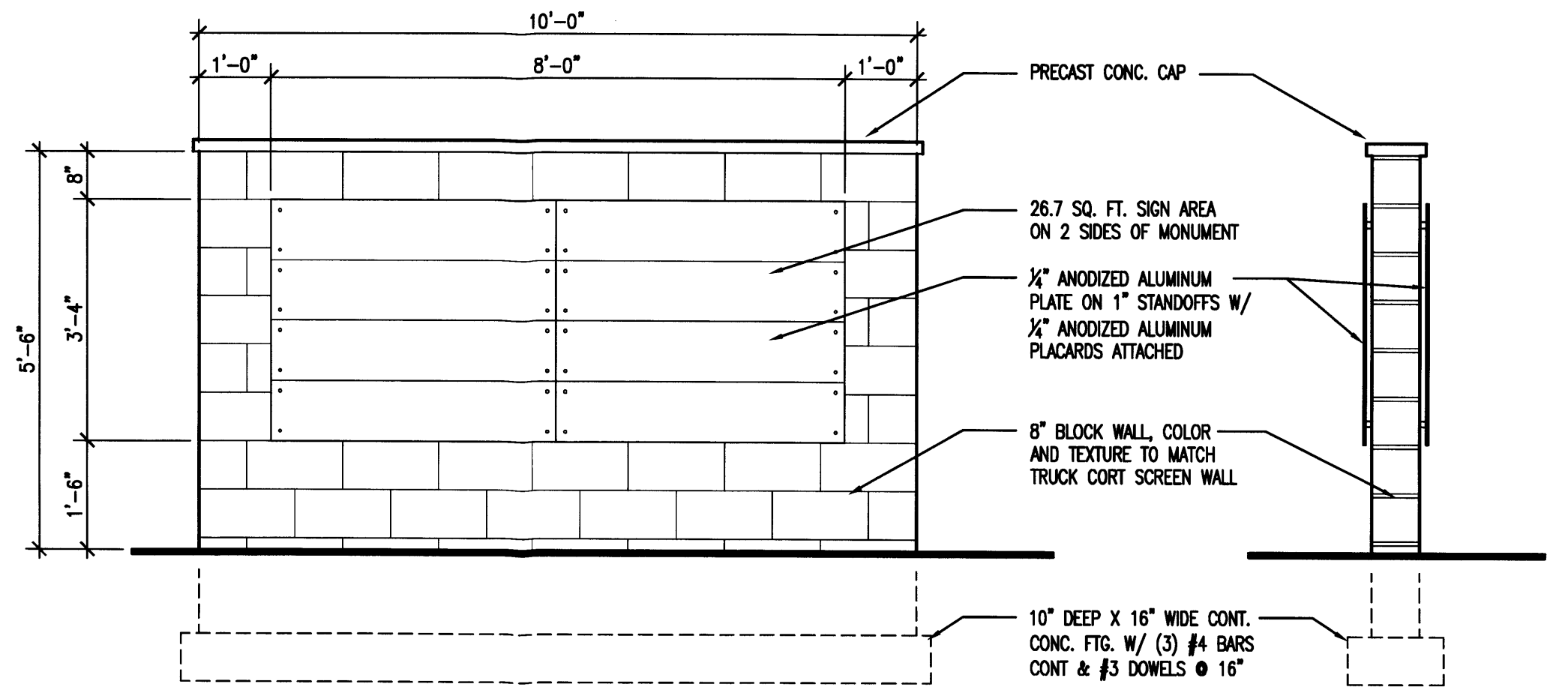
revisions:

date:
8/26/10
sheet:

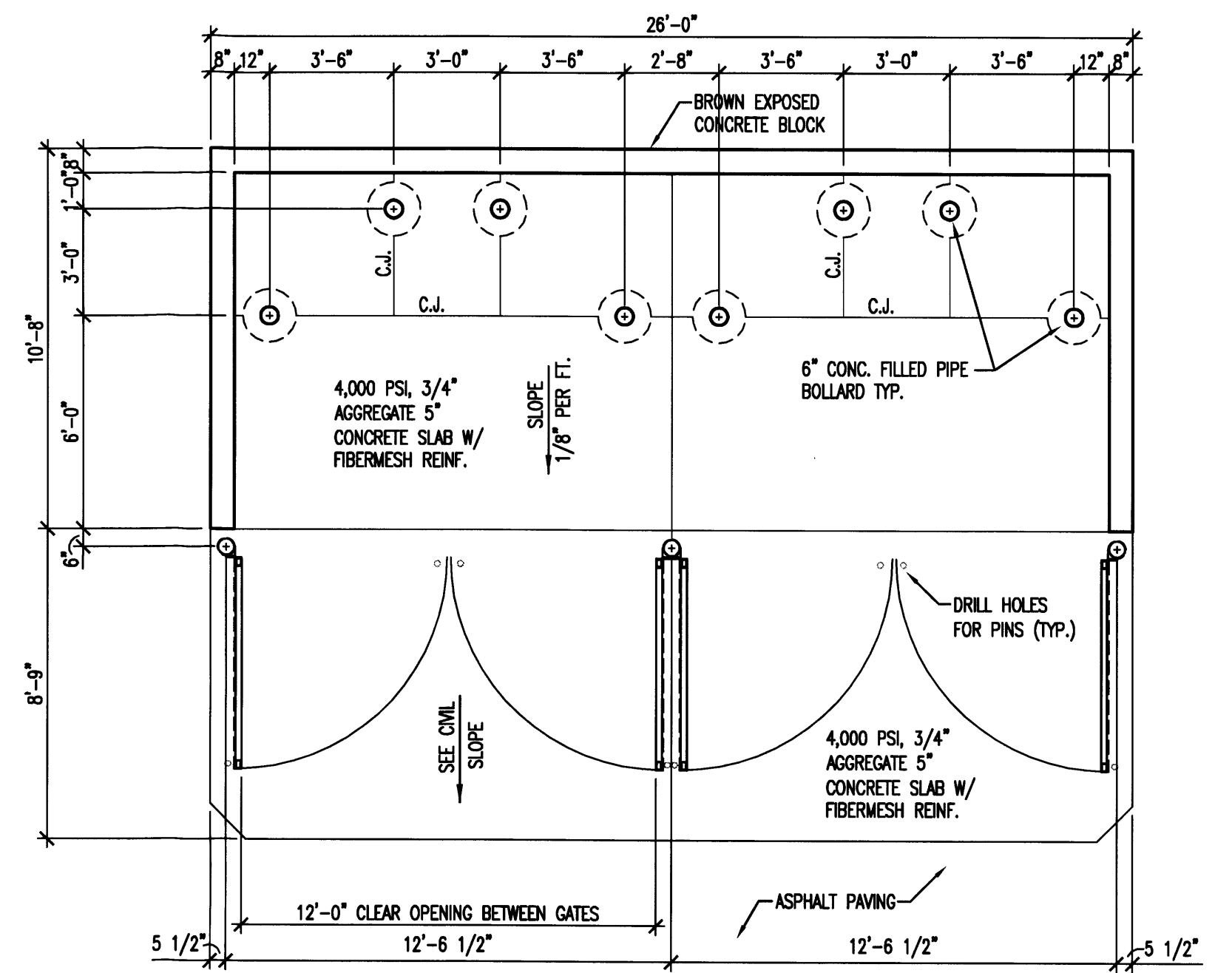
C101



2 | REFUSE ENCLOSURE ELEVATIONS
C 102 | 1/4" = 1'-0"



SIDE ELEVATION (BOTH SIDES SAME) END ELEVATION (BOTH SIDES SAME)
3 | MONUMENT SIGN
C 102 | 1/2" = 1'-0"



1 | REFUSE ENCLOSURE PLAN
C 102 | 1/4" = 1'-0"

MECHENBIER
CONSTRUCTION INC.
OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
HERR

Architects
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
slagleherr.com

SITE DETAILS

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:

date:
8/26/10
sheet:

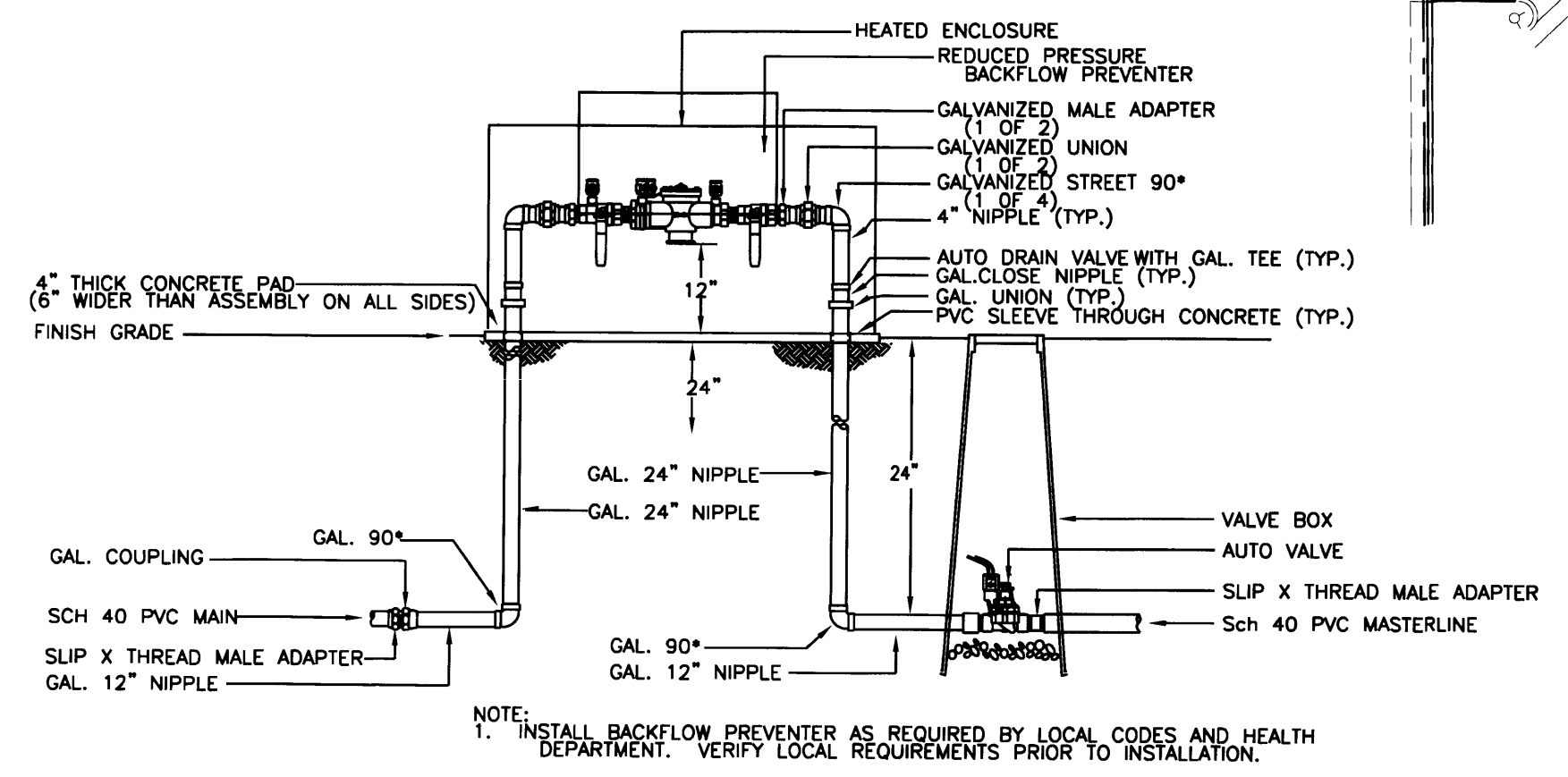
C 102

PLANT LEGEND

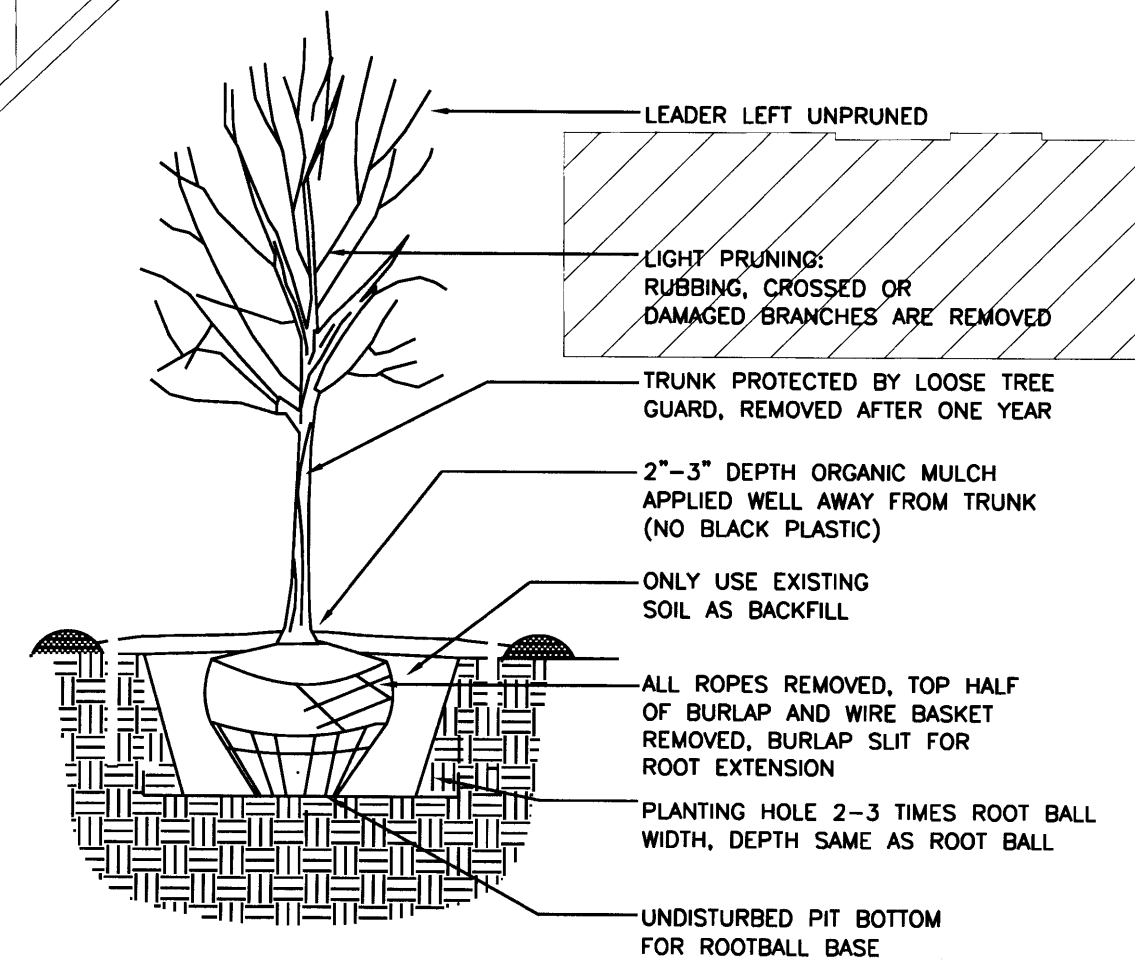
Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
Trees							
4	☉	Chilopsis linearis Desert Willow	2" B&B	20'/25'		Low +	4-2 gph
8	☉	Robinia 'Idaho' Locust	2" B&B	40'/30'		Medium	6-2 gph
3	☉	Pinus nigra Austrian Pine	2" B&B	35'/25'		Medium	6-2 gph
3	☉	Vitex agnus-castus Chaste Tree	2" B&B	20'/20'		Medium	6-2 gph
2	☉	Cedrus atlantica glauca Weeping Blue Atlas Cedar	15-Gal	5/8'		Medium+	6-2 gph
Shrubs/Groundcovers							
5	●	Origanum Oregano	1-Gal	1/3'	10 sf=50 sf	Medium	2-2 gph
13	●	Caryopteris clandonensis Blue Mist	1-Gal	3/3'	32 sf=416 sf	Medium	2-2 gph
16	☉	Elaeagnus pungens Silverberry	5-Gal	10'/10'	50 sf=800 sf	Medium	2-2 gph
8	☉	Cotoneaster buxifolius Gray Cotoneaster	5-Gal	2'/8'	18 sf=144 sf	Medium	2-2 gph
3	☉	Ericameria nauseosus Chamisa	1-Gal	5/5'	32 sf=96 sf	Low	2-1 gph
9	☉	Fallugia paradoxa Apache Plume	5-Gal	6'/7'	25 sf=225 sf	Low	2-1 gph
6	☉	Hesperaloe parviflora Red Yucca	5-Gal	3/4'	15 sf=90 sf	Low+	2-1 gph
12	☉	Juniperus horizontalis Blue Chip Juniper	5-Gal	1/8'	50 sf=600 sf	Low +	2-1 gph
6	☉	Gaura Gaura	1-Gal	4/4'	20 sf=120 sf	Medium	2-2 gph
3	☉	Pinus mugo Mugo Pine	5-Gal	4/4'	30 sf=90 sf	Medium	2-2 gph
20	☉	Rhaphiolepis indica India Hawthorn	5-Gal	3/4'	30 sf=600 sf	Medium	2-2 gph
6	☉	Rosmarinus officinalis Rosemary	5-Gal	6'/6'	30 sf=180 sf	Low	2-1 gph
10	☉	Sedum spectabile Stonecrop	1-Gal	2/2'	25 sf=250 sf	Low	2-1 gph
Ornamental Grasses							
18	☉	Muhlenbergia rigens Deer Grass	1-Gal	4/4'	20 sf=360 sf	Medium	2-2 gph

Total landscape coverage=4,021 sf

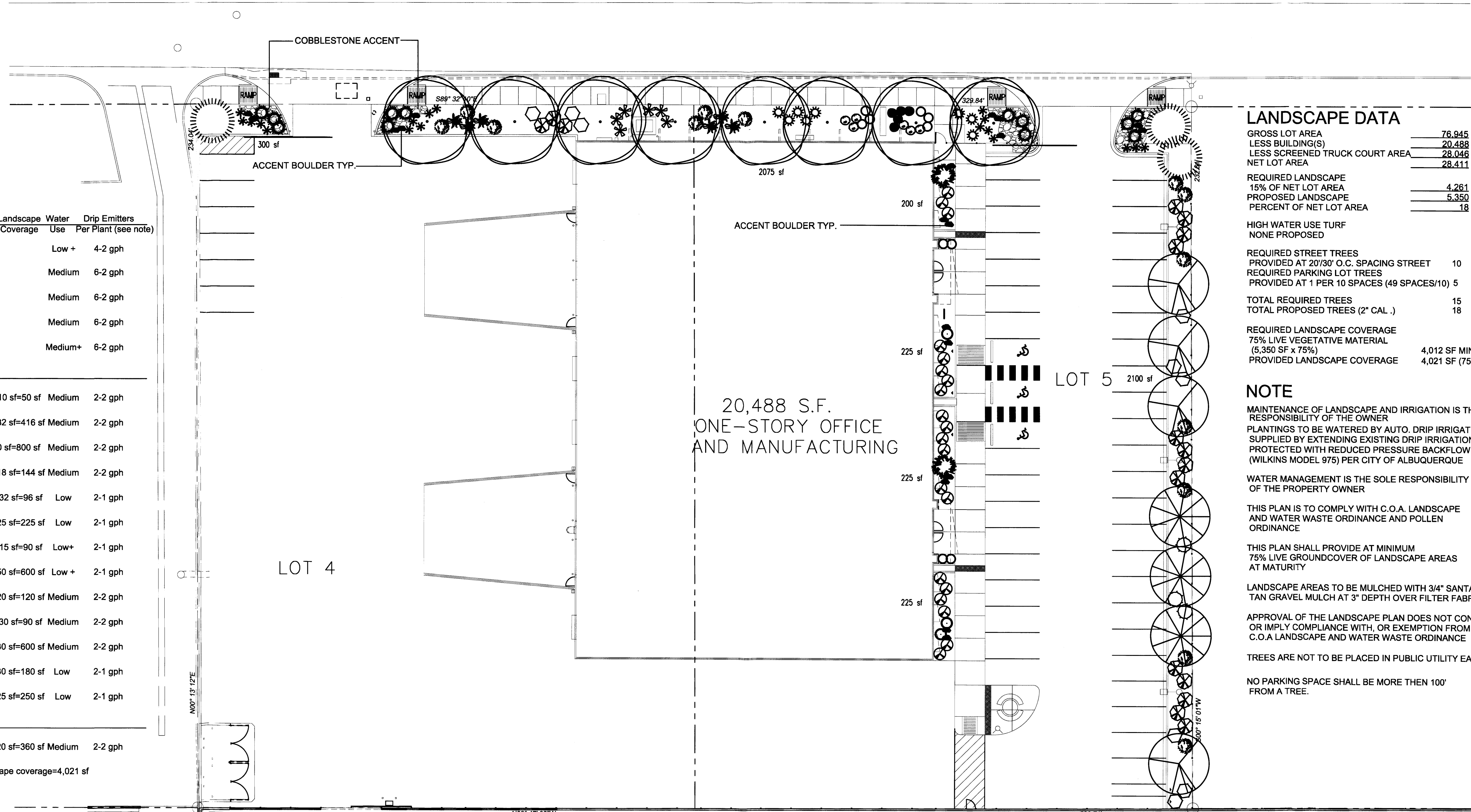
NOTE
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



RP BACKFLOW/MASTER VALVE DETAIL
PER COA



TREE PLANTING DETAIL
PER COA FORESTER

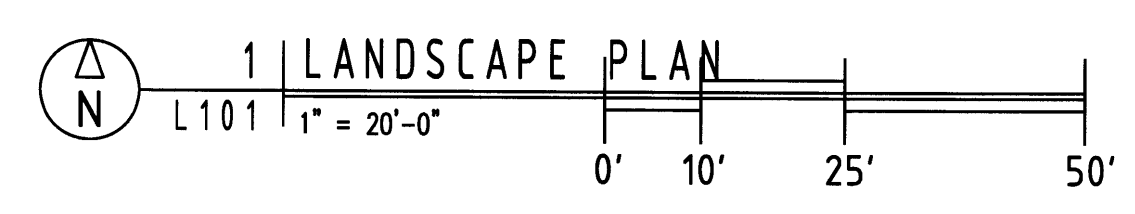


LANDSCAPE DATA

GROSS LOT AREA	76,945 SF
LESS BUILDING(S)	20,488 SF
LESS SCREENED TRUCK COURT AREA	28,046 SF
NET LOT AREA	28,411 SF
REQUIRED LANDSCAPE	4,261 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	5,350 SF
PERCENT OF NET LOT AREA	18 %
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	PROVIDED AT 20'/30' O.C. SPACING STREET 10
REQUIRED PARKING LOT TREES	PROVIDED AT 1 PER 10 SPACES (49 SPACES/10) 5
TOTAL REQUIRED TREES	15
TOTAL PROPOSED TREES (2" CAL.)	18
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL (5,350 SF x 75%) 4,012 SF MIN.
PROVIDED LANDSCAPE COVERAGE	4,021 SF (75%)

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM SUPPLIED BY EXTENDING EXISTING DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE
THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.



MECHENBIER CONSTRUCTION INC
OFFICE/ WAREHOUSE
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5454 PASADENA N.E.

Architects
1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437

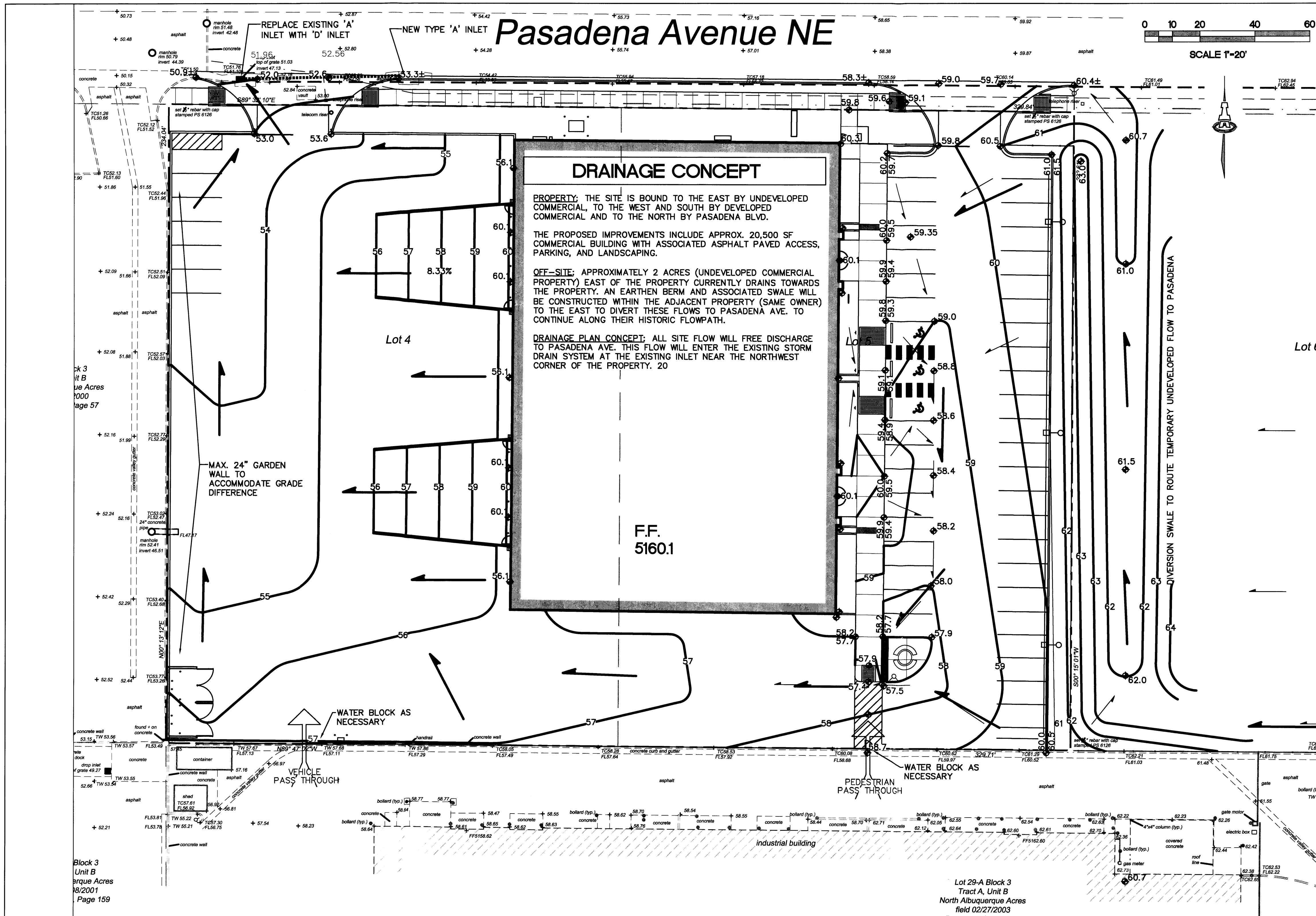
LANDSCAPE PLAN

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:

date:
8/26/10
sheet:

L 101



VICINITY MAP B-18-Z

PROJECT DATA

LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK 3 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5454 PASADENA AVE. NE, ALBUQ., NM 87113

SITE AREA: 1.766 AC

FLOOD ZONE: 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPTEMBER 28, 2008. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

ENGINEER: FRED C. ARFMAN, PE #7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ, NM 87108
PHONE: (505) 268-8828

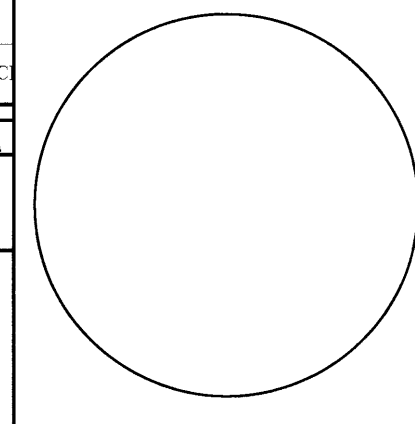
SURVEYOR: RONALD A. FORSTBAUER: NMPS NO. 6126
FORSTBAUER SURVEYING, L.L.C.
4116 LOMAS BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 268-2112

BENCHMARK: CITY OF ALBUQUERQUE 6-B17. AN ALUMINUM DISK ON CONCRETE CURB, WNW QUADRANT OF SAN MATEO BLVD. NE & SAN DIEGO AVE. NE ELEVATION: 5153.322 NAVD88.

LEGEND

- EXISTING CONTOUR
- PROPOSED 1' CONTOUR
- ◆ 11.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FL FLOWLINE
- INV INVERT ELEVATION
- F.F. FINISH FLOOR ELEVATION

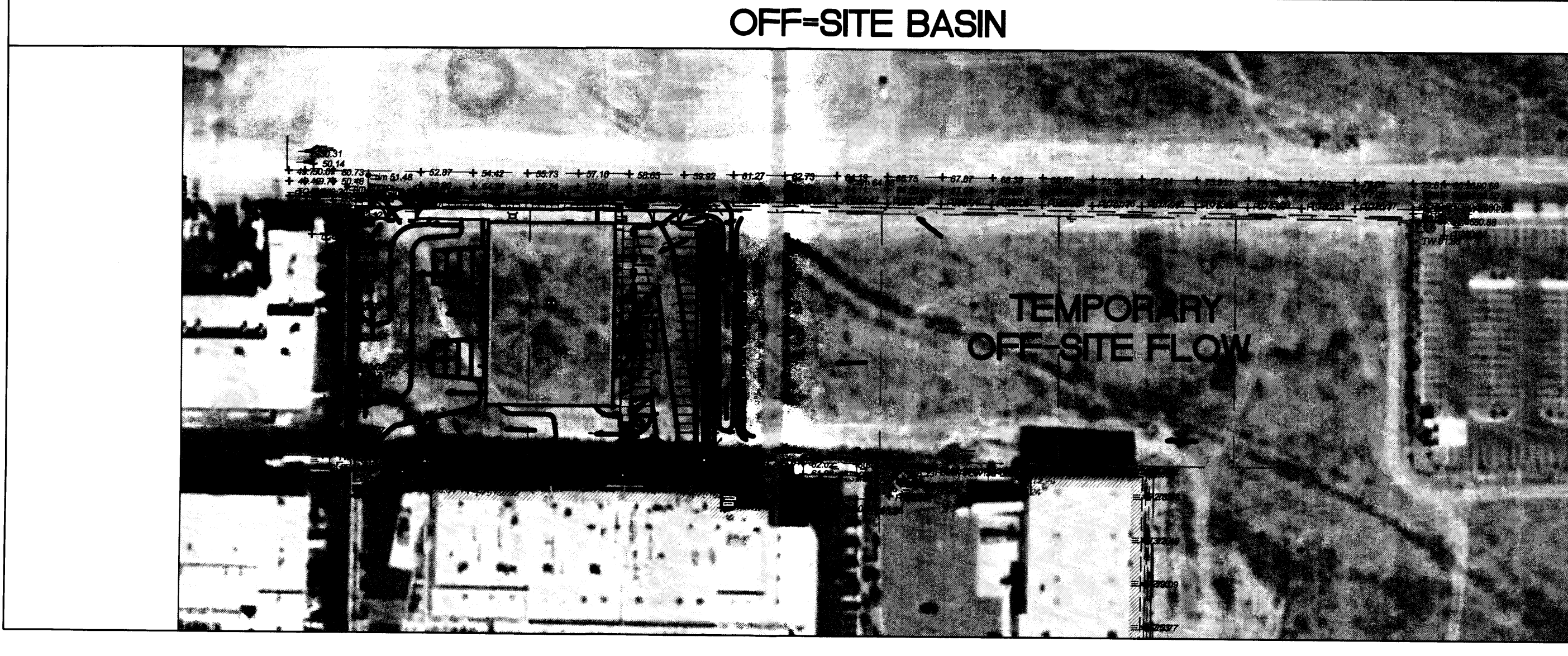
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632



MECHENBIER CONSTRUCTION INC.
OFFICE/ WAREHOUSE DEVELOPMENT AT
5454 PASADENA N.E.

S I A G L E H E R R

1600 riograndenw
albuquerque
new mexico 87104
fax 505 246 0437



CALCULATIONS

CALCULATIONS: Mechenbier Office / Warehouse : August 23, 2010
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	76945 SF = 1.8
100-year, 6-hour	
DEVELOPED FLOWS:	
Area A = 0 0%	Area A = 0 0%
Area B = 0 0%	Area B = 1924 3%
Area C = 76945 100%	Area C = 3847 5%
Area D = 0 0%	Area D = 71174 93%
Total Area = 76945 100%	Total Area = 76945 100%

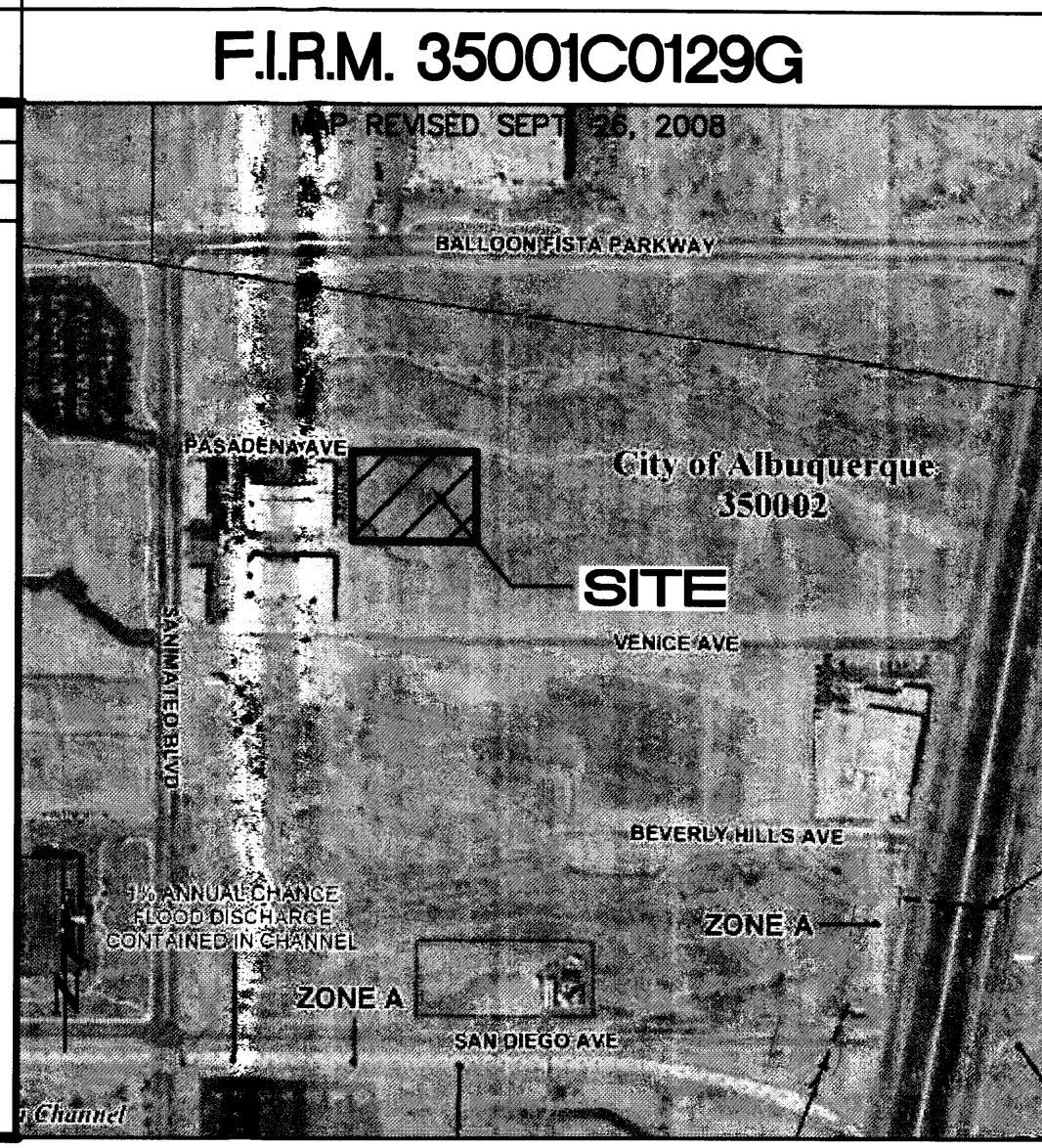
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$
 $A_A + A_B + A_C + A_D$

Historic E = 1.29 in. Developed E = 2.27 in.

On-Site Volume of Runoff V₃₆₀ = $E^* A / 12$
Historic V₃₆₀ = 8272 CF Developed V₃₆₀ = 14559 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD} = 43,560$
For Precipitation Zone 3
 $Q_{pA} = 1.87$ $Q_{pC} = 3.45$
 $Q_{pB} = 2.60$ $Q_{pD} = 5.02$
 Historic $Q_p = 6.1$ CFS Developed $Q_p = 8.6$ CFS

ALL SITE DISCHARGE WILL FREE DISCHARGE TO PASADENA AVE. TO ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.



CONCEPTUAL DRAINAGE AND GRADING PLAN

revisions:

date: 8/26/10
sheet: CG-101

REVISIONS:

GENERAL NOTES:

A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM.

KEYED NOTES:

- W1. CONNECT TO NEW 1" WATER METER/SERVICE.
- W2. CONNECT TO 6" WATER LINE STUBBED INTO LOT FOR BUILDING FIRE PROTECTION SYSTEM.
- W3. 1 1/4" WIRSBO/AQUAPIX.
- W4. FIRE PROTECTION LINE SIZED AS NOTED ON PLAN.
- W5. 6" 45° ELBOW. (NOT USED.)
- W6. INSTALL A NEW PRIVATE FIRE HYDRANT.
- W7. INSTALL NEW PUBLIC FIRE HYDRANT PER COA STANDARDS.
- W8. EXISTING PUBLIC FIRE HYDRANT.
- W9. 6" VALVE WITH BOX.
- W10. 8" VALVE WITH BOX.
- W11. 6" STUB 1' A.F.F. FOR FIRE SPRINKLERS 2' INSIDE OF BOTH WALLS.
- W12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER (WATTS #909 O.A.E.) @ POTABLE WATER SERVICE WITH A 3" DRAIN TO OUTSIDE.
- W13. 1 1/4" X 1 1/4" X 1" TEE. TERMINATE SPRINKLER STUB WITH A 1" FIP ADP. PLUGGED. LANDSCAPE CONTRACTOR TO INSTALL A VACUUM BREAKER ON IRRIGATION LINE. WATTS SERIES 188A.
- W14. 8" X 6" X 6" TEE WITH 6" STUB TO FIRE HYDRANT.
- W15. NOT USED.
- W16. NOT USED.
- W17. NOT USED.
- S1. 4" 2-WAY SANITARY CLEANOUT.
- S2. CONNECT TO 4" SANITARY SEWER STUBBED INTO SITE.
- S3. 4" 1-WAY CLEANOUT.
- G1. GAS METERS. FOUR (4) METERS TOTAL.
- RD1. ROUTE 4" ROOF DRAIN AND OVERFLOW TO SIDEWALK CULVERT, TYPICAL AT 3 LOCATIONS. REFER TO ARCHITECTURAL.

SCALE:

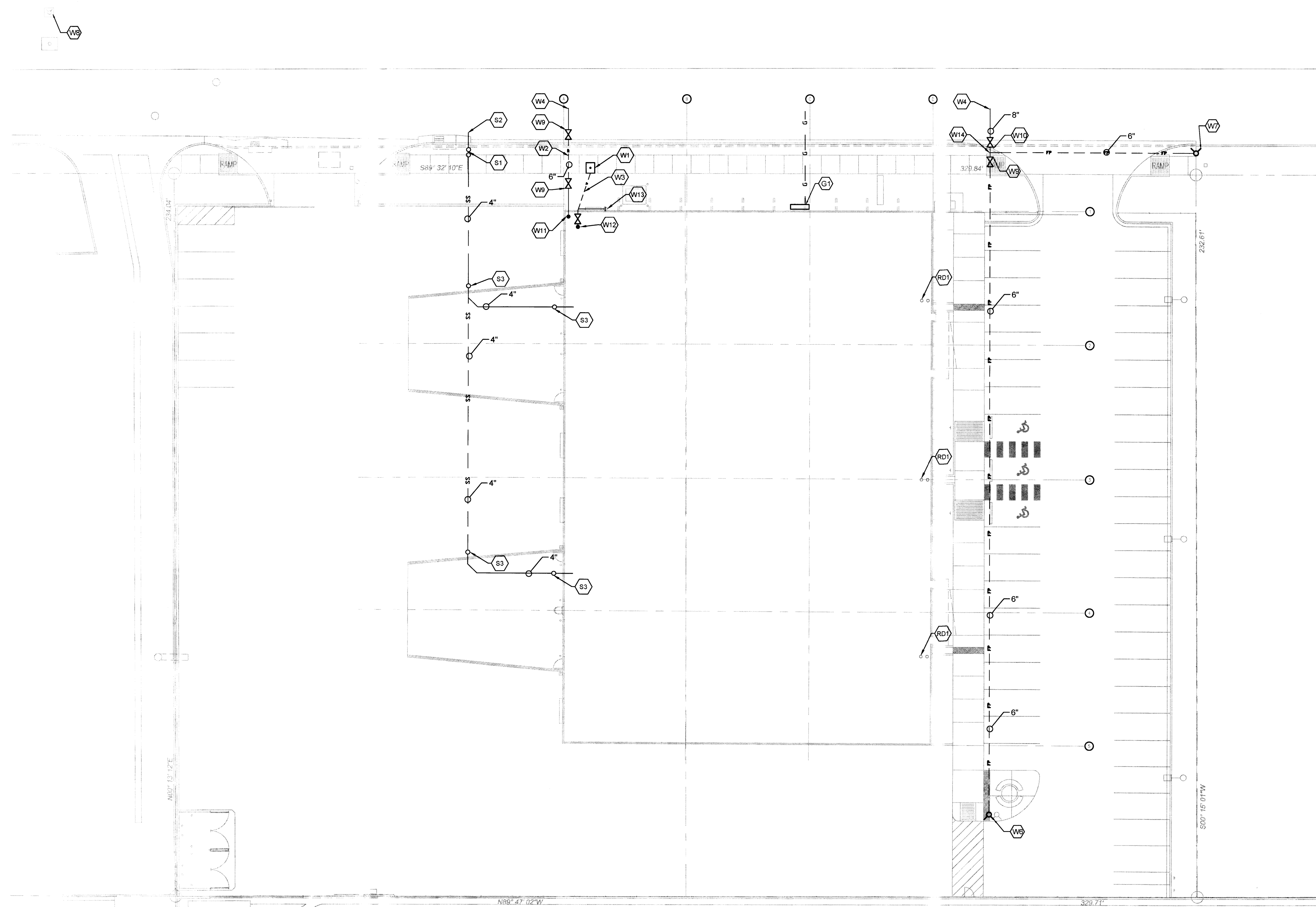
SEE PLAN
PLAN DATE:
AUG 26, 2010
FILENAME:
U100-SITE
DRAWN BY:
L. KUENN

PRELIMINARY SET

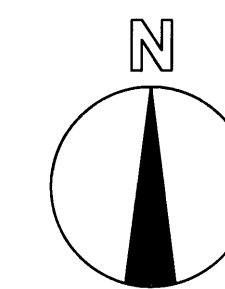
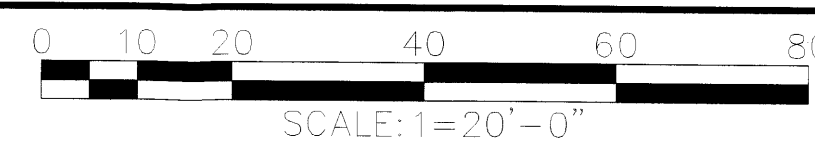
CABOT CORPORATION
OFFICE/WAREHOUSE DEVELOPMENT
5454 PASADENA AVE NE
ALBUQUERQUE, NEW MEXICO 87113

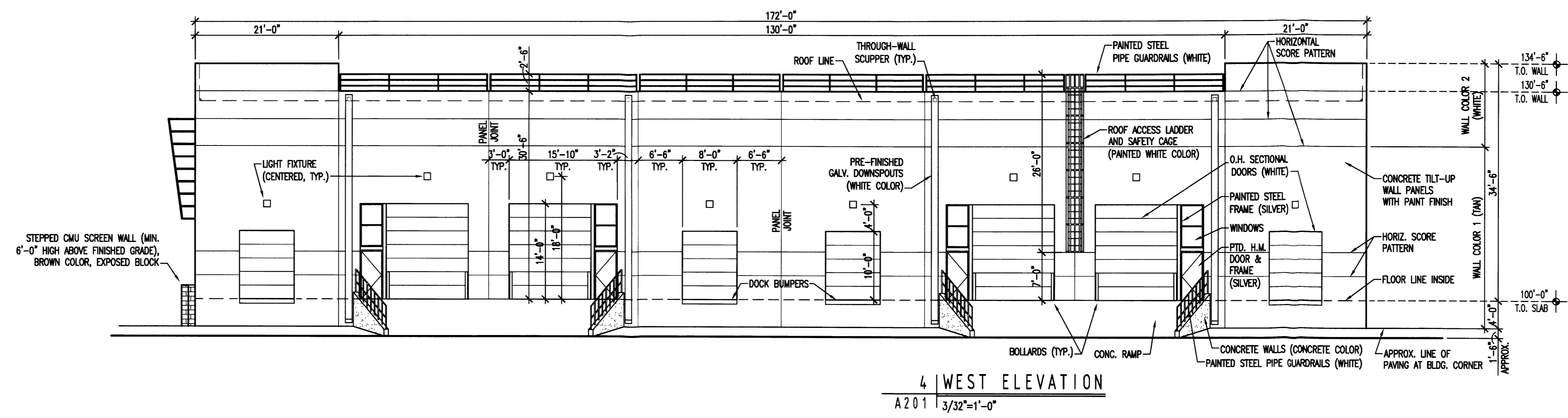
MECHENBIE
CONSTRUCTION INC
8000 WASHINGTON ST. NE SUITE A
ALBUQUERQUE, NM 87110
OFFICE: (505) 244-7700
ALBUQUERQUE, NM 87110
FAX: (505) 244-7777
WEB: WWW.MECHENBIE.COM

SITE UTILITY PLAN

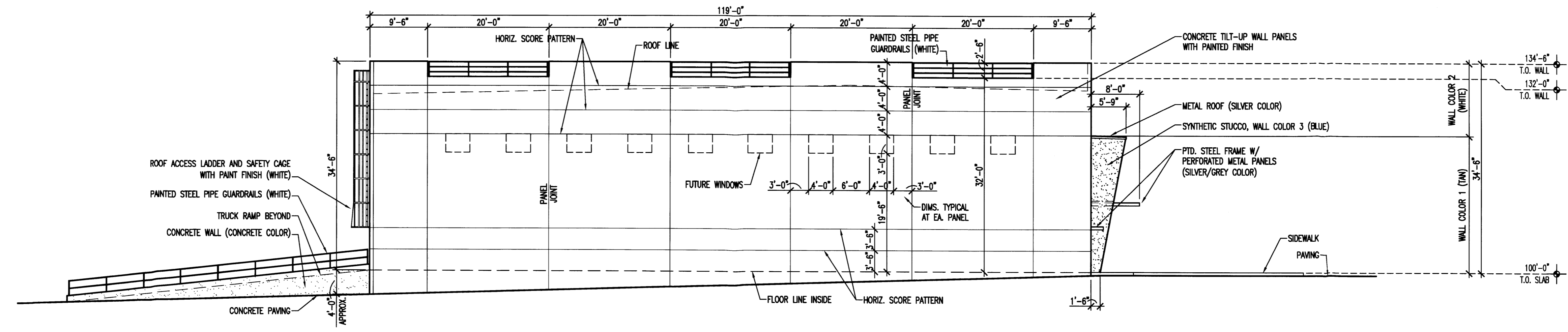


A SITE UTILITY PLAN
SCALE = 1" = 20'-0"

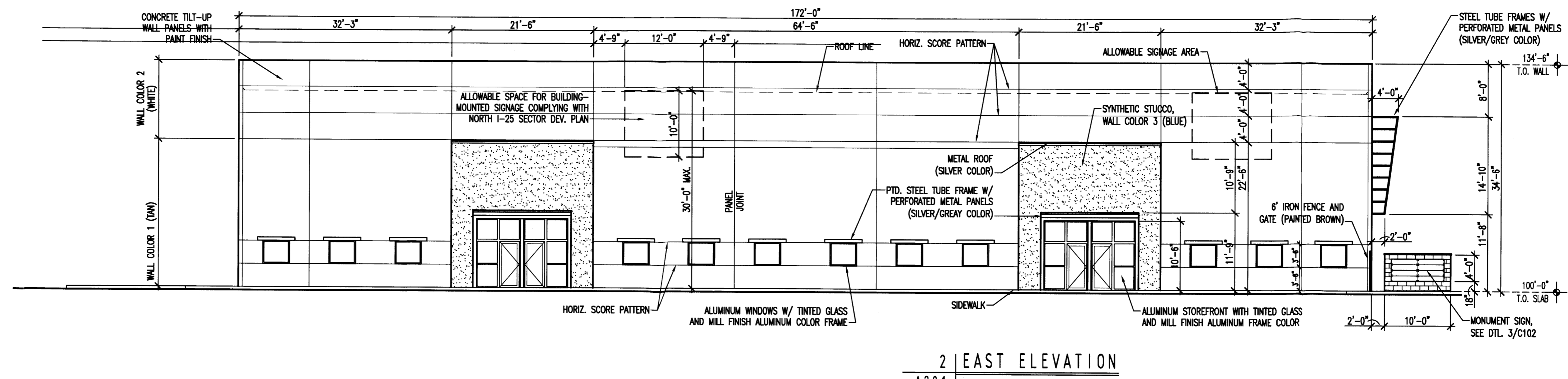




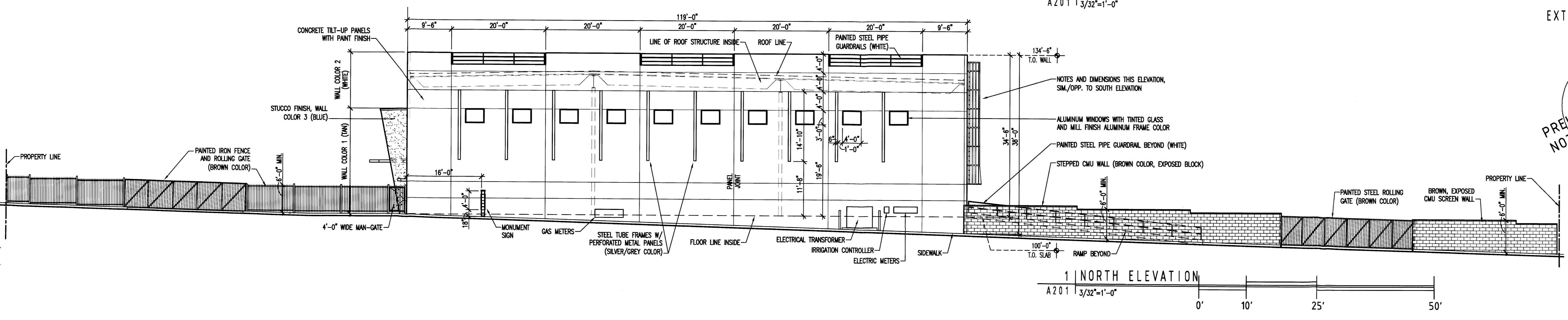
4 WEST ELEVATION
A 201 | 3/32"=1'-0"



3 SOUTH ELEVATION
A 201 | 3/32"=1'-0"



2 EAST ELEVATION
A 201 | 3/32"=1'-0"



1 NORTH ELEVATION
A 201 | 3/32"=1'-0"

MECHENBIER
CONSTRUCTION INC.

OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
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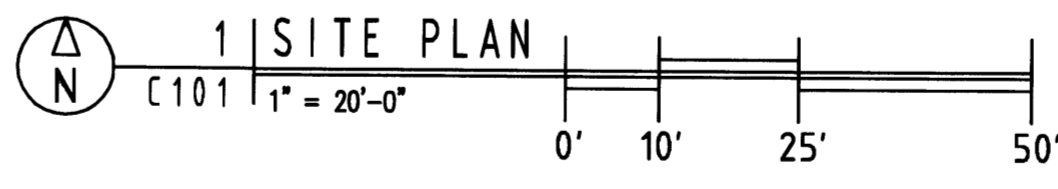
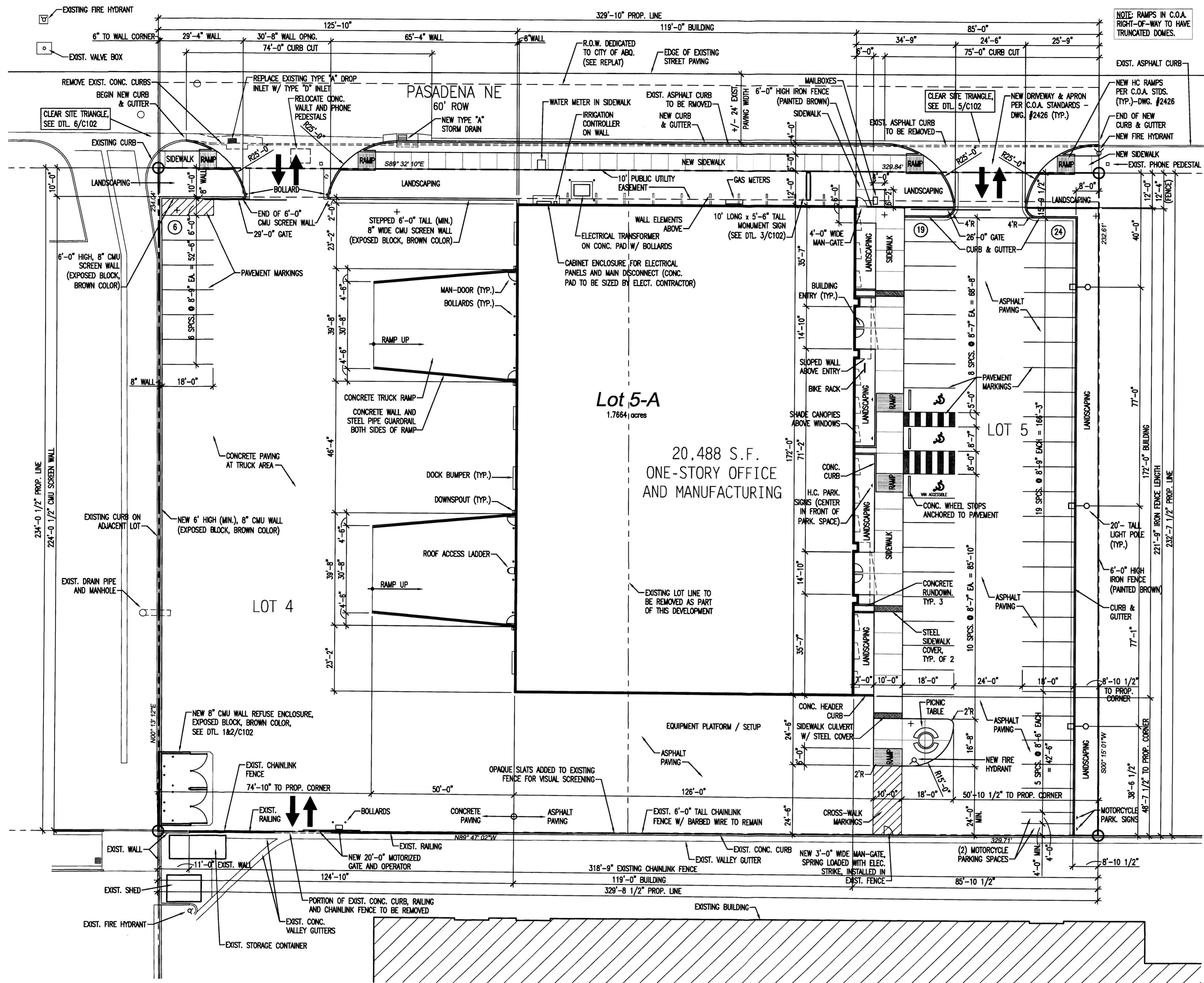
1600 RIO GRANDEN NW
ALBUQUERQUE
NEW MEXICO 87104
505.246.8778
FAX 505.246.0437
slagleherb.com

EXTERIOR ELEVATIONS

PRELIMINARY DESIGN
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revisions: _____

date:
8/26/10
sheet:
A 201



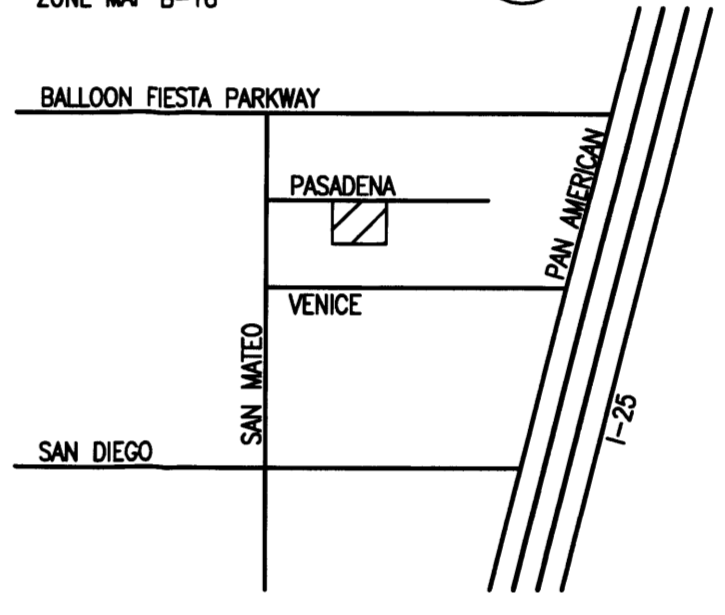
SIGNATURE BLOCK

PROJECT NUMBER _____
 APPLICATION NUMBER _____
 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.
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: _____
 UTILITIES DEVELOPMENT DATE: _____
 PARKS AND RECREATION DATE: _____
 CITY ENGINEER DATE: _____
 ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____
 SOLID WASTE MANAGEMENT DATE: _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

SITE DATA

LOCATION:	5454 PASADENA AVE. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 4 AND 5, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	(LOT 4) 101806505929920123 (LOT 5) 101806507429920122
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	2-B, SPRINKLERED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(1.766 AC) 76,945 S.F.
BUILDING FOOTPRINT AREA:	20,488 S.F.
NET LOT AREA:	56,457 S.F.
SCREENED TRUCK COURT AREA:	28,046 S.F.
NET LOT AREA (EXCLUDING TRUCK COURT):	28,411 S.F.
LANDSCAPE AREA:	5,350 S.F.
LANDSCAPE % OF NET LOT AREA (EXCLUDING THE SCREENED TRUCK COURT AREA)	18 %
REQUIRED PARKING:	41 SPACES
OFFICE (33%):	6,829 SF / 200 = 34 SPACES
WAREHOUSE (66%):	13,659 SF / 2000 = 7 SPACES
PARKING PROVIDED:	49 SPACES
H.C. PARKING PROVIDED (3 REQUIRED):	3 SPACES
REQUIRED BICYCLE PARKING (3 REQUIRED):	3 SPACES
MOTORCYCLE PARKING PROVIDED (2 REQUIRED):	2 SPACES

VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.L.M.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. **SITE LIGHTING**
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
6. MAX. SLOPE 1:12 FOR ALL NEW RAMP.

DRB SUBMITTAL DRAWING INDEX

- C101 SITE PLAN, VICINITY MAP AND SITE DATA
- C102 SITE DETAILS
- L101 LANDSCAPE PLAN
- CG-101 GRADING AND DRAINAGE PLAN
- U100 SITE UTILITY PLAN
- A201 EXTERIOR BUILDING ELEVATIONS

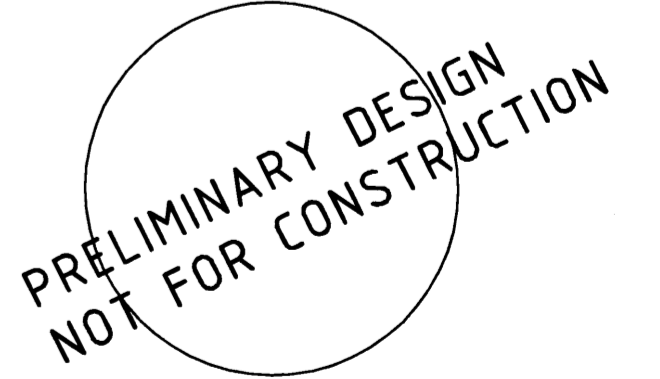


OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

S L A G L E
H E R R

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 fax 505.246.0437
 slagleherr.com

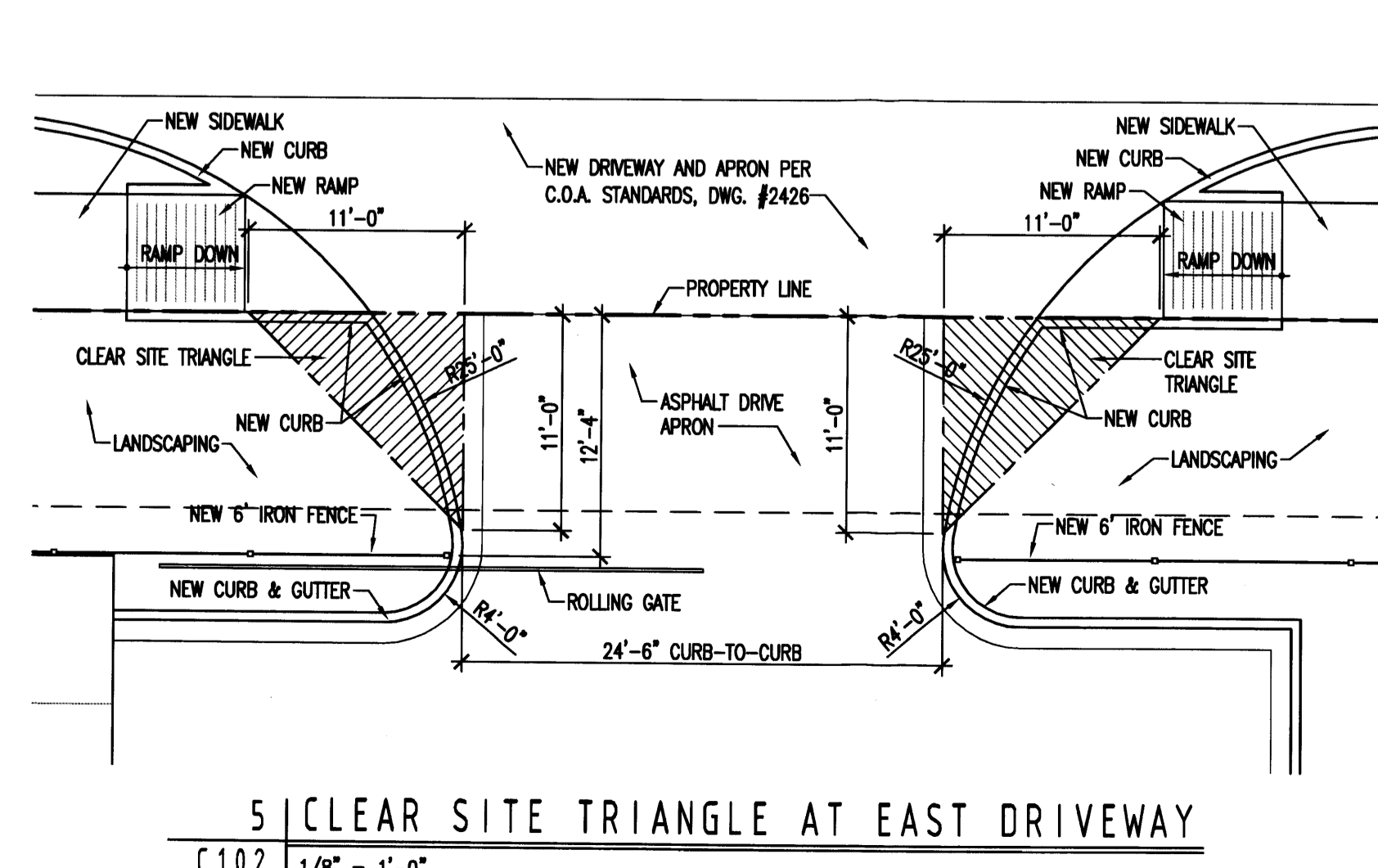
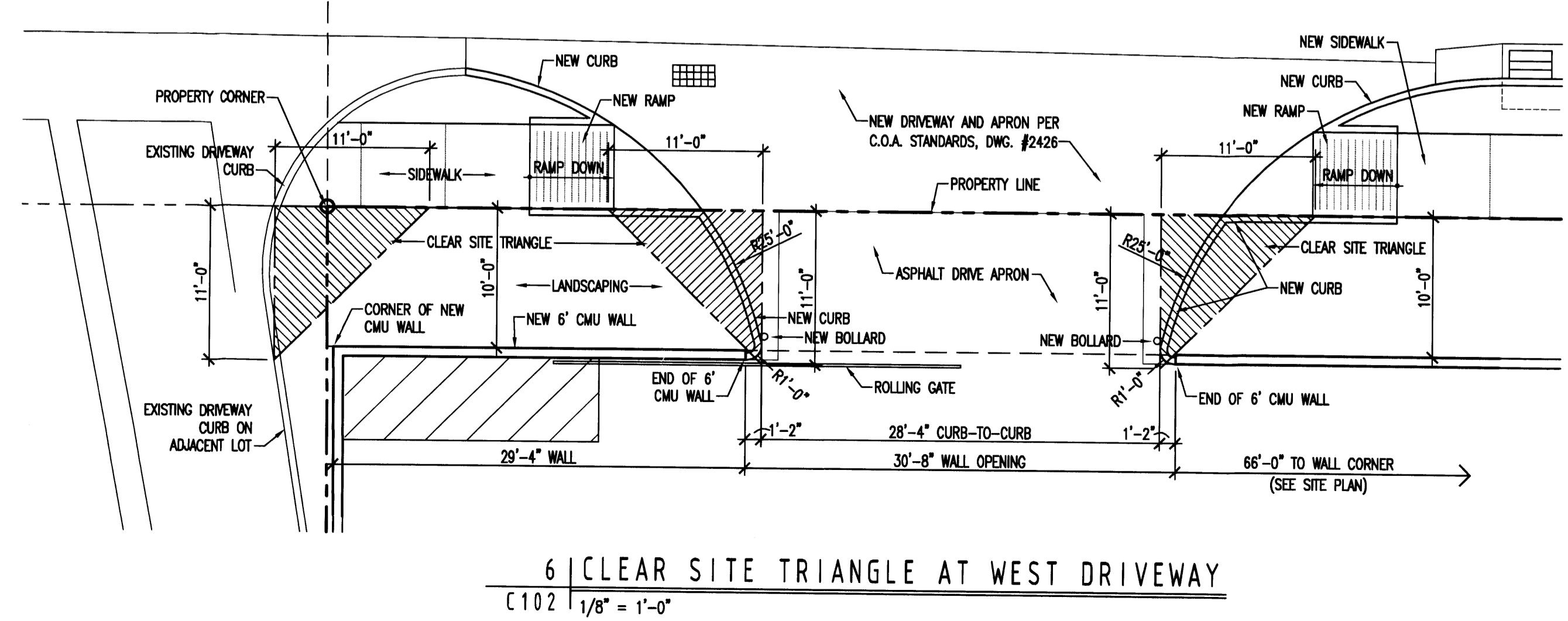
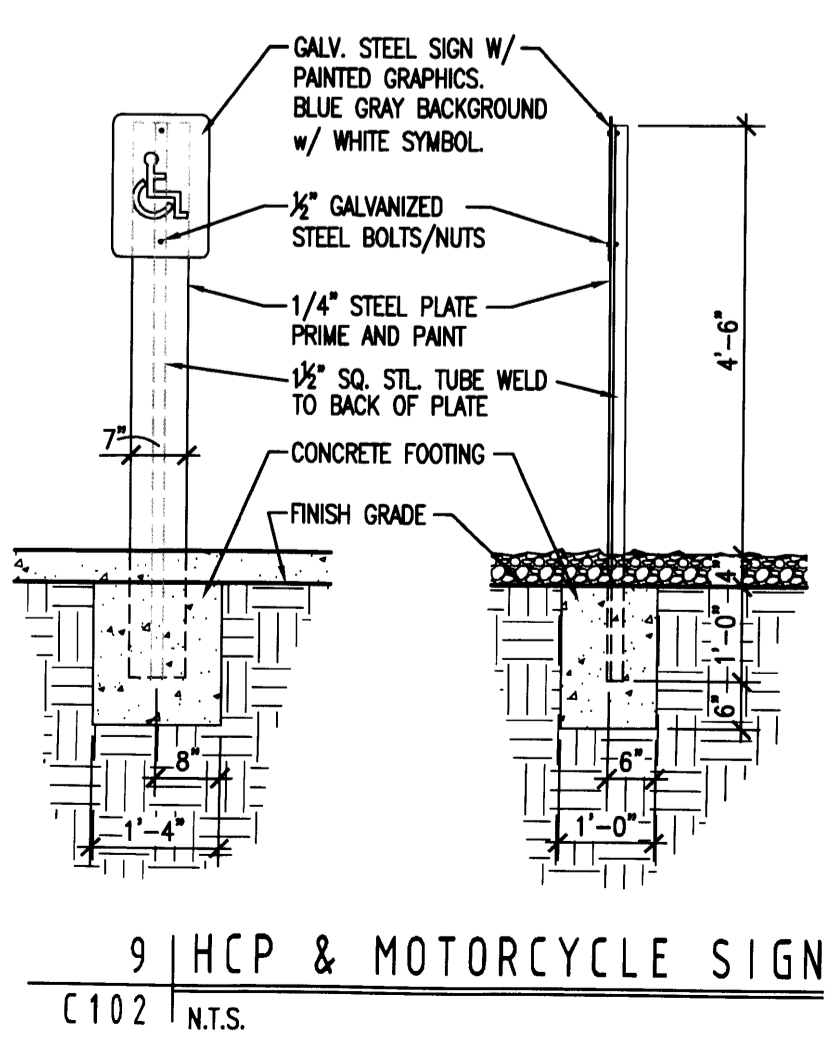
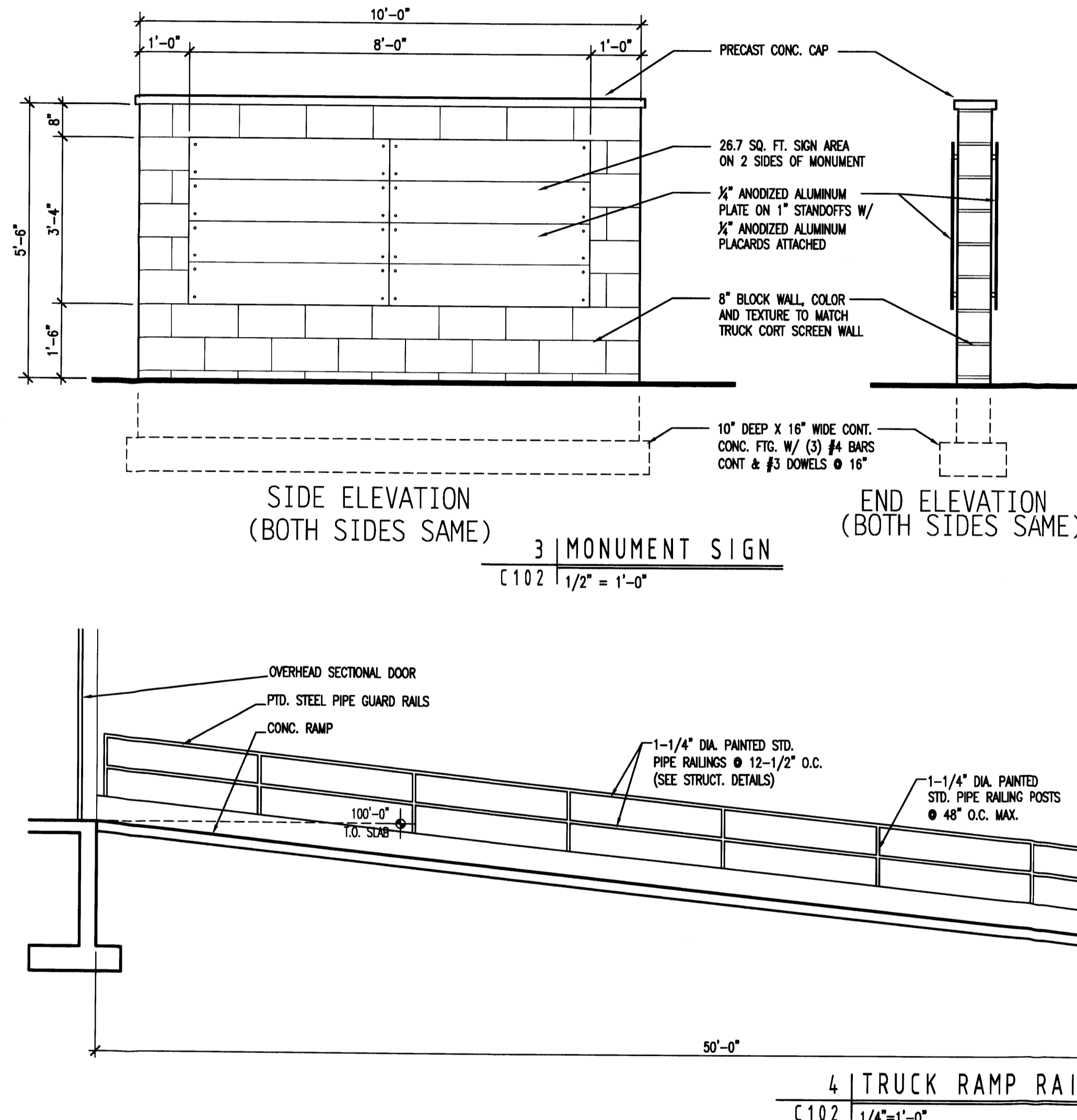
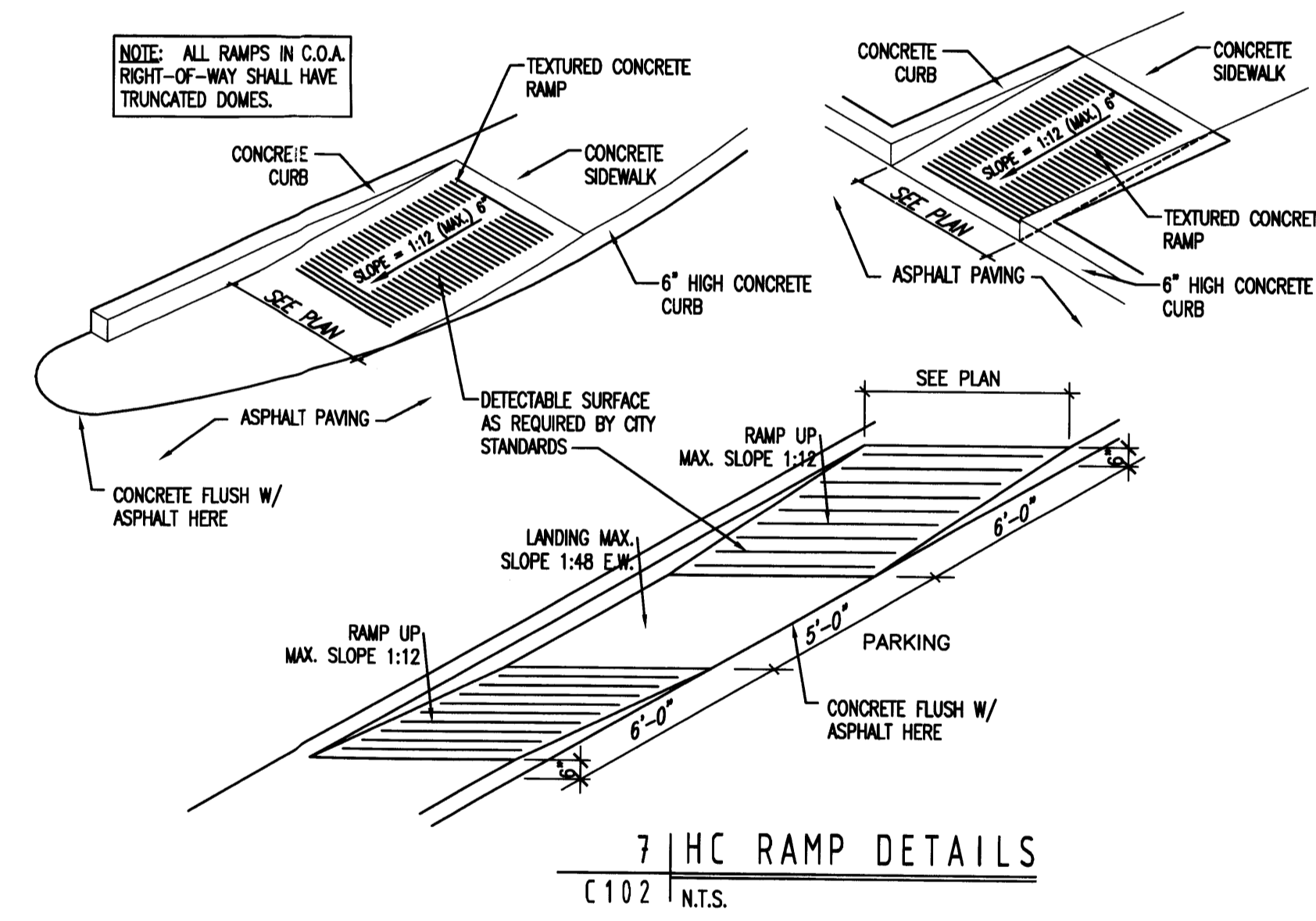
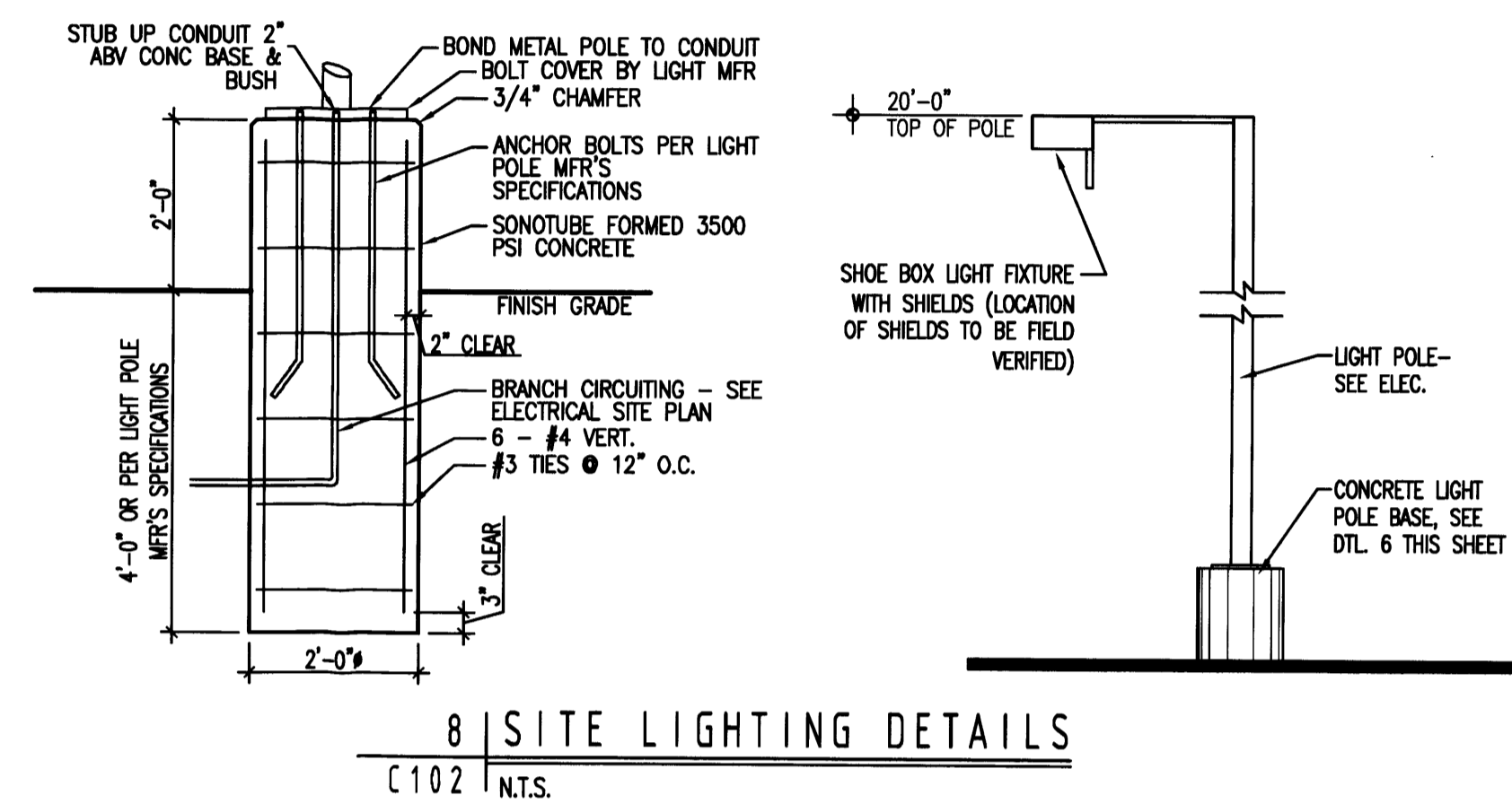
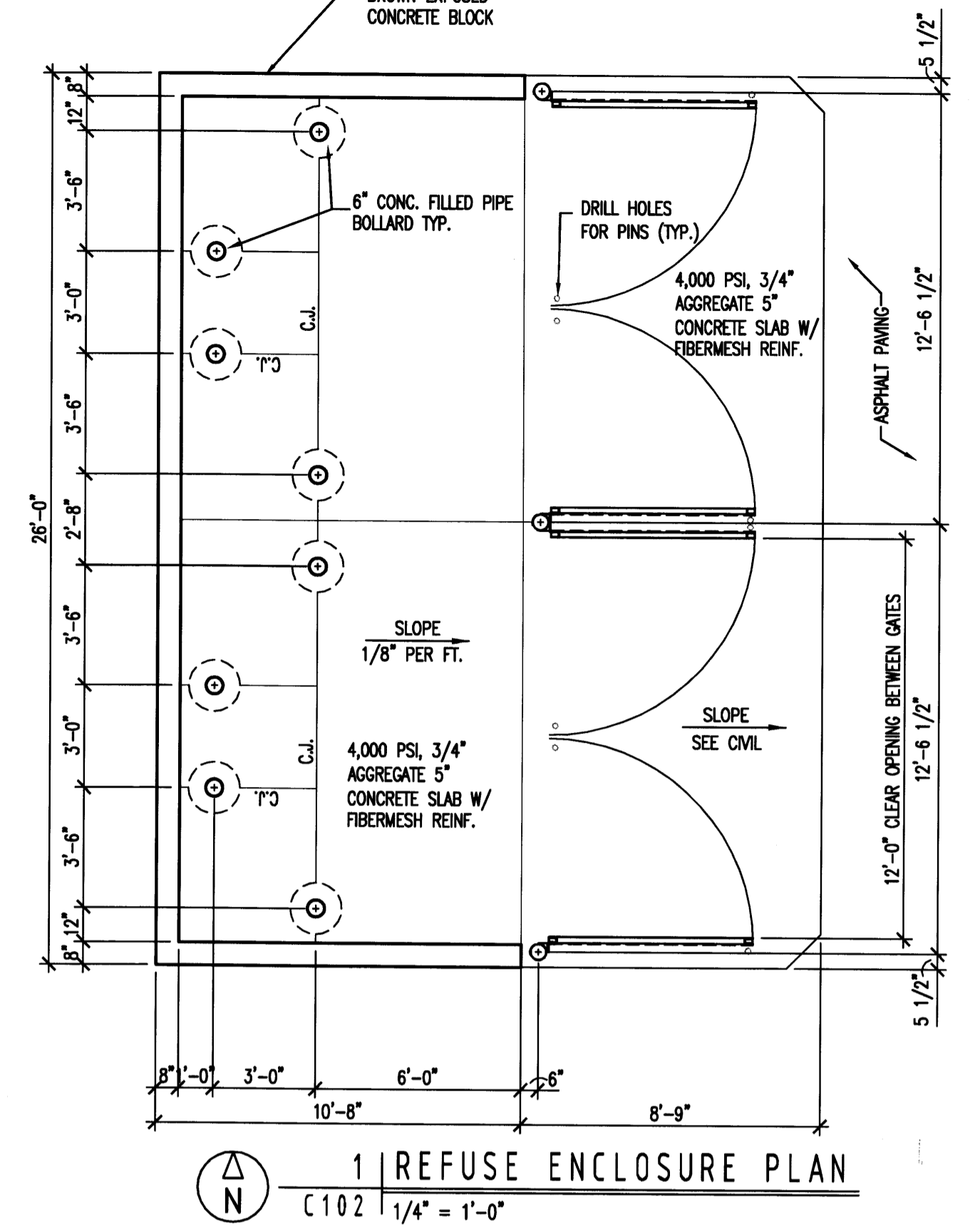
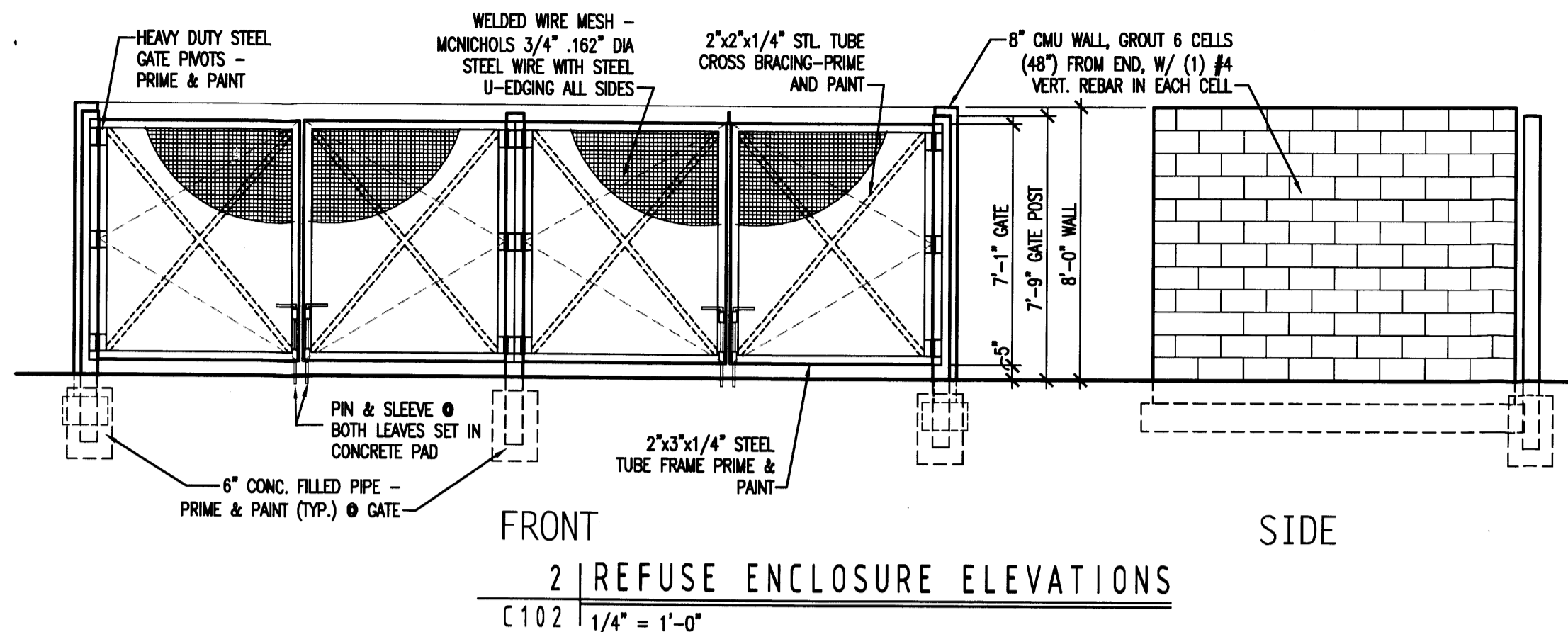
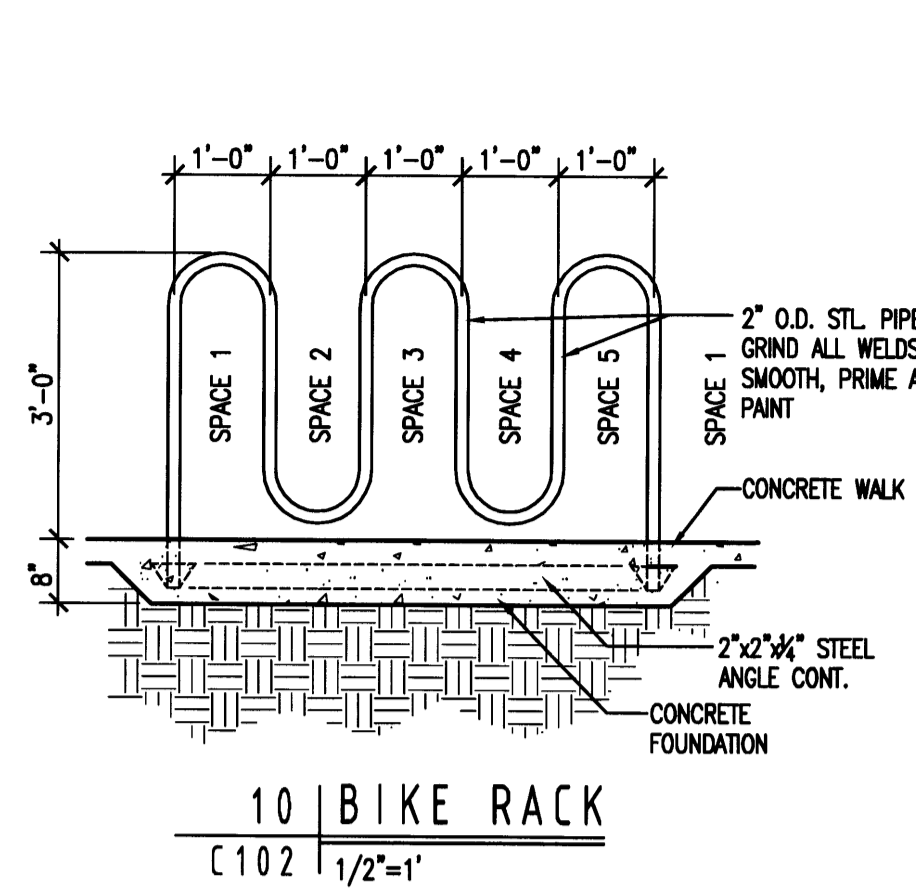
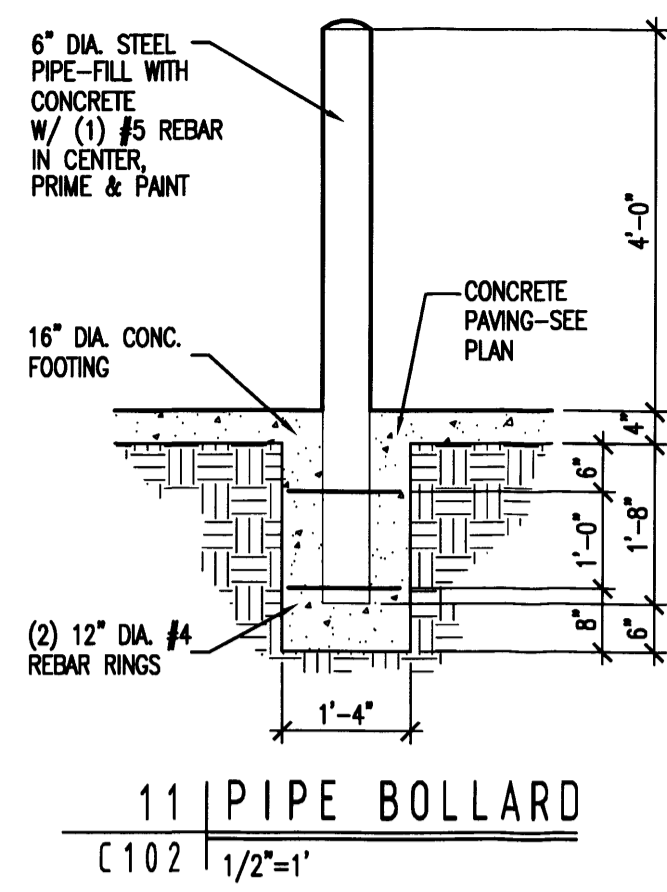
SITE PLAN AND SITE DATA



revisions: _____

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10/11/10
sheet:

C101



MECHENBIER
CONSTRUCTION INC.

OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
HERR
Architects

1600 rio grande nw
albuquerque
new mexico 87104
505.216.0370
fax 505.246.0437
slagleherr.com

SITE DETAILS

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:

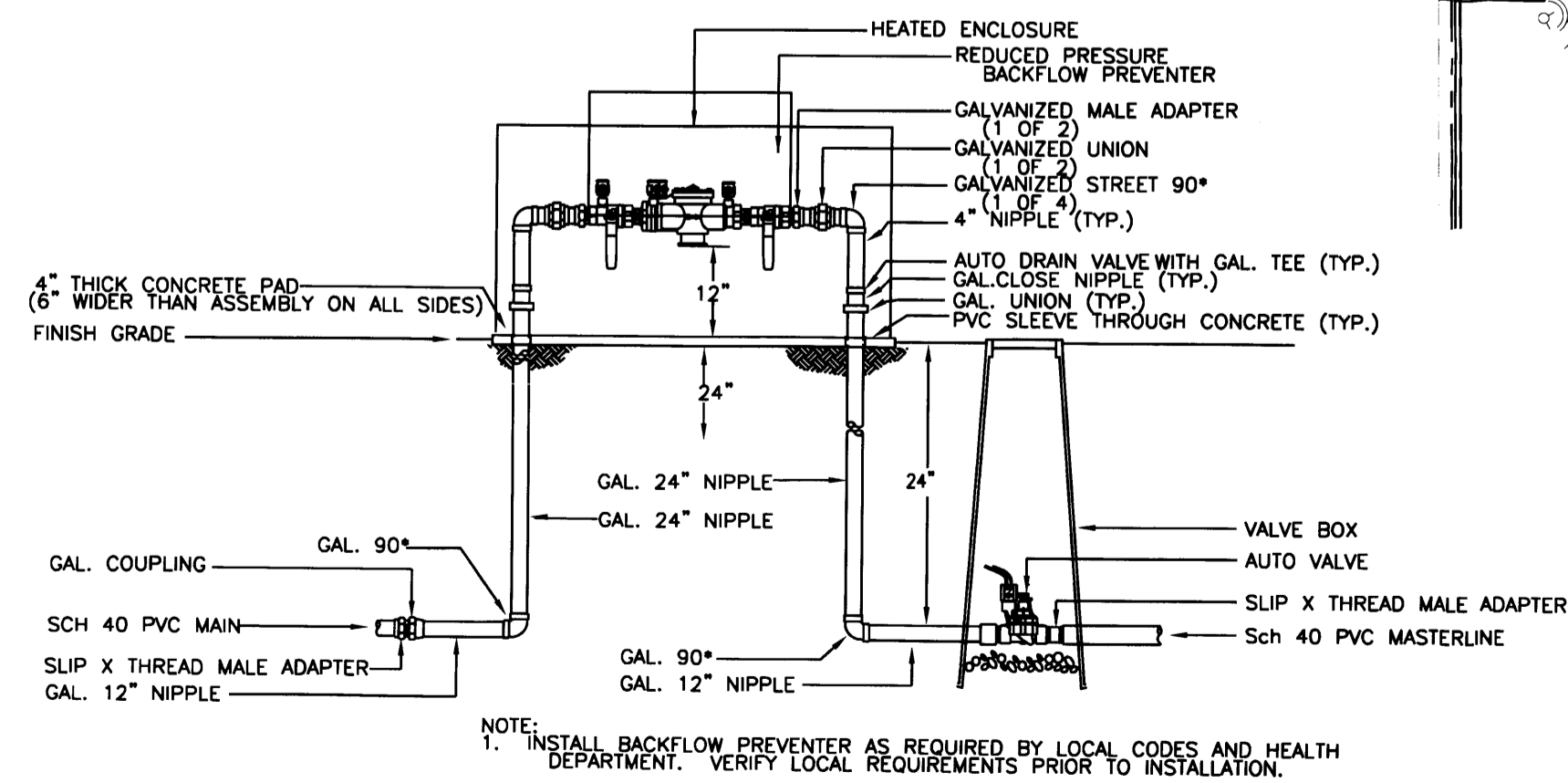
PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
Trees							
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8	⊗	Cotoneaster buxifolius Gray Cotoneaster	5-Gal	2'/9'	18 sf=144 sf	Medium	2-2 gph
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6	⊗	Gaura Gaura	1-Gal	4'/4'	20 sf=120 sf	Medium	2-2 gph
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10	⊗	Sedum spectabile Stonewort	1-Gal	2'/2'	25 sf=250 sf	Low	2-1 gph
Ornamental Grasses							
18	⊗	Muhlenbergia rigens Deer Grass	1-Gal	4'/4'	20 sf=360 sf	Medium	2-2 gph

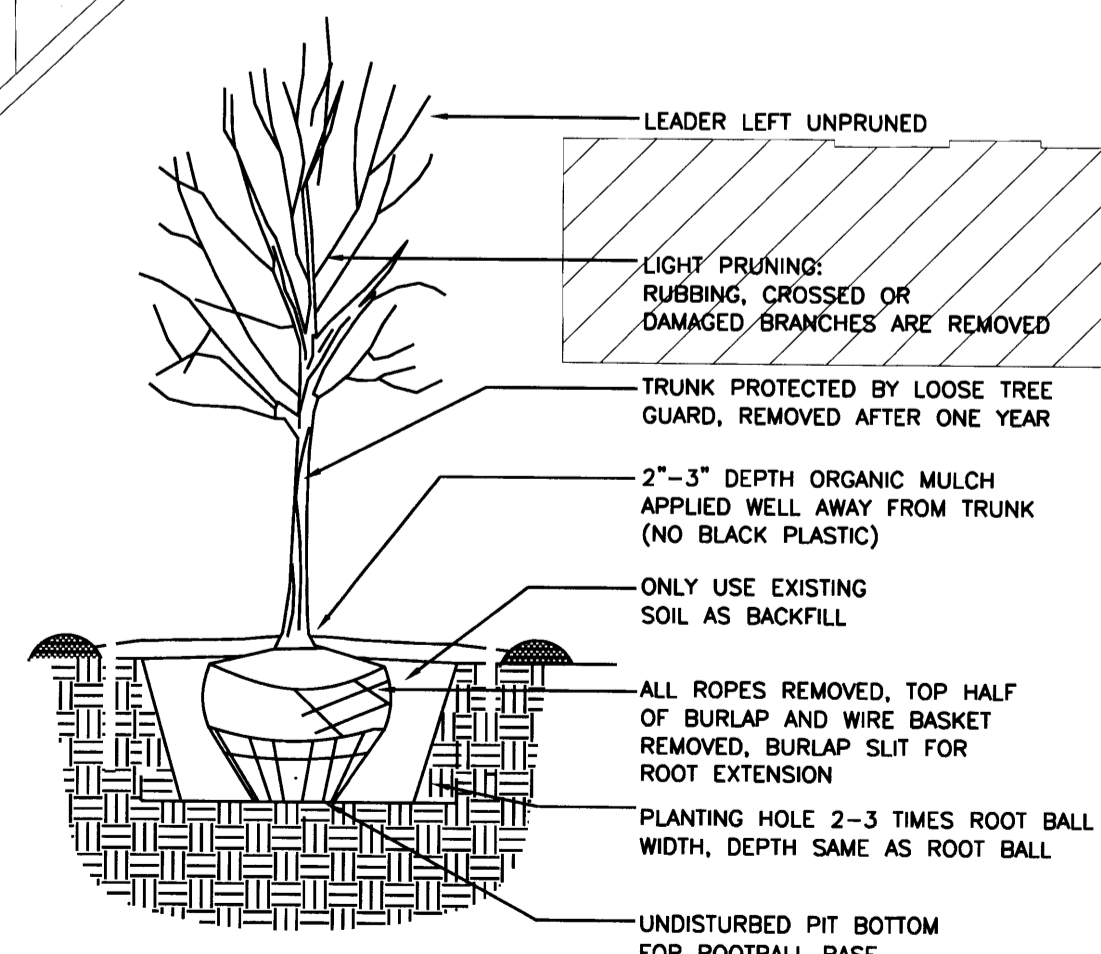
Total landscape coverage=4,021 sf

NOTE

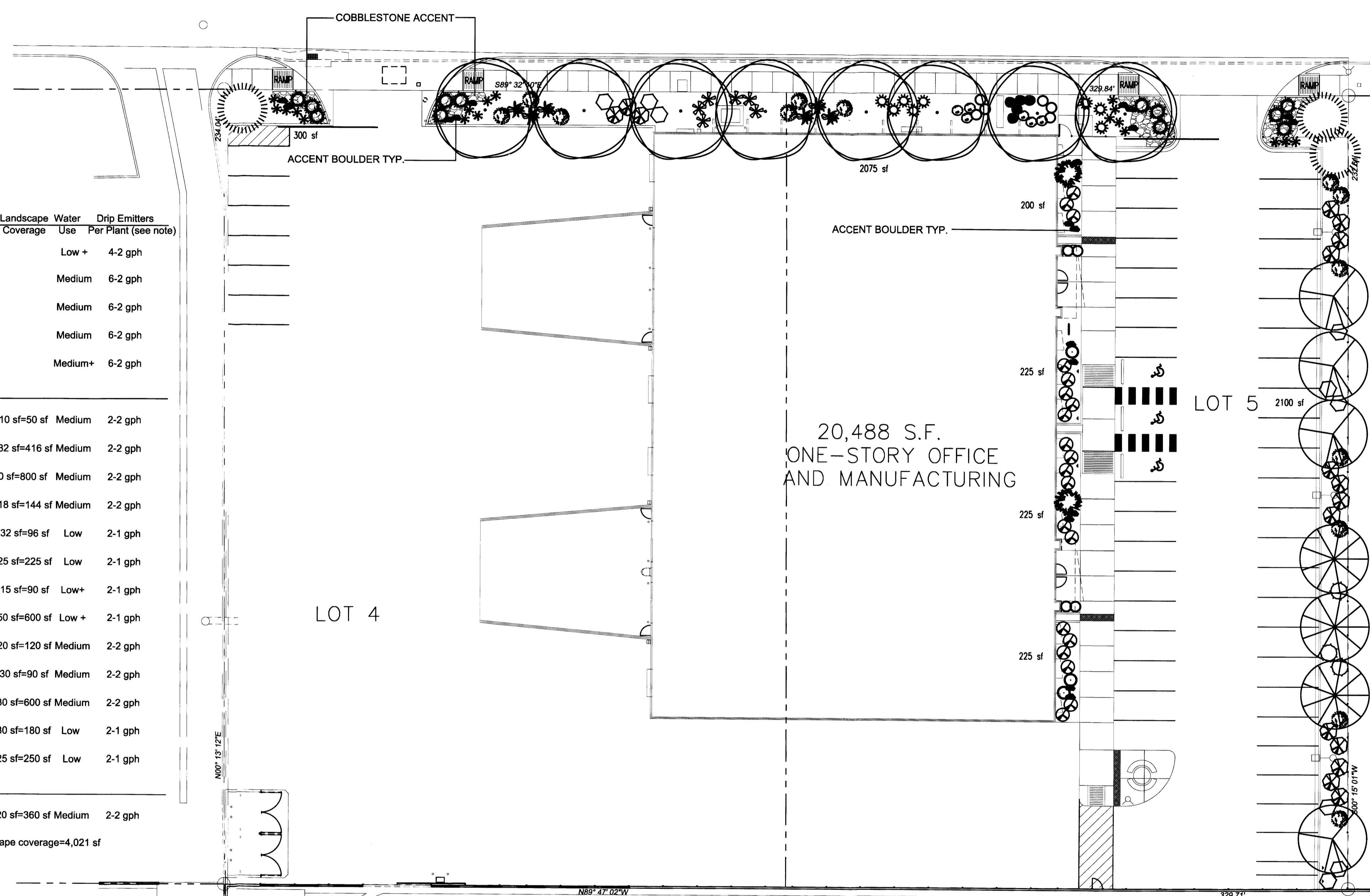
DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING:
1 HOUR/2-3 DAYS A WEEK
FALL:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH



RP BACKFLOW/MASTER VALVE DETAIL
PER COA



TREE PLANTING DETAIL
PER COA FORESTER



LANDSCAPE DATA

GROSS LOT AREA	76,945 SF
LESS BUILDING(S)	20,488 SF
LESS SCREENED TRUCK COURT AREA	28,046 SF
NET LOT AREA	28,411 SF
REQUIRED LANDSCAPE	15% OF NET LOT AREA
PROPOSED LANDSCAPE	4,261 SF
PERCENT OF NET LOT AREA	18 %
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	PROVIDED AT 20/30' O.C. SPACING STREET 10
REQUIRED PARKING LOT TREES	PROVIDED AT 1 PER 10 SPACES (49 SPACES/10) 5
TOTAL REQUIRED TREES	15
TOTAL PROPOSED TREES (2" CAL.)	18
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
(5,350 SF x 75%)	4,012 SF MIN.
PROVIDED LANDSCAPE COVERAGE	4,021 SF (75%)

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM SUPPLIED BY EXTENDING EXISTING DRIP IRRIGATION SYSTEM AND PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE
THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

MECHENBIER
CONSTRUCTION INC
OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

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albuquerque
new mexico 87104
fax 505 246 0437

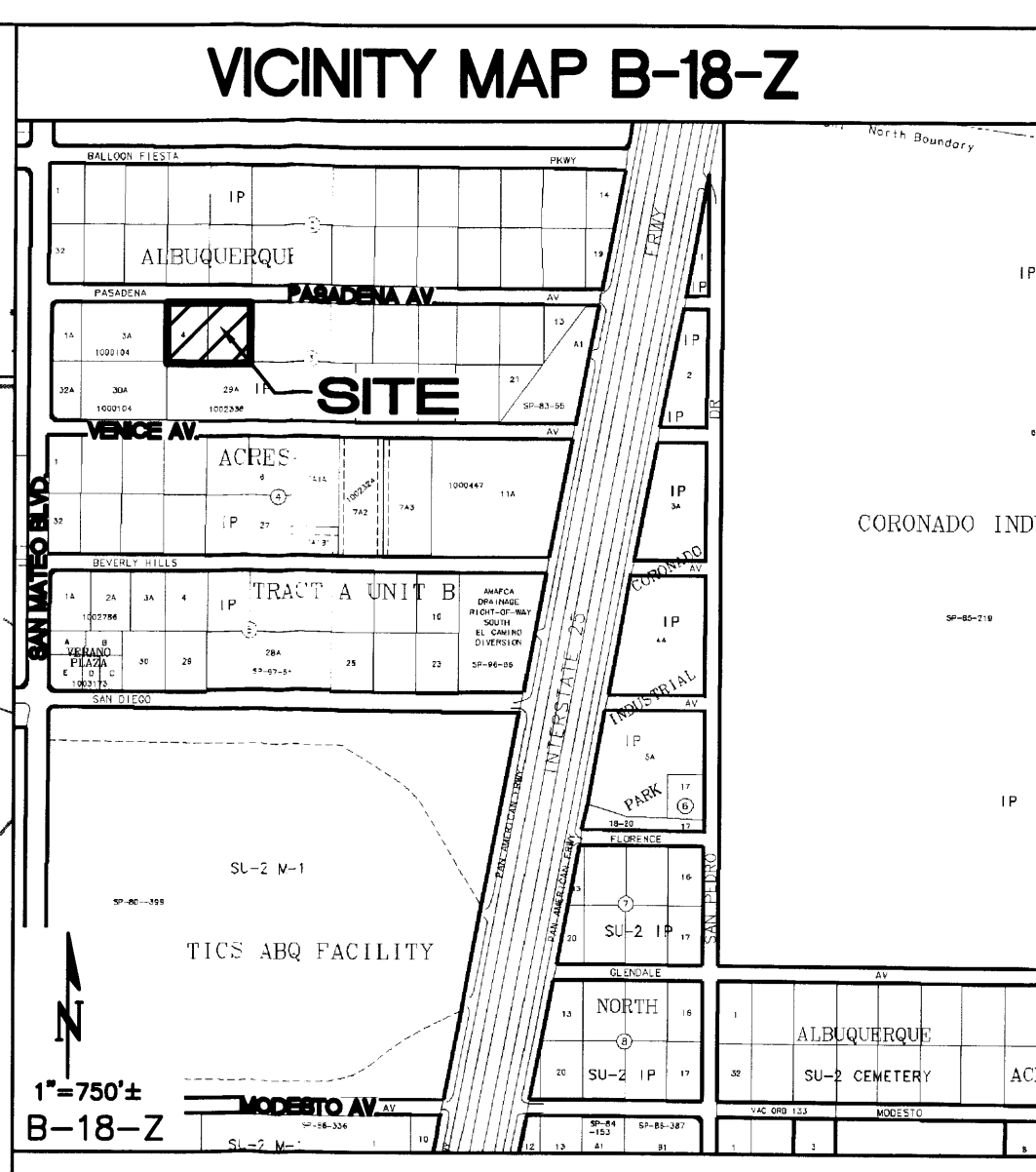
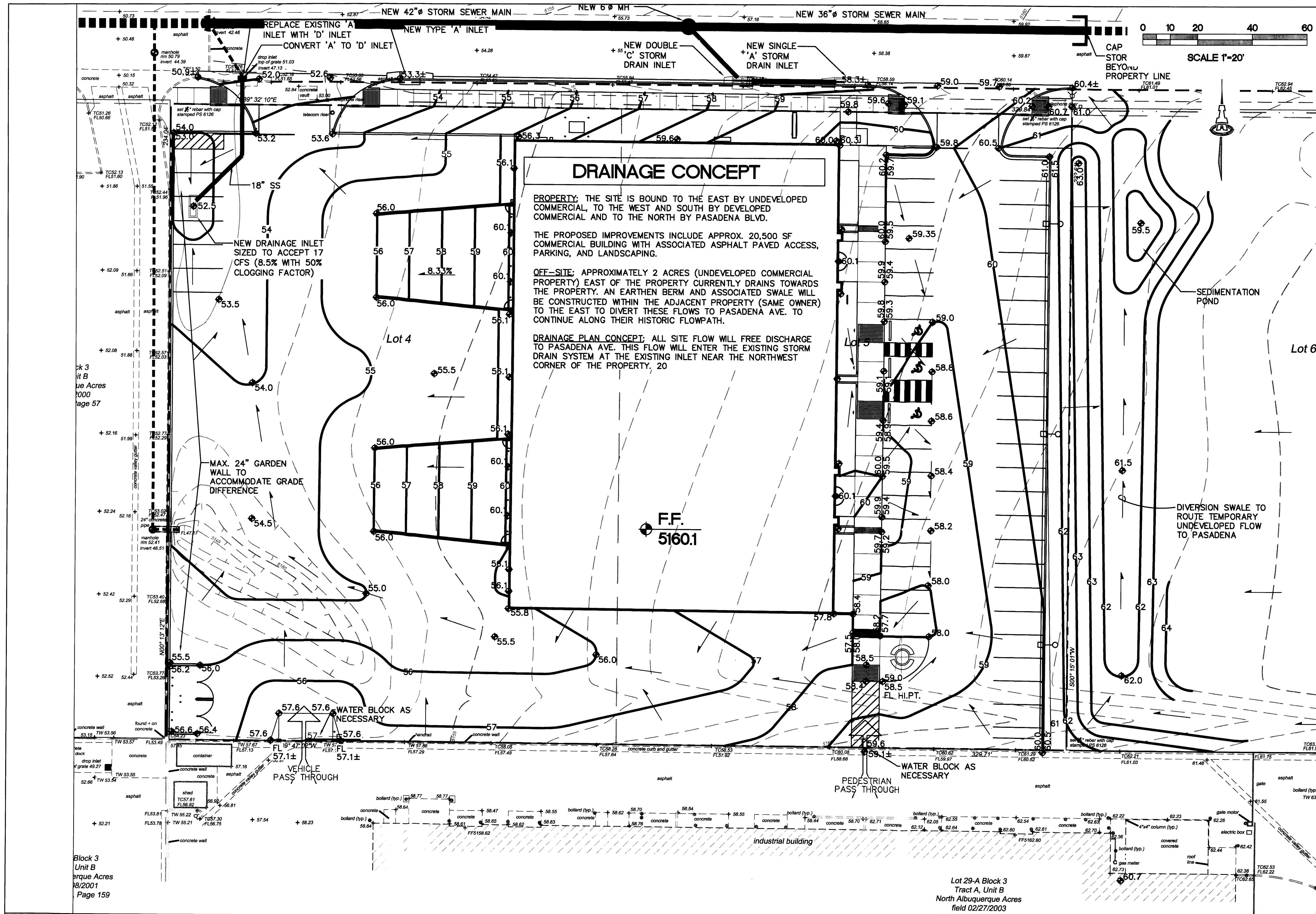
LANDSCAPE PLAN

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

revisions:

date:
8/26/10
sheet:

L101



PROJECT DATA

LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK 3 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5454 PASADENA AVE. NE, ALBUQ., NM 87113

SITE AREA: 1.766 AC

FLOOD ZONE: 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

ENGINEER: FRED C. ARFMAN, PE #7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ, NM 87108
PHONE: (505) 268-8828

SURVEYOR: RONALD A. FORSTBAUER: NMPS NO. 6126
FORSTBAUER SURVEYING, L.L.C.
4116 LOMAS BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 268-2112

BENCHMARK: CITY OF ALBUQUERQUE 6-B17. AN ALUMINUM DISK ON CONCRETE CURB, WNW QUADRANT OF SAN MATEO BLVD. NE & SAN DIEGO AVE. NE ELEVATION: 5153.322 NAVD88.

LEGEND

- EXISTING CONTOUR
- - - PROPOSED 1' CONTOUR
- ◆11.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FL FLOWLINE
- INV INVERT ELEVATION
- F.F. FINISH FLOOR ELEVATION

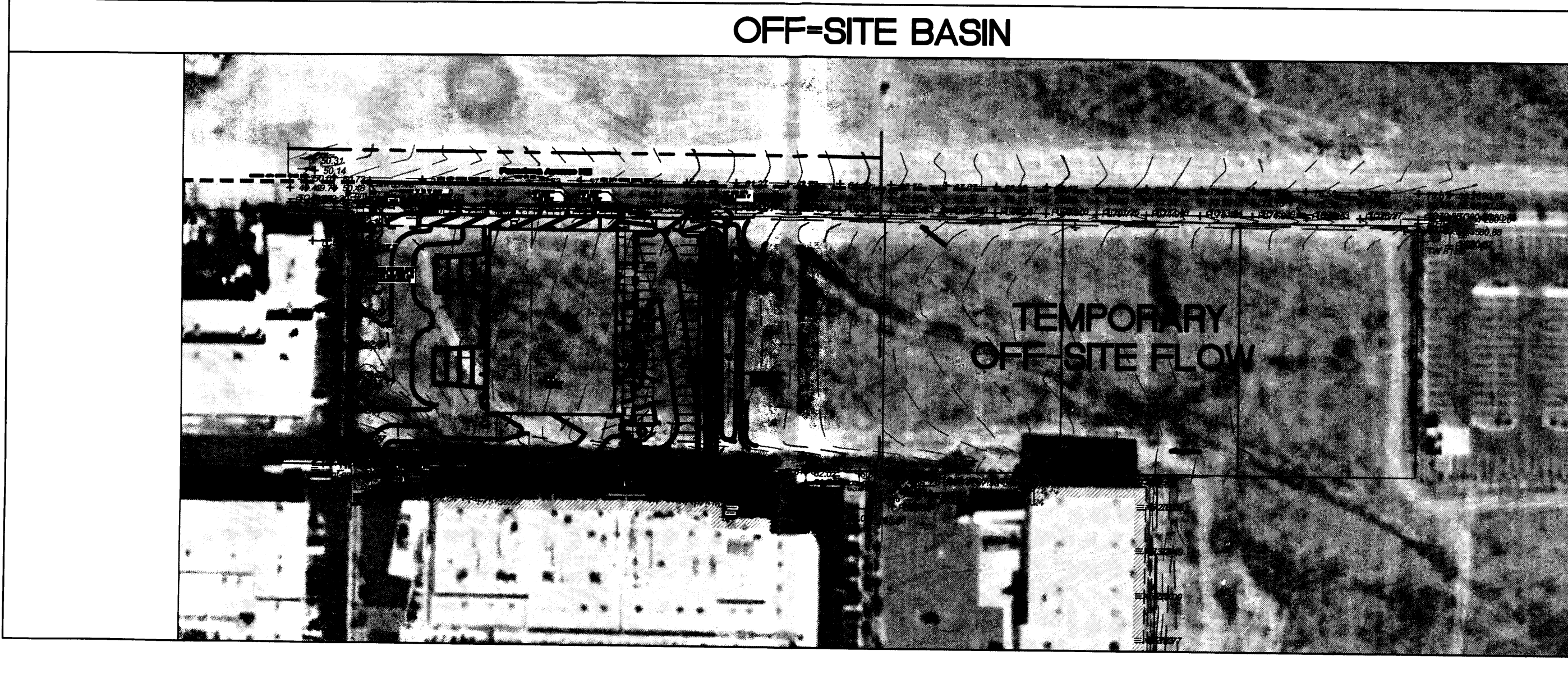
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-265-8828 Fax: 505-268-2832

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

MECHENBIER CONSTRUCTION INC.
OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

SLAGLE HERR

1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437



CALCULATIONS

CALCULATIONS: Mechenbier Office / Warehouse : August 23, 2010
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE:		ON-SITE	
	76945 SF		1.8
HISTORIC FLOWS:		DEVELOPED FLOWS:	
Area A	Treatment SF %	Area A	Treatment SF %
Area B	0 0%	Area B	0 0%
Area C	76945 100%	Area C	1924 3%
Area D	0 0%	Area D	3847 5%
Total Area	76945 100%	Total Area	71174 93%

EXCESS PRECIP:

Zone	EA	EB	EC	ED
3	0.66	0.92	1.29	2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$
 $A_A + A_B + A_C + A_D$

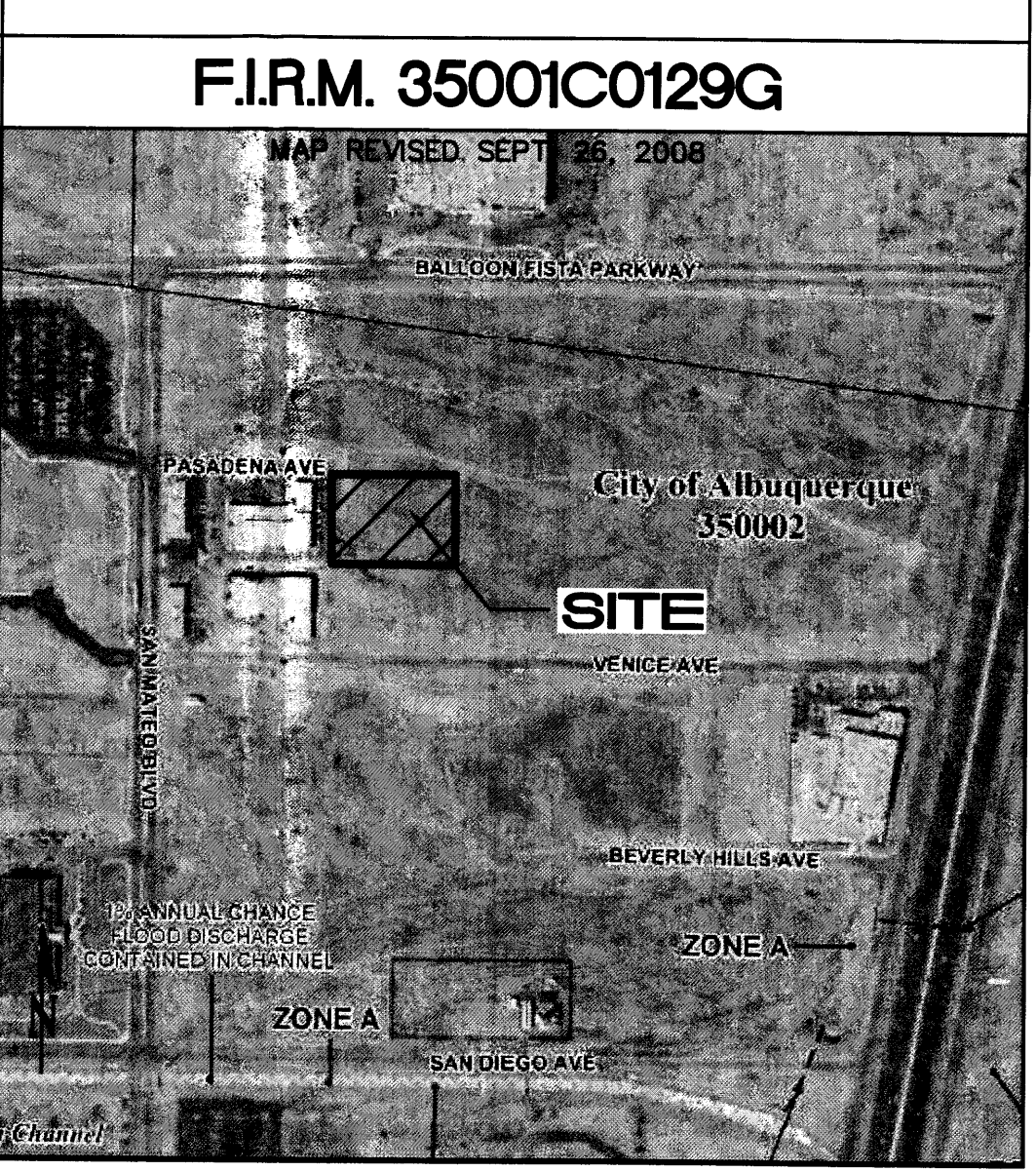
Historic E = 1.29 in. Developed E = 2.27 in.

On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$
Historic $V_{360} = 8272$ CF Developed $V_{360} = 14559$ CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

Zone	Historic Q_p	Developed Q_p
3	1.87	3.45
3	2.60	5.02
3	6.1 CFS	8.6 CFS

ALL SITE DISCHARGE WILL FREE DISCHARGE TO PASADENA AVE. TO ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.



CONCEPTUAL DRAINAGE AND GRADING PLAN

revisions:

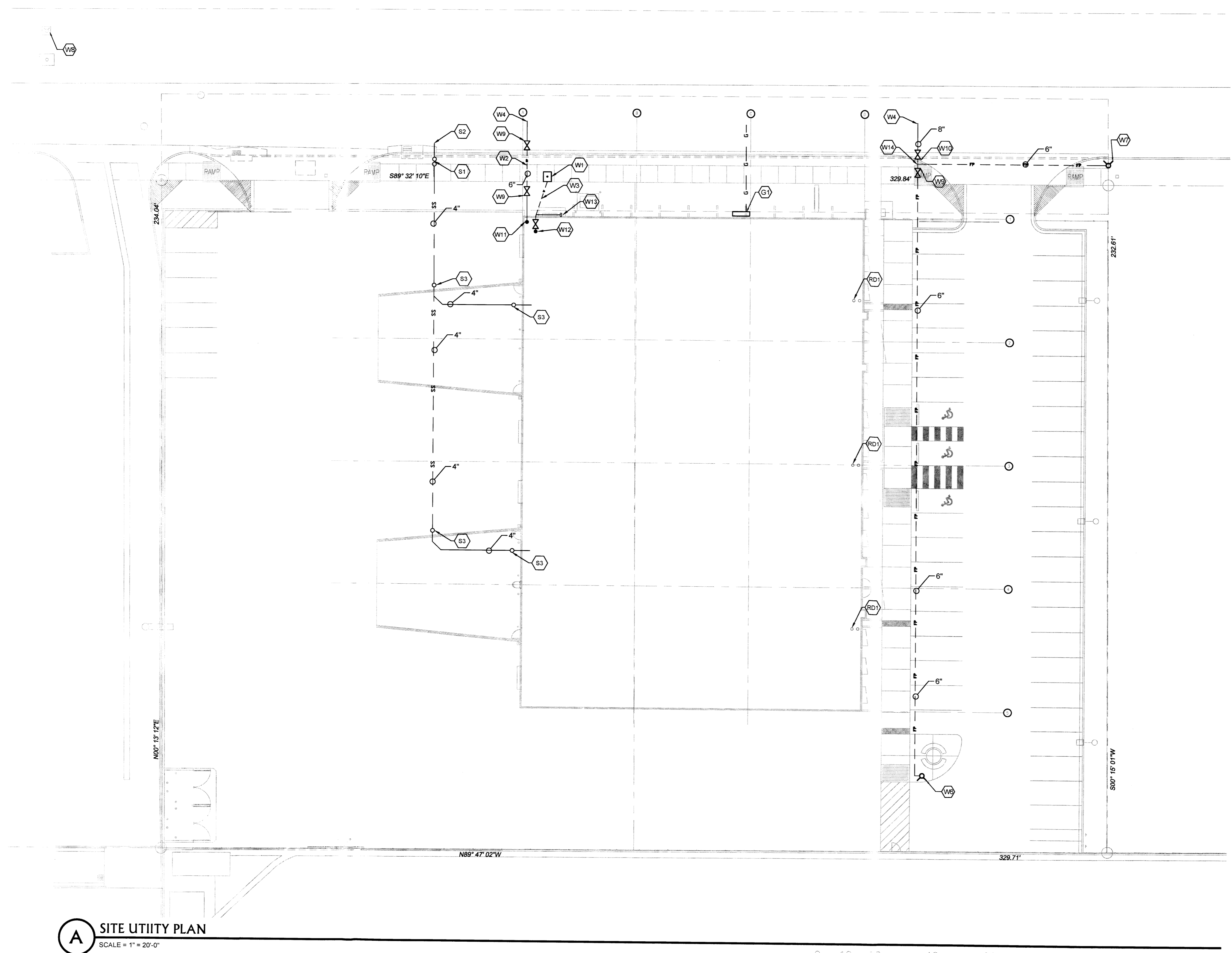
date: 9/08/10
sheet: CG-101

GENERAL NOTES:

- A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM.

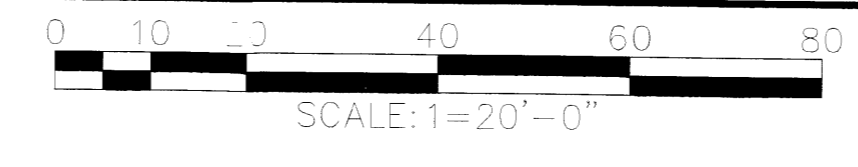
KEYED NOTES:

- W1. CONNECT TO NEW 1" WATER METER/SERVICE.
- W2. CONNECT TO 6" WATER LINE STUBBED INTO LOT FOR BUILDING FIRE PROTECTION SYSTEM.
- W3. 1 1/4" WIRSBO/AQUAPIX.
- W4. FIRE PROTECTION LINE SIZED AS NOTED ON PLAN.
- W5. 6" 45° ELBOW. (NOT USED.)
- W6. INSTALL A NEW PRIVATE FIRE HYDRANT.
- W7. INSTALL NEW PUBLIC FIRE HYDRANT PER COA STANDARDS.
- W8. EXISTING PUBLIC FIRE HYDRANT.
- W9. 6" VALVE WITH BOX.
- W10. 6" VALVE WITH BOX.
- W11. 6" STUB 1' A.F.F. FOR FIRE SPRINKLERS 2' INSIDE OF BOTH WALLS.
- W12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER (WATTS #809 O.A.E.) @ POTABLE WATER SERVICE WITH A 3" DRAIN TO OUTSIDE.
- W13. 1 1/4" X 1 1/4" X 1" TEE. TERMINATE SPRINKLER STUB WITH A 1" FIP ADP PLUGGED. LANDSCAPE CONTRACTOR TO INSTALL A VACUUM BREAKER ON IRRIGATION LINE. WATTS SERIES 188A.
- W14. 8" X 6" X 6" TEE WITH 6" STUB TO FIRE HYDRANT.
- W15. NOT USED.
- W16. NOT USED.
- W17. NOT USED.
- S1. 4" 2-WAY SANITARY CLEANOUT.
- S2. CONNECT TO 4" SANITARY SEWER STUBBED INTO SITE.
- S3. 4" 1-WAY CLEANOUT.
- G1. GAS METERS. FOUR (4) METERS TOTAL.
- RD1. ROUTE 4" ROOF DRAIN AND OVERFLOW TO SIDEWALK CULVERT, TYPICAL AT 3 LOCATIONS. REFER TO ARCHITECTURAL.

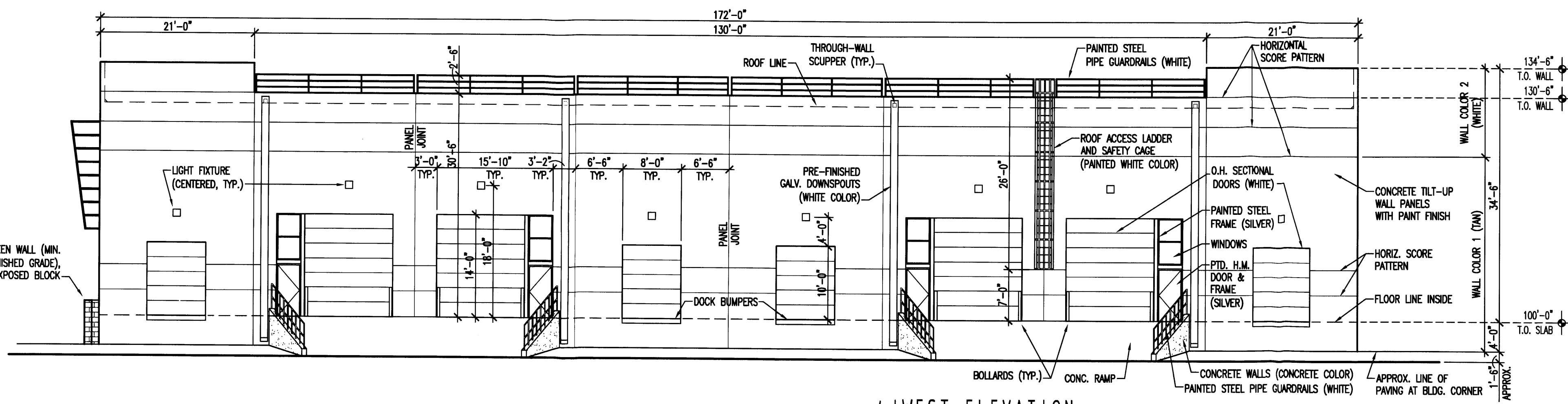


PRELIMINARY SET

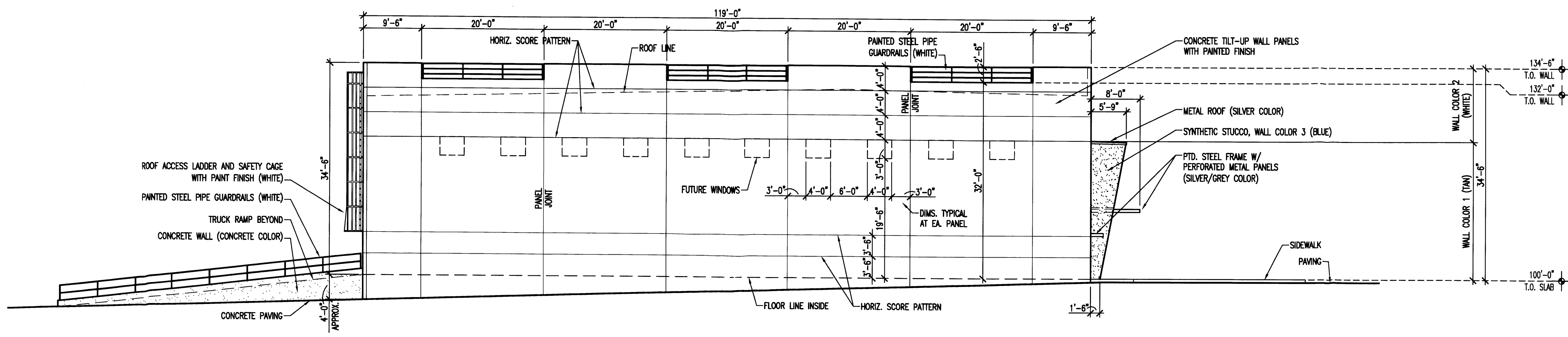
A SITE UTILITY PLAN
SCALE = 1" = 20'-0"



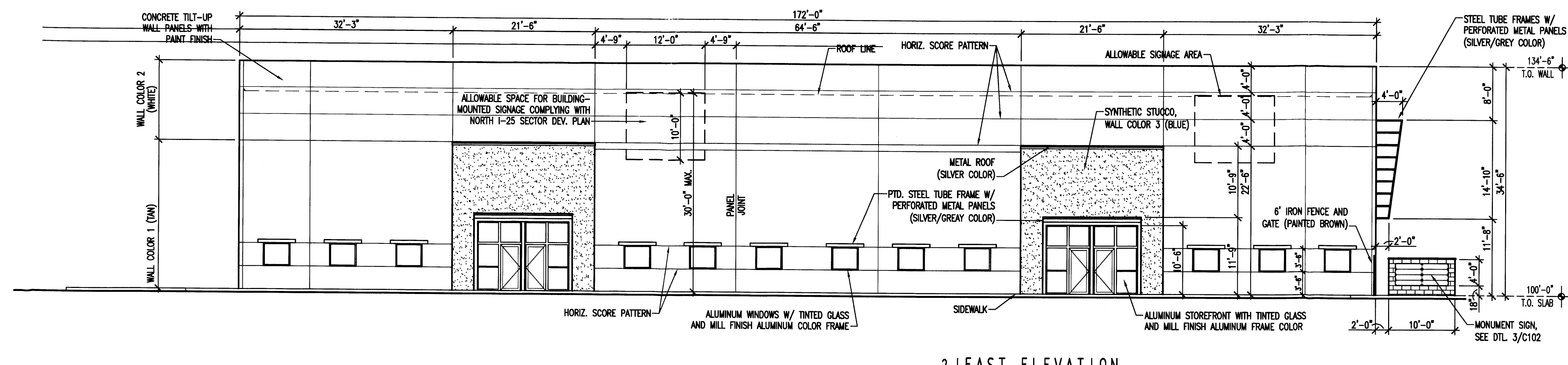
SITE UTILITY PLAN



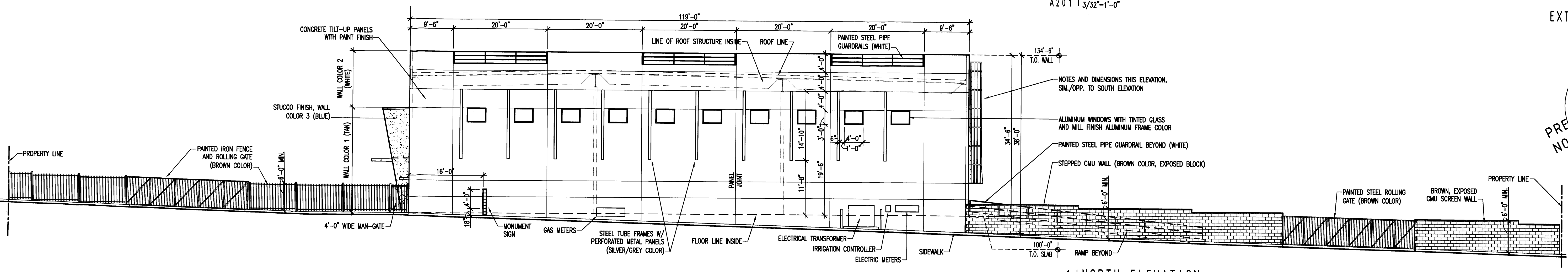
4 WEST ELEVATION
A201 3/32=1'-0"



3 SOUTH ELEVATION
A201 3/32=1'-0"



2 EAST ELEVATION
A201 3/32=1'-0"



1 NORTH ELEVATION
A201 3/32=1'-0"

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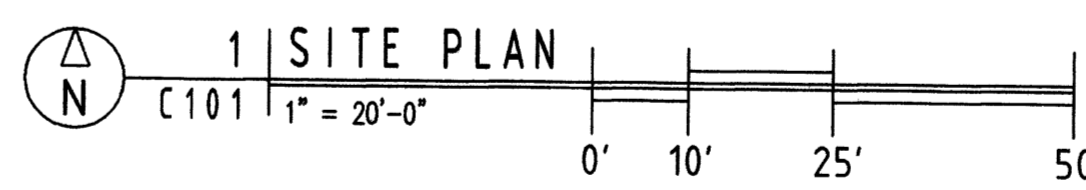
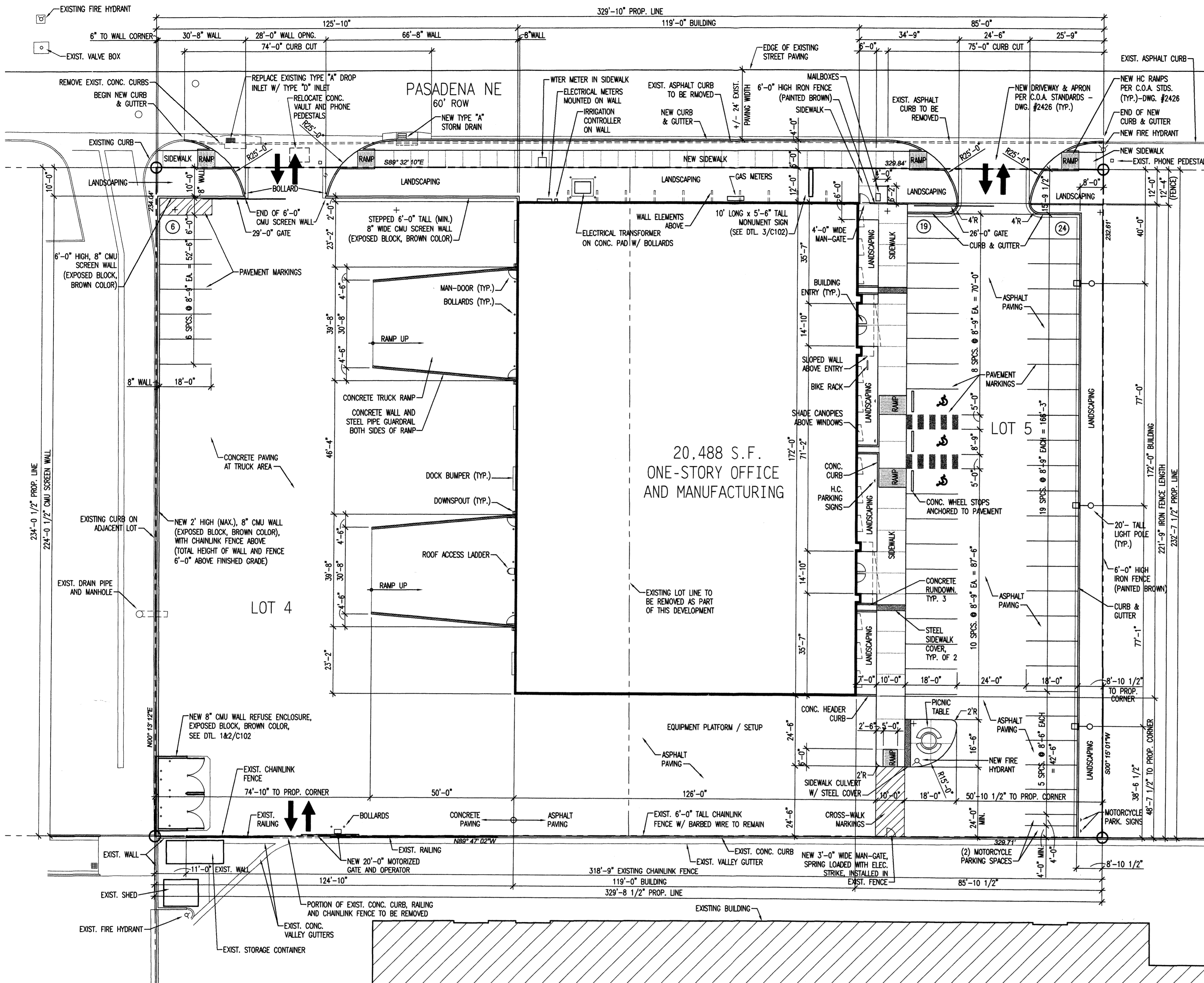
EXTERIOR ELEVATIONS

PRELIMINARY DESIGN
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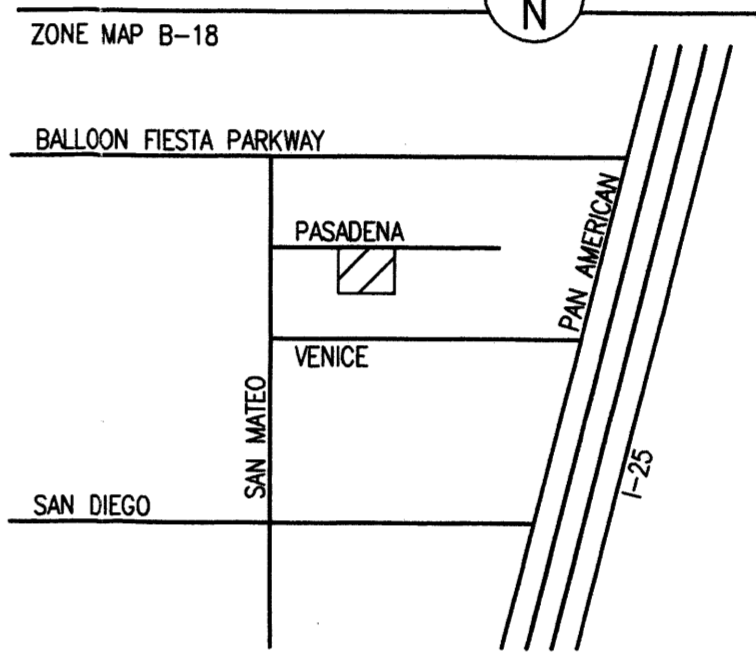
A201



SIGNATURE BLOCK

PROJECT NUMBER _____
 APPLICATION NUMBER _____
 Is an infrastructure list required? () Yes () No
 If no, 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.
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: _____
 UTILITIES DEVELOPMENT DATE: _____
 PARKS AND RECREATION DATE: _____
 CITY ENGINEER DATE: _____
 ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____
 SOLID WASTE MANAGEMENT DATE: 8/31/10
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

VICINITY MAP



GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. **SITE LIGHTING**
LIGHTING PROVIDED FROM BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
6. MAX. SLOPE 1:12 FOR ALL NEW RAMPS.

EPC SUBMITTAL DRAWING INDEX

- C101 SITE PLAN, VICINITY MAP AND SITE DATA
- C102 SITE DETAILS
- L101 LANDSCAPE PLAN
- CG-101 GRADING AND DRAINAGE PLAN
- U100 SITE UTILITY PLAN
- A201 EXTERIOR BUILDING ELEVATIONS

SITE DATA

LOCATION:	5454 PASADENA AVE. NE ALBUQUERQUE, NM 87113
OWNER:	MECHENBIER CONSTRUCTION, INC. 8500 WASHINGTON ST. NE, SUITE A-6 ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	LOTS 4 AND 5, BLOCK 3, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES
UPC #:	(LOT 4) 101806505929920123 (LOT 5) 101806507429920122
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	B-18
CONSTRUCTION TYPE:	2-B, SPRINKLERED
APPLICABLE CODE:	2006 IBC
TOTAL LOT AREA:	(1.766 AC) 76,945 S.F.
BUILDING FOOTPRINT AREA:	20,488 S.F.
NET LOT AREA:	56,457 S.F.
SCREENED TRUCK COURT AREA:	28,046 S.F.
NET LOT AREA (EXCLUDING TRUCK COURT):	28,411 S.F.
LANDSCAPE AREA:	5,350 S.F.
LANDSCAPE % OF NET LOT AREA (EXCLUDING THE SCREENED TRUCK COURT AREA):	18 %
REQUIRED PARKING:	41 SPACES
OFFICE (33%):	6,829 SF / 200 = 34 SPACES
WAREHOUSE (66%):	13,659 SF / 2000 = 7 SPACES
PARKING PROVIDED:	49 SPACES
H.C. PARKING PROVIDED (3 REQUIRED):	3 SPACES
REQUIRED BICYCLE PARKING (3 REQUIRED):	3 SPACES
MOTORCYCLE PARKING PROVIDED (2 REQUIRED):	2 SPACES

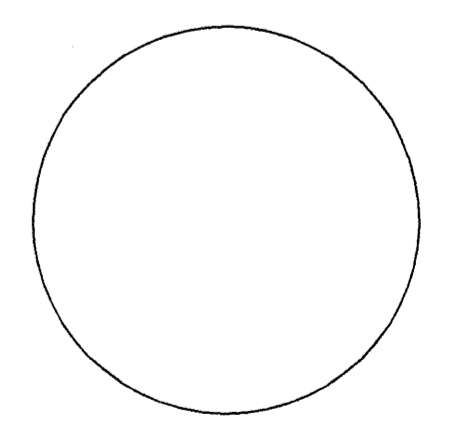


OFFICE/ WAREHOUSE DEVELOPMENT AT 5454 PASADENA N.E.

SLAGLE HERB

ARCHITECTS
 1600 RIO GRANDEN W
 ALBUQUERQUE
 NEW MEXICO 87104
 505.246.0437
 slagleherb.com

SITE PLAN AND SITE DATA



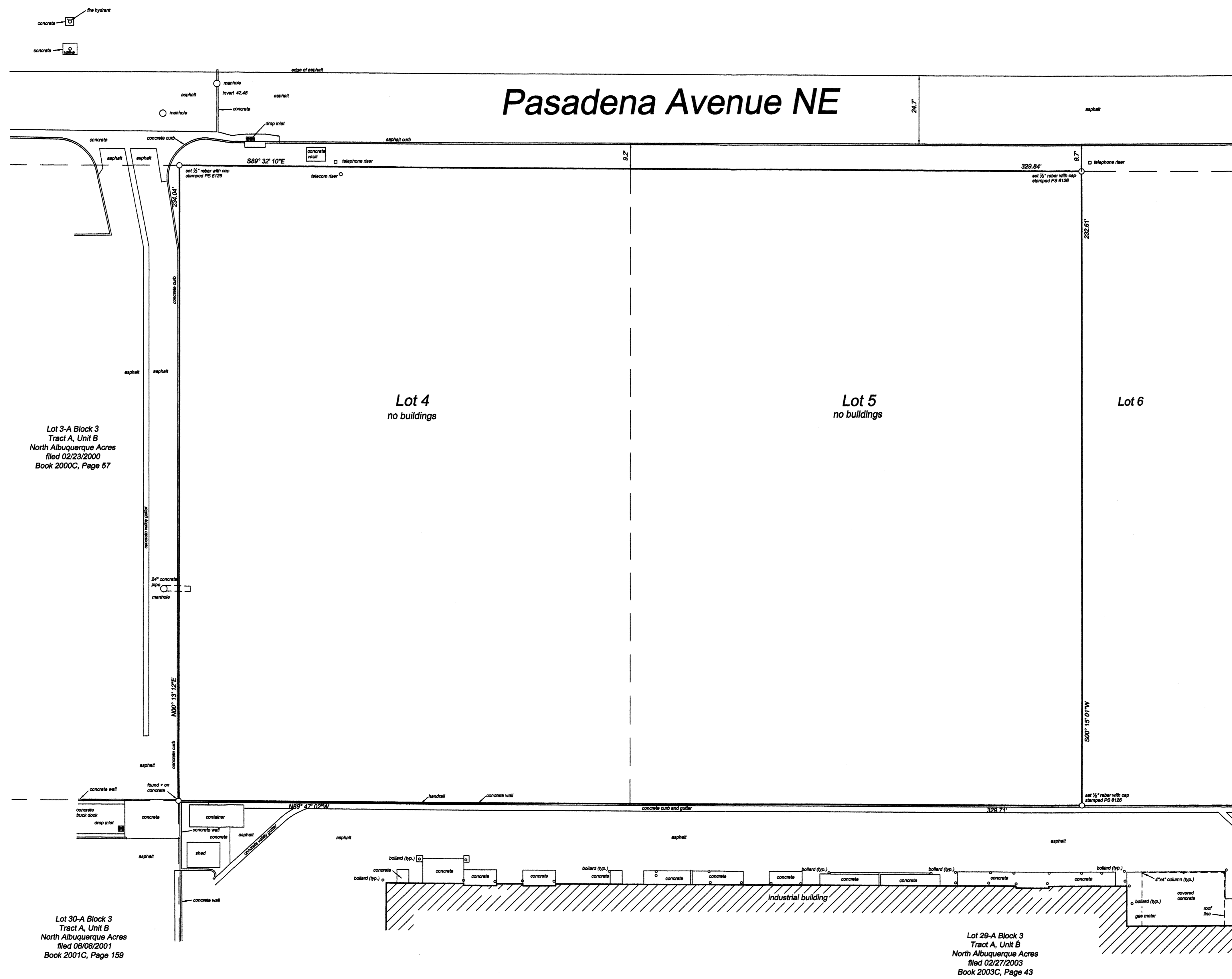
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AFD PLANS CHECKING OFFICE
 924-2611
 APPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE

date:
8/26/10
 sheet:

C101

Improvement Sketch
Lots 4 & 5, Block 3
Tract A, Unit B
North Albuquerque Acres
 Albuquerque, Bernalillo County, New Mexico
 October 2010



Lot 3-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 02/23/2000
 Book 2000C, Page 57

Lot 30-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 06/08/2001
 Book 2001C, Page 159

Lot 29-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 02/27/2003
 Book 2003C, Page 43

