

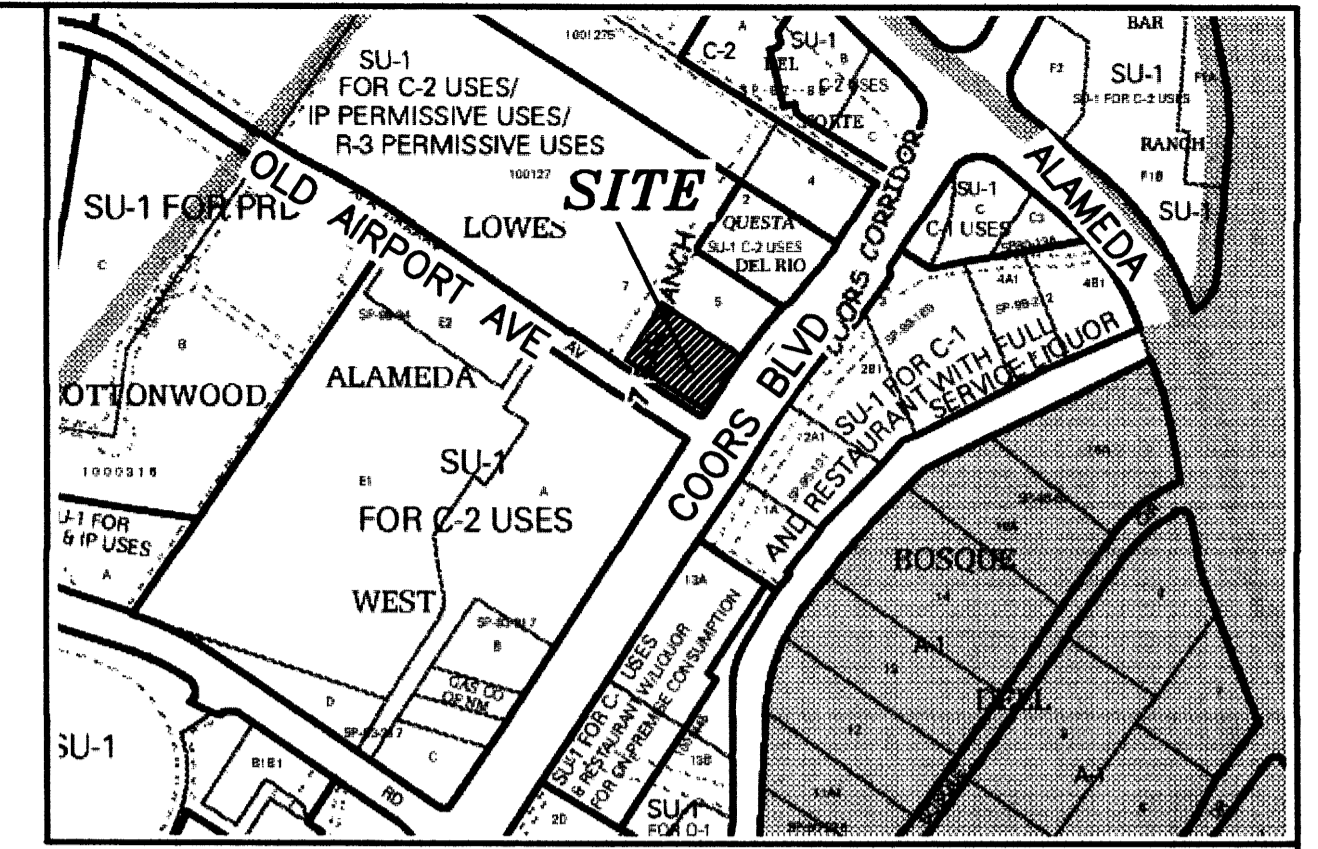
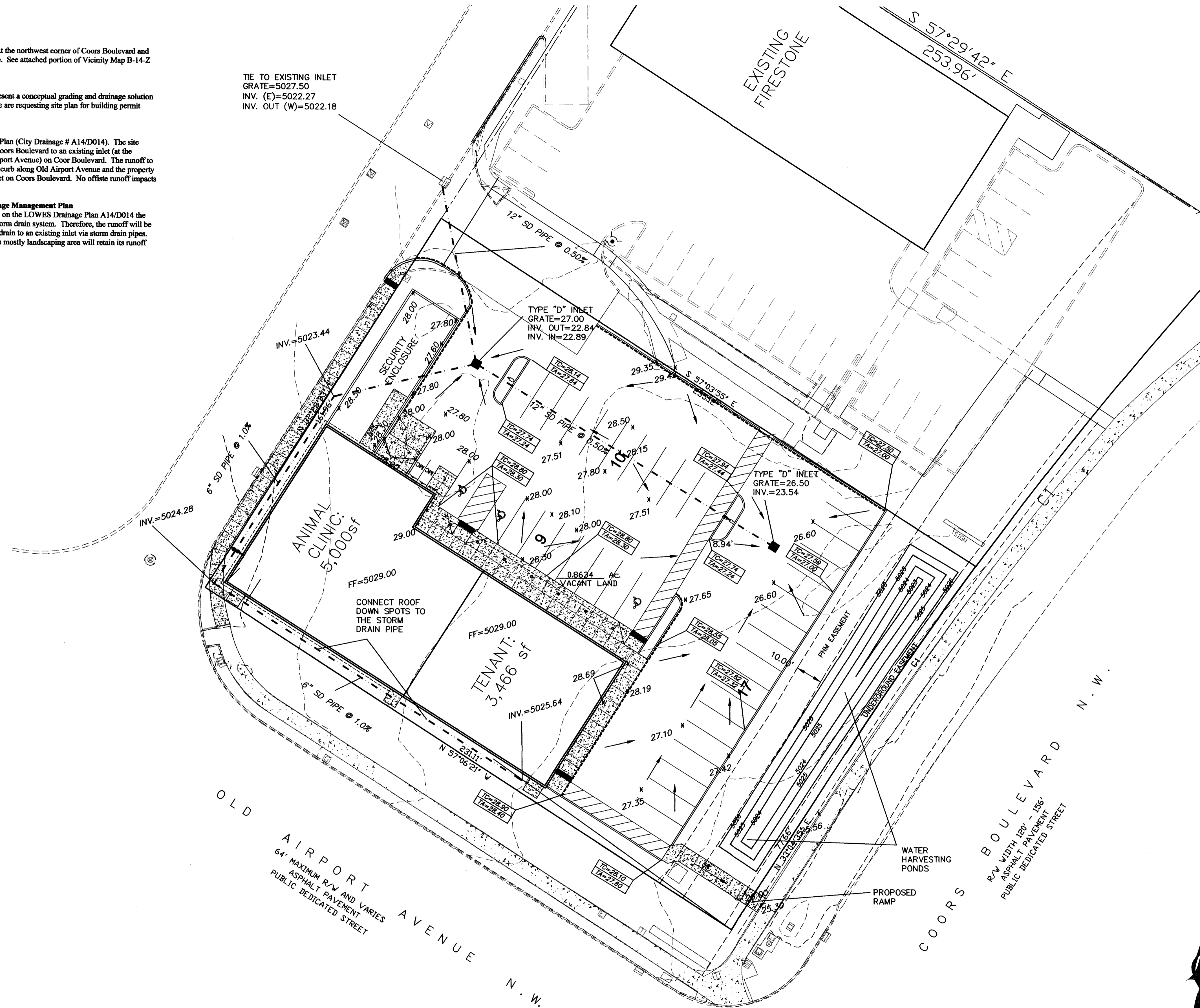
Location
 Lot 6, LOWES SUBDIVISION is located at the northwest corner of Coors Boulevard and Old Airport Avenue containing 0.8634 acre. See attached portion of Vicinity Map B-14-Z for exact location.

Purpose
 The purpose of this drainage report is to present a conceptual grading and drainage solution for the proposed commercial buildings. We are requesting site plan for building permit approval.

Existing Drainage Conditions
 The site falls within the LOWES Drainage Plan (City Drainage # A14/D014). The site currently drains from west to east toward Coors Boulevard to an existing inlet (at the northwest corner of Coors Boulevard and Airport Avenue) on Coors Boulevard. The runoff to the south of the property (area between the curb along Old Airport Avenue and the property line) drains east as well to this existing inlet on Coors Boulevard. No offsite runoff impacts this site.

Proposed Conditions and On-Site Drainage Management Plan
 The site falls within the A14/D014. Based on the LOWES Drainage Plan A14/D014 the runoff will drain west to the LOWES storm drain system. Therefore, the runoff will be collected via storm drain inlets and will be drain to an existing inlet via storm drain pipes. Small portion of the site to the east which is mostly landscaping area will retain its runoff on-site within a water harvesting pond.

TIE TO EXISTING INLET
 GRATE=5027.50
 INV. (E)=5022.27
 INV. OUT (W)=5022.18



LEGAL DESCRIPTION:
 LOT 6, LOWES SUBDIVISION
 CONTAINING 0.8634 ACRE
 ZONING: SU-1

NOTICE TO CONTRACTORS

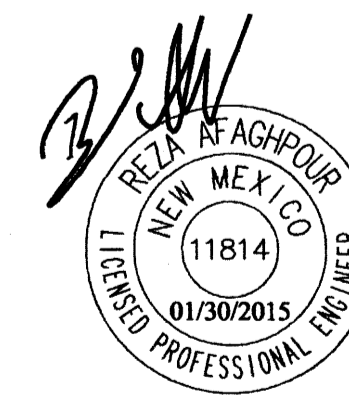
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES

1. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED) FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LEGEND

---	5030	EXISTING CONTOUR (MAJOR)
---	5029	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
x	28.50	PROPOSED SPOT ELEVATION
x	5029.16	EXISTING GRADE
x	5028.65	EXISTING FLOWLINE ELEVATION
█		PROPOSED RETAINING WALL
BC=	89.08	BOTTOM OF CHANEL
TC=	28.50	TOP OF CURB
TA=	28.00	TOP OF ASPHALT
HP		HIGH POINT

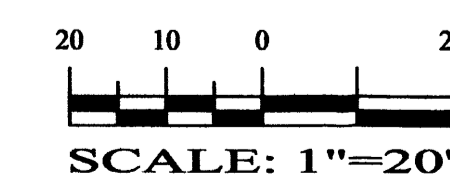


REZA AFAGHPOUR
 P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)899-5570

GRAPHIC SCALE



SOUTHWEST VETERINARY MEDICAL CENTER
 LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN

DRAWING: 201404-GR.DWG	DRAWN BY: SH-B	DATE: 1-24-2014	SHEET # C 101
---------------------------	-------------------	--------------------	------------------

LAST REVISION: 01-30-2015

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

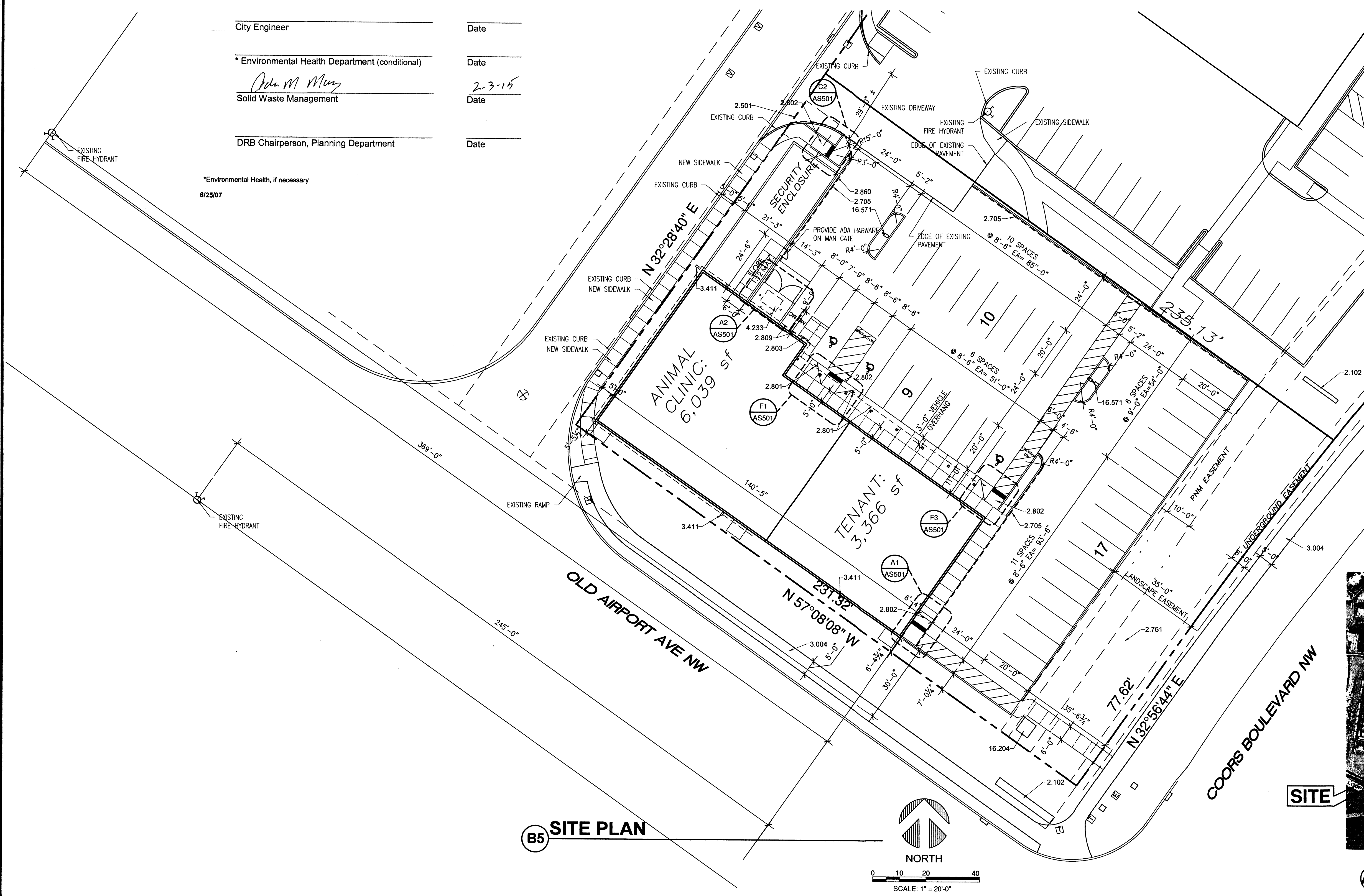
City Engineer _____ Date _____

* Environmental Health Department (conditional) _____ Date _____

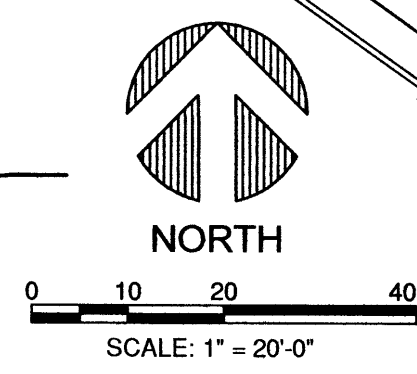
John M. Murray _____ Date *2-3-15*
Solid Waste Management

DRB Chairperson, Planning Department _____ Date _____

*Environmental Health, if necessary
8/25/07



B5 SITE PLAN



GENERAL NOTES

- A. THIS IS NOT A SURVEY. INFORMATION TAKEN FROM A SURVEY PREPARED BY HARRIS SURVEYING, INC., DATED, DECEMBER 20, 2013. REFER TO THAT SURVEY FOR ALL BOUNDARY AND EXISTING CONDITIONS.
- B. SIDEWALKS TO HAVE A MINIMUM 2% CROSS SLOPE.

PARKING ANALYSIS

PARKING REQUIRED (1 PER 200 SF):	45
PARKING PROVIDED:	36
ADA PARKING REQUIRED:	3
ADA PARKING PROVIDED:	3
MOTORCYCLE PARKING REQUIRED (1 PER 20 VEHICLES):	2
MOTORCYCLE PARKING PROVIDED:	2
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2

REFERENCE KEYNOTES

- DIVISION 02 - SITE CONSTRUCTION**
 - 2.102 - EXISTING MONUMENT SIGN
 - 2.501 - WATER METER EASEMENT
 - 2.705 - CURB PAINTED RED WITH 4" WHITE LETTERING "FIRE LANE NO PARKING" ON FACE OF CURB
 - 2.761 - ADA ACCESSIBLE ROUTE
 - 2.801 - ADA PARKING SIGN - SEE DETAIL C1/AS501
 - 2.802 - ADA ACCESSIBLE RAMP - SEE DETAILS AS501
 - 2.803 - BIKE RACK - SEE DETAIL D5/AS501
 - 2.809 - MOTORCYCLE PARKING SIGN
 - 2.860 - 6'-0" HIGH VINYL FENCE
- DIVISION 03 - CONCRETE**
 - 3.004 - EXISTING CONCRETE SIDEWALK
 - 3.411 - PRECAST CONCRETE SPLASH BLOCK
- DIVISION 04 - MASONRY**
 - 4.233 - CMU TRASH ENCLOSURE
- DIVISION 16 - ELECTRICAL**
 - 16.204 - TRANSFORMER - PNM TO SET LOCATION
 - 16.571 - 20' HIGH PARKING LOT LIGHT POLE

PROJECT DATA

TOTAL SQUARE FOOTAGE	=	9,405 SF
OCCUPANCY TYPE	=	B
CONSTRUCTION TYPE	=	V-B
MAX. BUILDING HEIGHT	=	25'-3"

901 Lumberton Pl. NE
Albuquerque, NM 87107
Phone: (505) 895-0180
Fax: (505) 895-0111
Email: info@bdaarc.com



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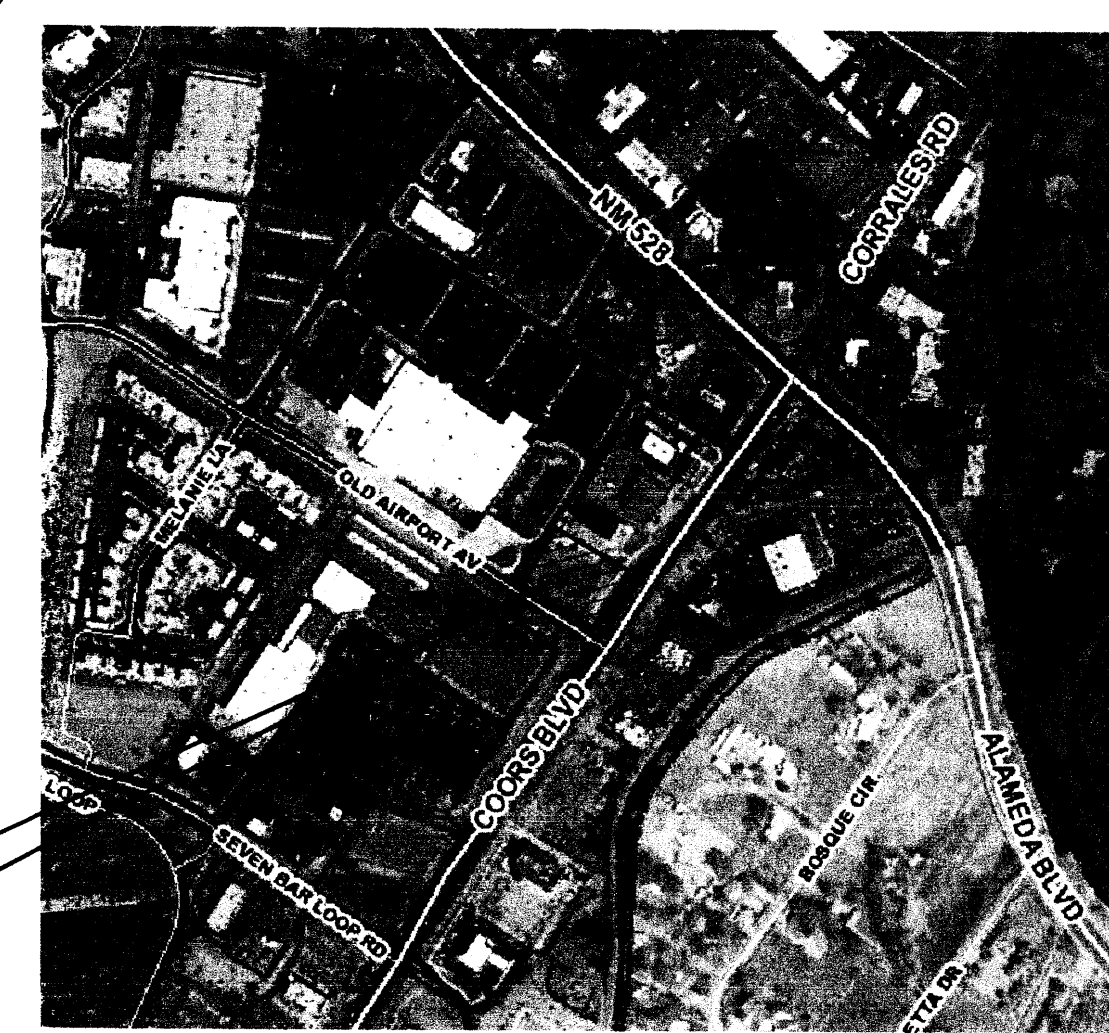
SOUTHWEST VETERINARY MEDICAL CENTER
Lowes Lot 6 Site Development
Albuquerque, New Mexico 87114
Daniel Levenson D.V.M.
Copyright, 2014, BDA ARCHITECTURE PC.

REV #	DATE	COMMENTS

INITIALS	REVISIONS
	BDA DSGN. REV.
	BDA TECH REV.
	CMP TECH REV.

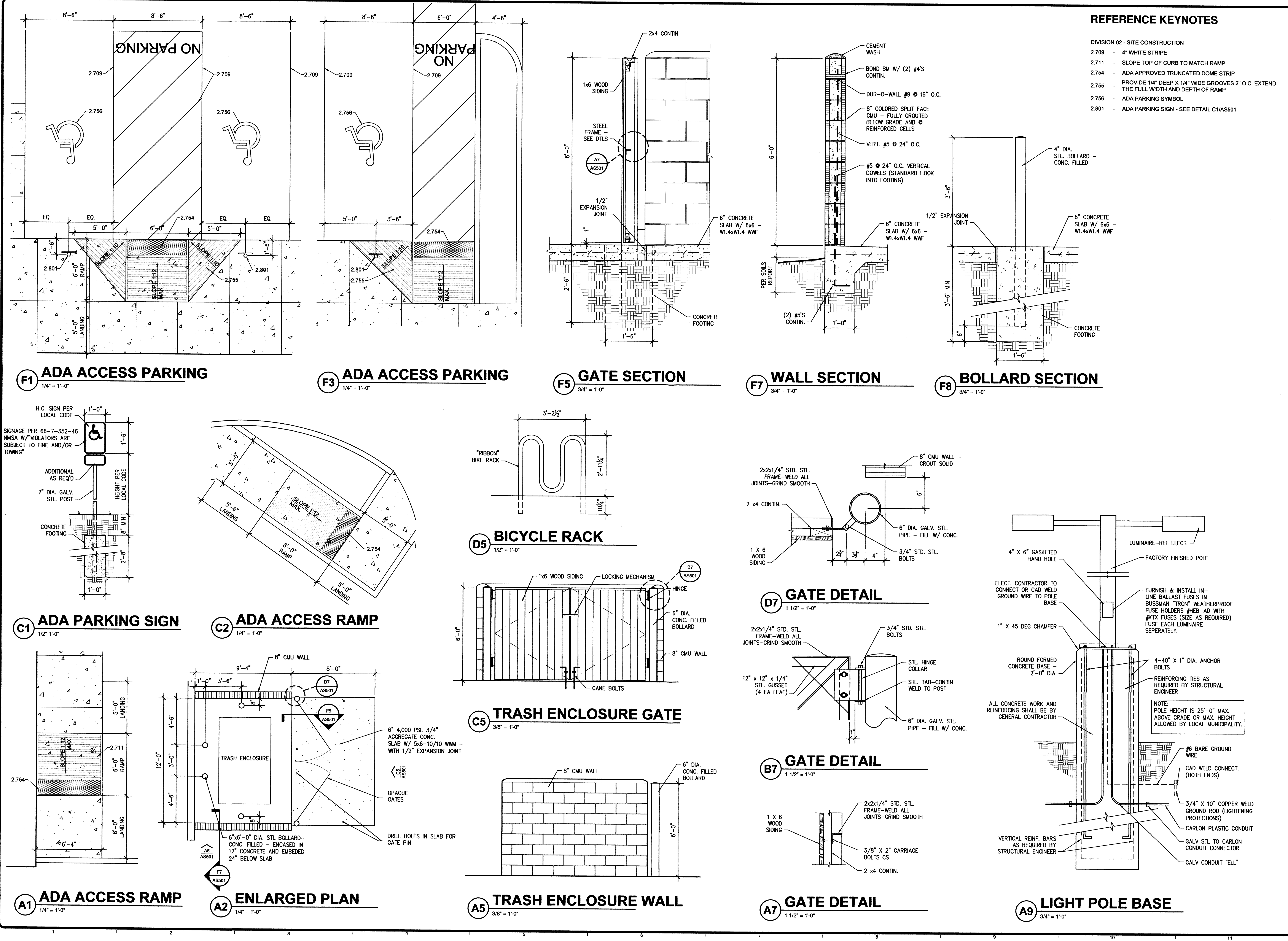
LEVENSON
PROJECT NO.: 1320
DRAWN: CC,LLK
DATE: 11/04/14

AS101
3 OF 21



A10 VICINITY MAP ZONE ATLAS PAGE NUMBER B-14-Z
1" = 500'

Site Date: February 3, 2015 8:30 AM - Levenson
Plot Date: February 3, 2015 8:43 AM
Drawing Name: G:\Projects\20131320 Levenson\BDA\DWGS\Southwest Veterinary\Sheet\1320-AS101 Architectural Site Plan.dwg

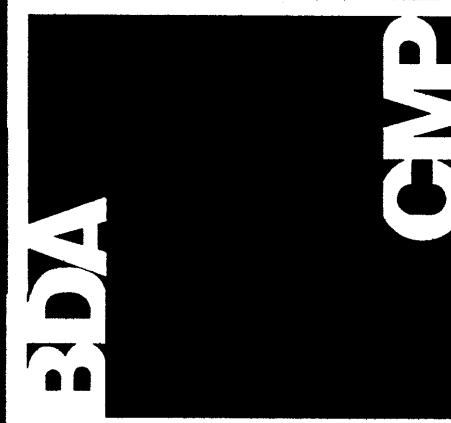


REFERENCE KEYNOTES

- DIVISION 02 - SITE CONSTRUCTION
- 2.709 - 4" WHITE STRIPE
 - 2.711 - SLOPE TOP OF CURB TO MATCH RAMP
 - 2.754 - ADA APPROVED TRUNCATED DOME STRIP
 - 2.755 - PROVIDE 1/4" DEEP X 1/4" WIDE GROOVES 2" O.C. EXTEND THE FULL WIDTH AND DEPTH OF RAMP
 - 2.756 - ADA PARKING SYMBOL
 - 2.801 - ADA PARKING SIGN - SEE DETAIL C1/AS501

901 Lamberon Pl. NE
 Albuquerque, NM 87107
 Phone: (505) 855-0180
 Fax: (505) 856-0111
 Email: info@bda.com

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SOUTHWEST VETERINARY MEDICAL CENTER
 Lowes Lot 6 Site Development
 Albuquerque, New Mexico 87114
 Daniel Lavenson D.V.M.
 Copyright, 2014, BDA ARCHITECTURE PC.

SITE DETAILS

REVISION	DATE	COMMENTS

REVIEWS

INITIALS	REVISION
	BDA DSGN. REV.
	BDA TECH. REV.
	CMP TECH. REV.

LEVENSON
 PROJECT NO.: 1320
 DRAWN:
 DATE: 11/04/14

AS501
 OF 21

Save Date: February 2, 2015 - 2:24 PM - Mark
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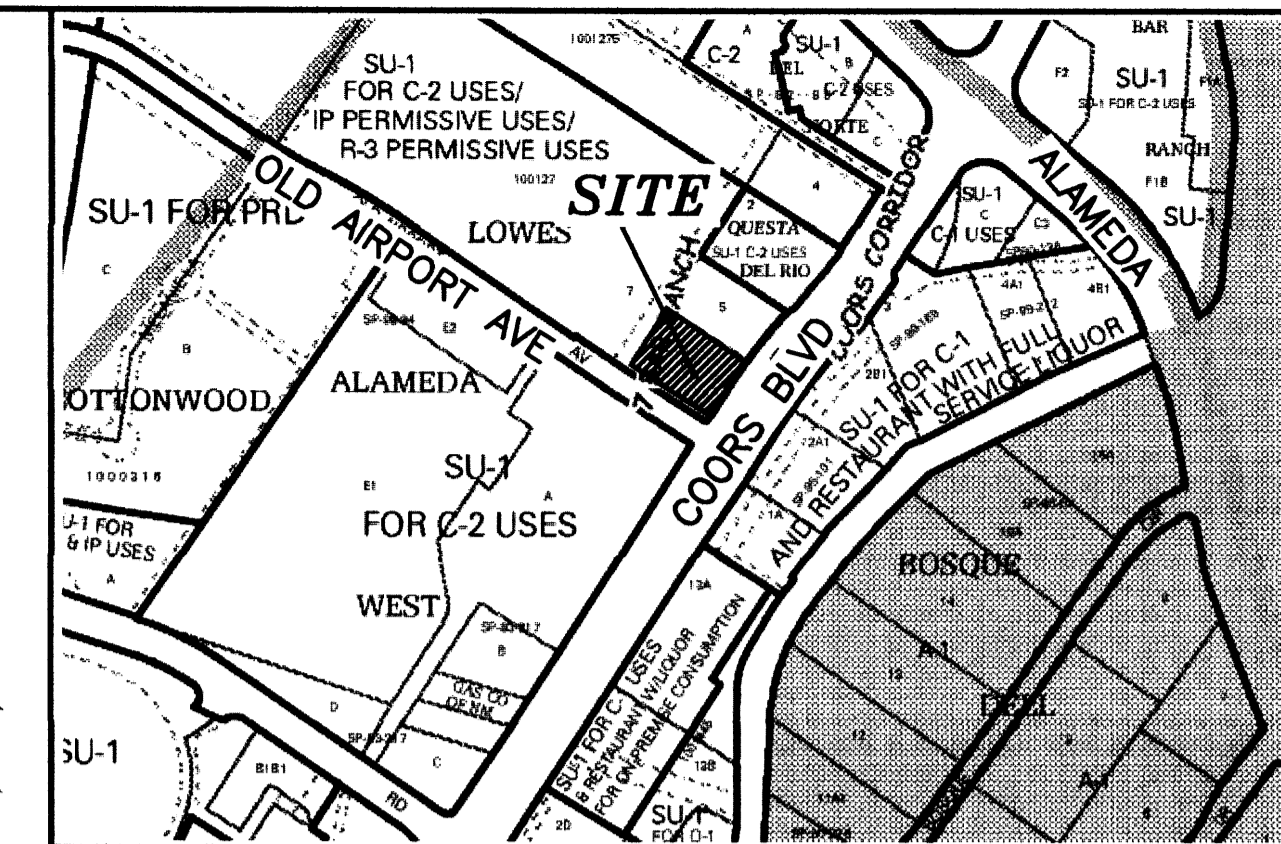
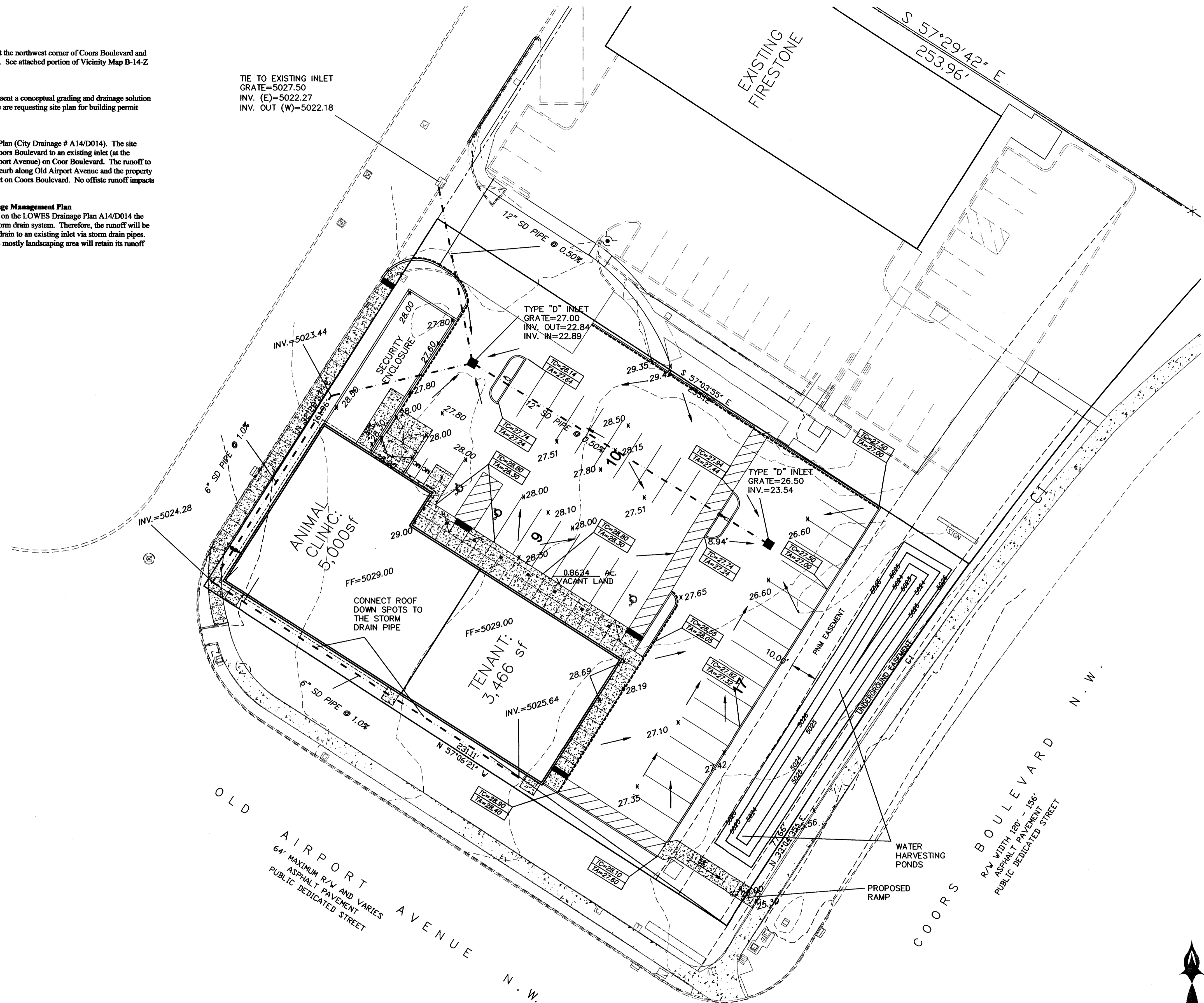
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 LOT 6, LOWES SUBDIVISION
 CONTAINING 0.8634 ACRE
 ZONING: SU-1

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LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- x 28.50 PROPOSED SPOT ELEVATION
- x 5029.16 EXISTING GRADE
- x 5028.65 EXISTING FLOWLINE ELEVATION
- █ PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT

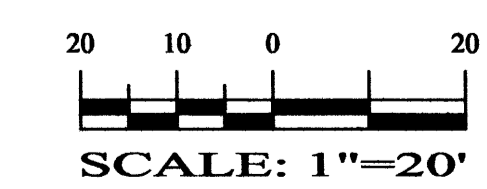


REZA AFAGHPOUR
 P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)899-5370

GRAPHIC SCALE



**SOUTHWEST VETERINARY MEDICAL CENTER
 LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO
 GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201404-GR.DWG	SH-B	1-24-2014	C 101

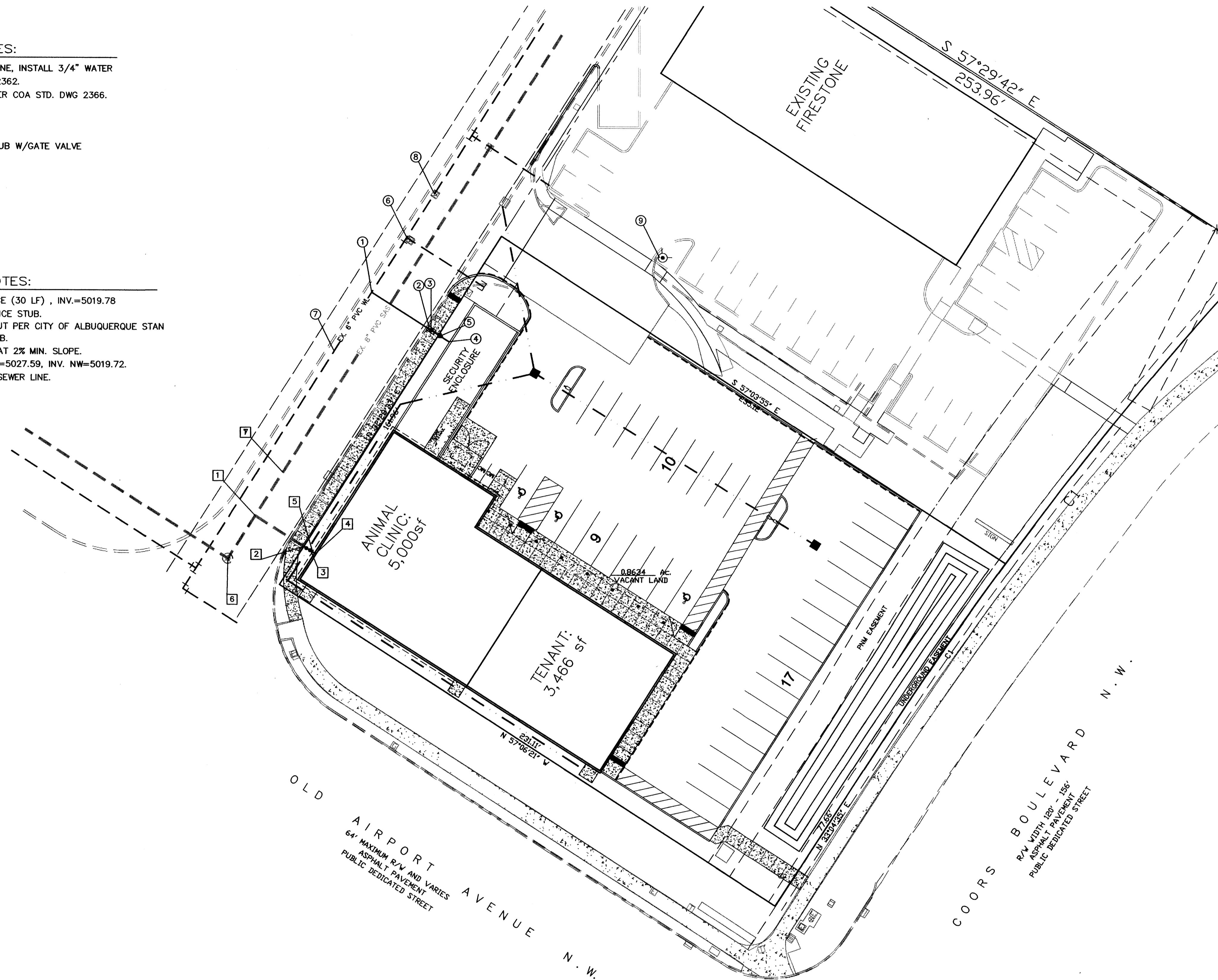
LAST REVISION: 01-30-2015

○ WATER LINE NOTES:

1. TIE INTO EXIST. 6" PVC WATERLINE, INSTALL 3/4" WATER SERVICE PER COA STD. DWG 2362.
2. INSTALL METER BOX AND LID PER COA STD. DWG 2366.
3. INSTALL 3/4" WATER METER
4. INSTALL 1" PVC WATERLINE.
5. INSTALL 3/4" X 1" REDUCER
6. EXISTING 6" TEE, WATERLINE STUB W/GATE VALVE
7. EXISTING 6" PVC WATERLINE
8. EXISTING 6" GATE VALVE
9. EXISTING FIRE HYDRANT

□ SEWER LINE NOTES:

1. EXISTING 6" PVC SAS SERVICE (30 LF) , INV.=5019.78
2. TIE INTO EXISTING SAS SERVICE STUB.
3. INSTALL DOUBLE 6" CLEANOUT PER CITY OF ALBUQUERQUE STAN
4. CONNECT INTO BUILDING STUB.
5. 6" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
6. EXISTING SAS MANHOLE, RIM=5027.59, INV. NW=5019.72.
7. EXISTING 8" PVC SANITARY SEWER LINE.



LEGEND

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- ⊗ EXISTING GATE VALVE
- EX. 10" WL---
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EX. 8" SAS---
- E---
- 8" SAS---
- 6" WL---
- DOUBLE CLEANOUT
- NEW WATER SERVICE
- NEW SAS SERVICE
- NEW SAS MANHOLE
- STORM SEWER MANHOLE
- SINGLE SERVICE METER
- DOUBLE SERVICE METER
- ⊗ NEW GATE VALVE
- NEW FIRE HYDRANT
- ⊥ TEE
- ⊥ BEND
- CAP (WL)
- ▼ NEW REDUCER
- NEW 4" SINGLE CLEANOUT
- NEW 4" DOUBLE CLEANOUT



REZA AFAGHPOUR
P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

GRAPHIC SCALE



SCALE: 1"=20'

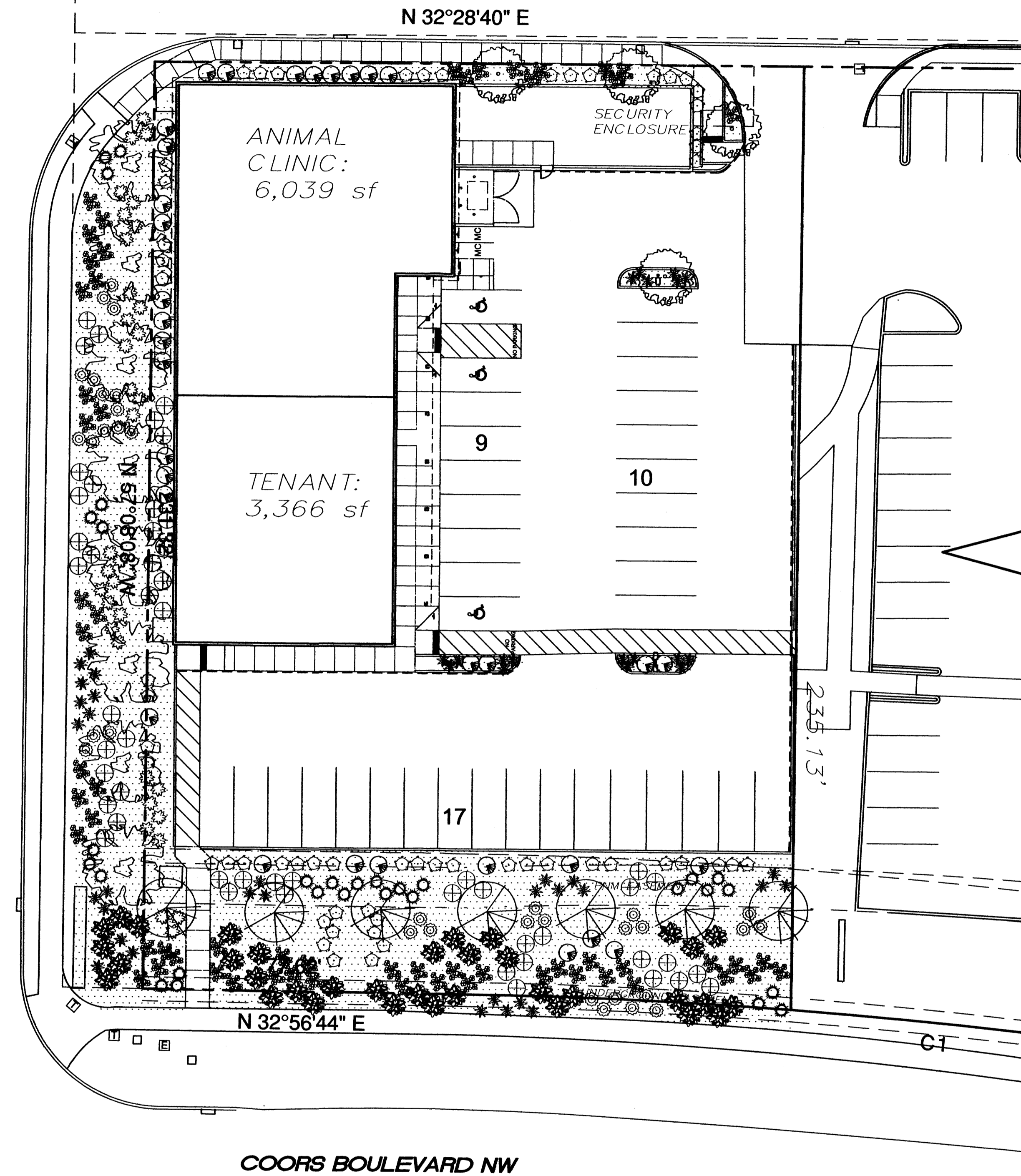
**SOUTHWEST VETERINARY MEDICAL CENTER
LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO
MASTER UTILITY PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201404-MU.DWG	SH-B	1-24-2014	C102

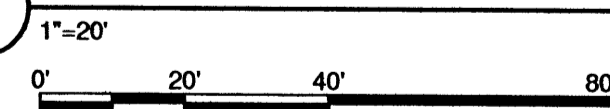
LAST REVISION: 01-30-2015

Plot Date: Feb 02, 2015 - 05:02 pm
 Drawing Name: G:\Archive\2013\1320-Levenson\BDA\DWG\Landscaping\1320-L1 - Landscape plan_final 020215.dwg

OLD AIRPORT AVE NW



1 LANDSCAPE PLAN



- Shade Master Locust, 2" Caliper (8)
 Approx. Height x Width: 80' x 80'
 Water Use: Medium. Allergenic Potential: Low
- Flowering Plum, 2" Caliper (7)
 Approx. Height x Width: 20' x 20'
 Water Use: Medium. Allergenic Potential: Low
- Flowering Pear, 2" Caliper (4)
 Approx. Height x Width: 25' x 25'
 Water Use: Medium. Allergenic Potential: Low
- Chamisa, 5 Gallon (35)
 Approx. Height x Width: 5' x 5'
 Water Use: Low. Allergenic Potential: Low
- Butterfly Bush, 5 Gallon (34)
 Approx. Height x Width: 5' x 5'
 Water Use: Medium. Allergenic Potential: Low
- Nandina Domestica, 5 Gallon (57)
 Approx. Height x Width: 8' x 5'
 Water Use: Medium. Allergenic Potential: Low
- Red Yucca, 5 Gallon (51)
 Approx. Height x Width: 3' x 3'
 Water Use: Medium. Allergenic Potential: Low
- Bear Grass, 5 Gallon (30)
 Approx. Height x Width: 4' x 5'
 Water Use: Medium. Allergenic Potential: Low
- Yucca Pendula, 5 Gallon (36)
 Approx. Height x Width: 3' x 6'
 Water Use: Low. Allergenic Potential: Low
- Photinia, 5 Gallon (33)
 Approx. Height x Width: 8' x 8'
 Water Use: Medium. Allergenic Potential: Low
- Blue Mist Spirea, 5 Gallon (51)
 Approx. Height x Width: 4' x 5'
 Water Use: Medium. Allergenic Potential: Low
- Prostrate Sumac, 5 Gallon (85)
 Approx. Height x Width: 2' x 6'
 Water Use: Low. Allergenic Potential: Low

PERVIOUS AREA: 13,024 SF
 1/2" SANTA FE BROWN GRAVEL
 ON 3 OZ. FILTER FABRIC

LOT SIZE: 44,137 SF
 LANDSCAPE AREA: 13,024 SF (29%)

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 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. Brown gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed. Landscaping, fencing and signing will not interfere with clear sight requirements.

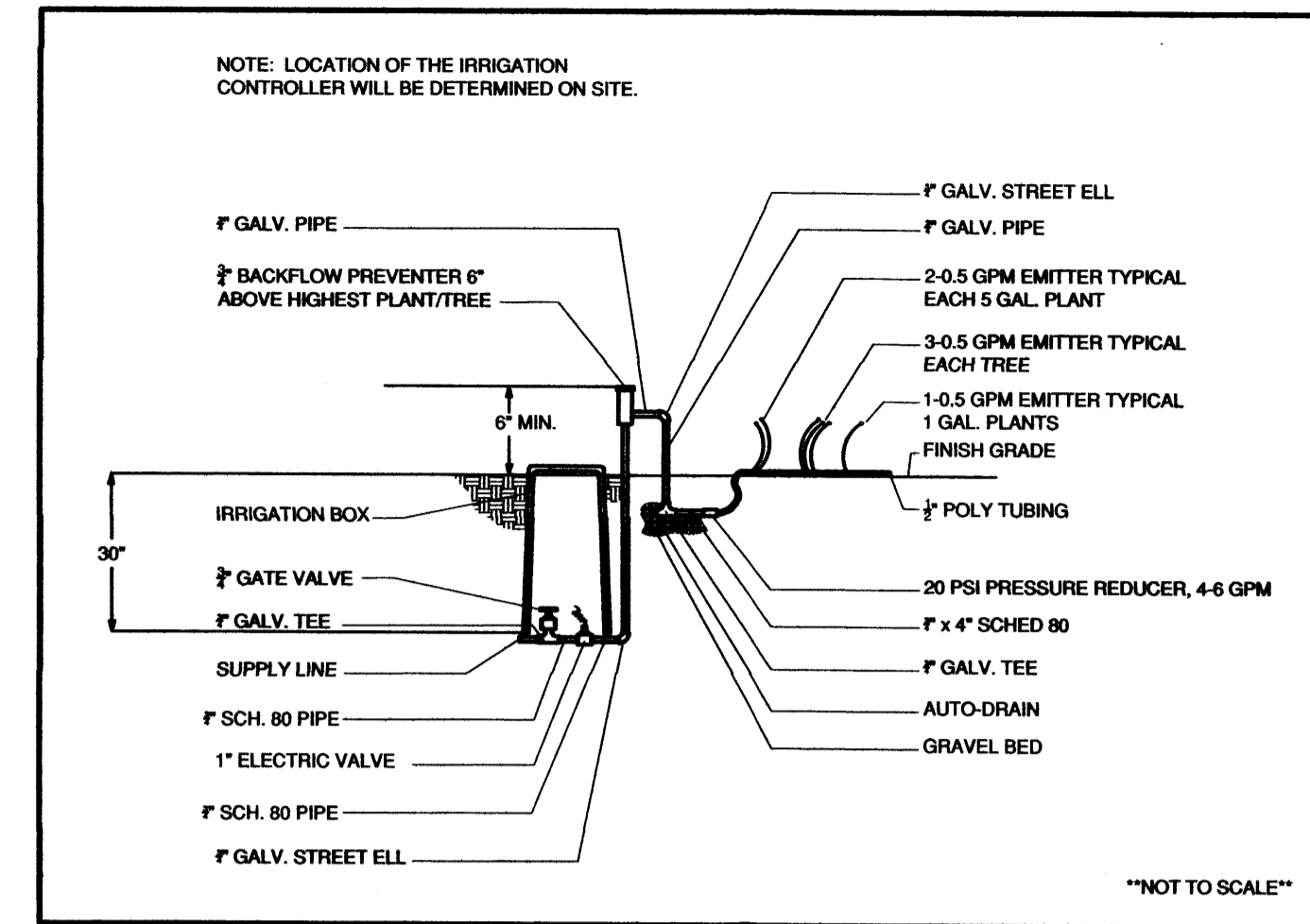
IRRIGATION NOTES:

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" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves. 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.

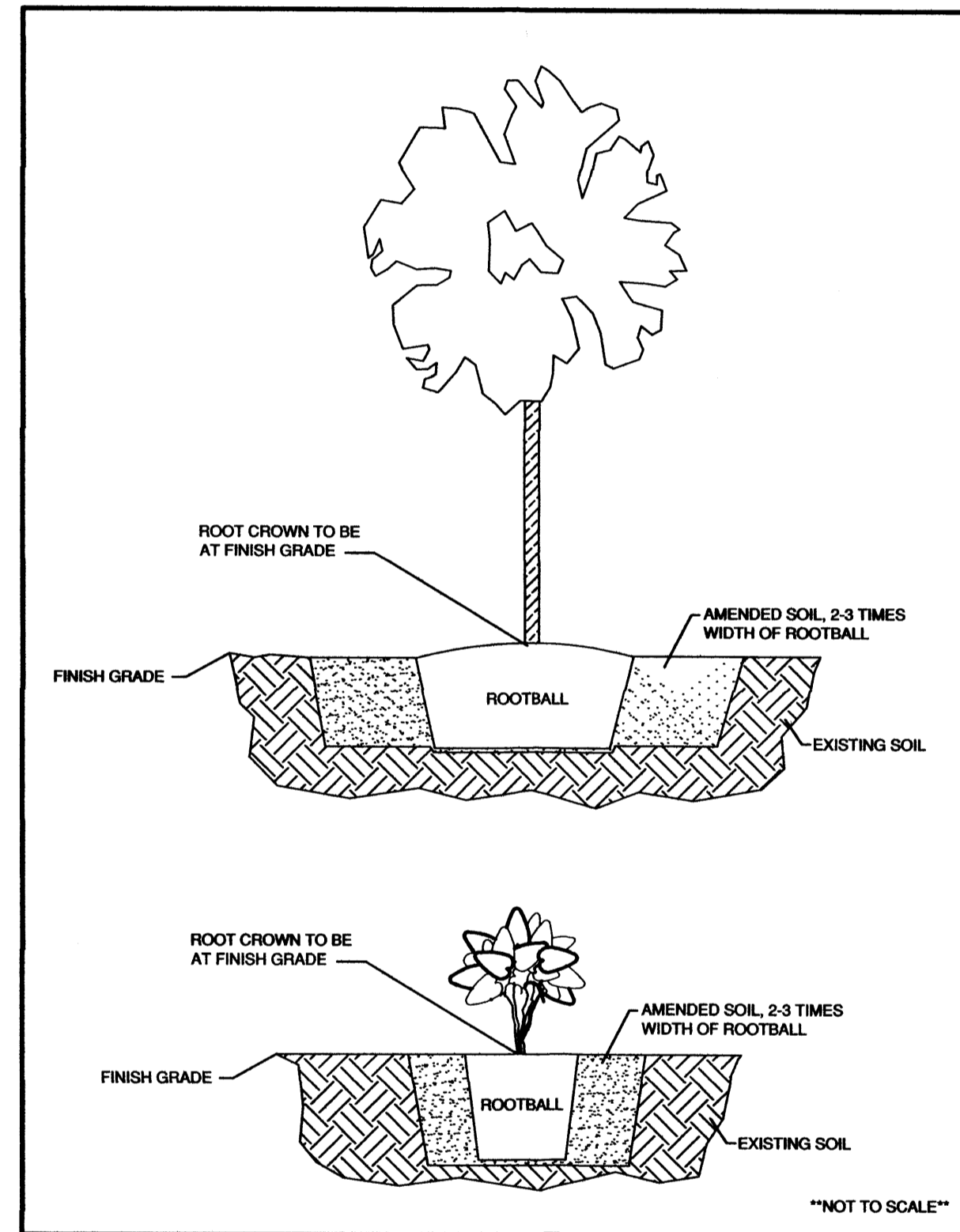
GENERAL NOTES:

Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

BACKFLOW PREVENTION DETAIL



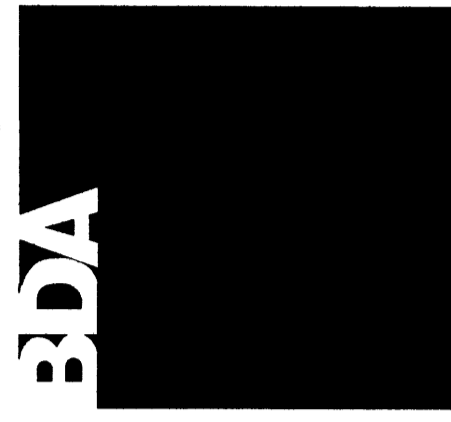
TYP. TREE AND SHRUB PLANTING INSTRUCTIONS



DESIGNED BY: SRS
 DRAWN BY: SRS, 01 / 13 / 2014
 CHECKED BY: SRS
 SCALE: 1"=20'
 SHEET TITLE: LANDSCAPE

Territorial Landscape Co.
 P.O. Box 66870
 Albuquerque, NM 87193
 Phone: (505) 898-9199

801 Lamberon Pl. NE
 Albuquerque, NM 87107
 Phone: (505) 898-9116
 Fax: (505) 898-9111
 Email: info@bdaarc.com



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SOUTHWEST VETERINARY MEDICAL CENTER
 Lowes Lot 6 Site Development
 Albuquerque, New Mexico
 Daniel Levenson, D.V.M.
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LANDSCAPE PLAN

REV.#	DATE	COMMENTS

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH. REV.

LEVENSON
 PROJECT NO.: 1320
 DRAWN:
 DATE: 10/23/2014

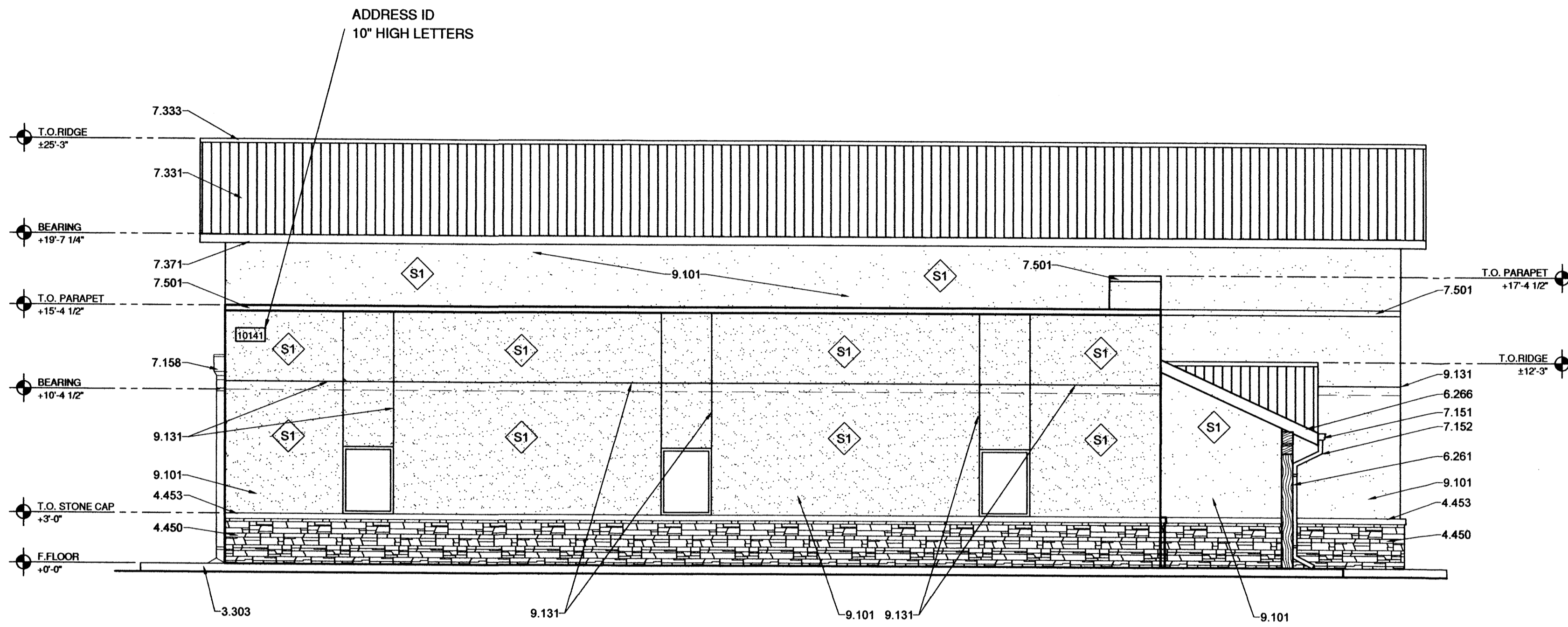
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 Plot On: 11/04/14
 Drawing Name:

REFERENCE KEYNOTES

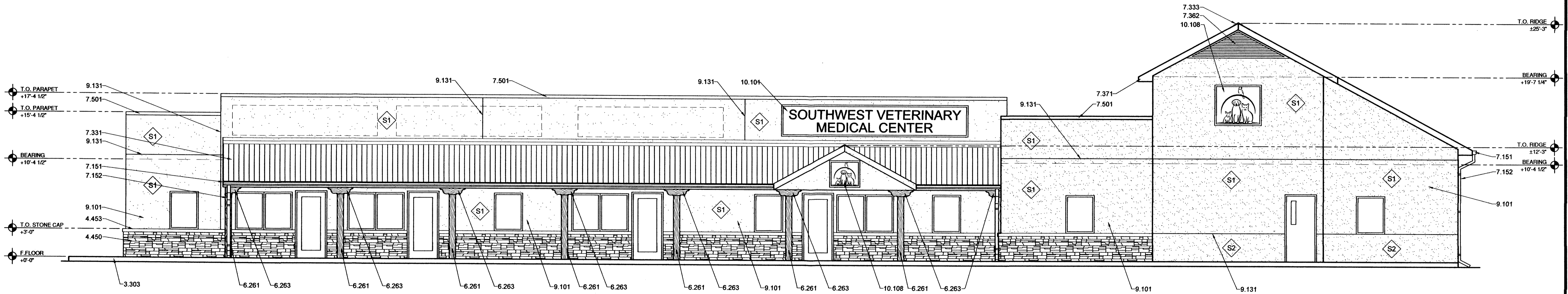
- DIVISION 03 - CONCRETE
 - 3.303 - CONCRETE STOOP
- DIVISION 04 - MASONRY
 - 4.450 - MANUFACTURED STONE VENEER
 - 4.453 - MANUFACTURED STONE CAP
- DIVISION 06 - WOOD AND PLASTICS
 - 6.261 - EXPOSED WOOD POST
 - 6.263 - DECORATIVE WOOD CORBEL
 - 6.266 - EXPOSED WOOD TRUSS
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
 - 7.151 - ROOF GUTTER
 - 7.152 - DOWNSPOUT
 - 7.158 - CONDUCTOR HEAD WITH CLEAN-OUT
 - 7.331 - METAL ROOF PANEL SYSTEM
 - 7.333 - METAL RIDGE VENT
 - 7.362 - ATTIC VENT
 - 7.371 - 1X FASCIA
 - 7.501 - METAL PARAPET CAP
- DIVISION 09 - FINISHES
 - 9.101 - STUCCO FINISH
 - 9.131 - STUCCO CONTROL JOINT
- DIVISION 10 - SPECIALTIES
 - 10.101 - SIGNAGE BY OWNER
 - 10.108 - LOGO SIGN - O.F.C.I.

STUCCO COLOR LEGEND

- ◇ S1 STUCCO COLOR
- ◇ S2 STUCCO COLOR



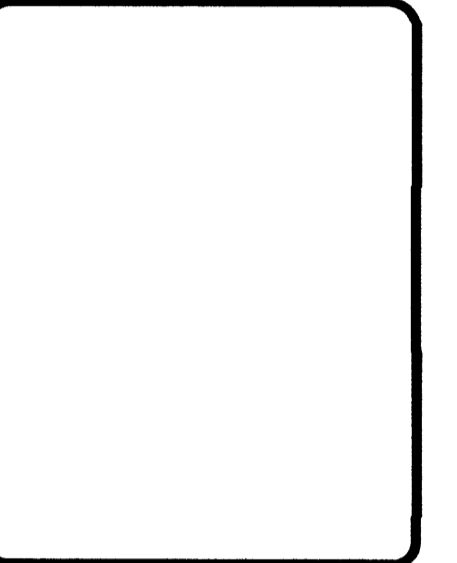
D1 EAST ELEVATION
 3/16"=1'-0"



A1 NORTH ELEVATION
 3/16"=1'-0"

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 Albuquerque, NM 87107
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 Lowes Lot 6 Site Development
 Albuquerque, New Mexico 87114
 Daniel Levenson D.V.M.
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EXTERIOR ELEVATIONS

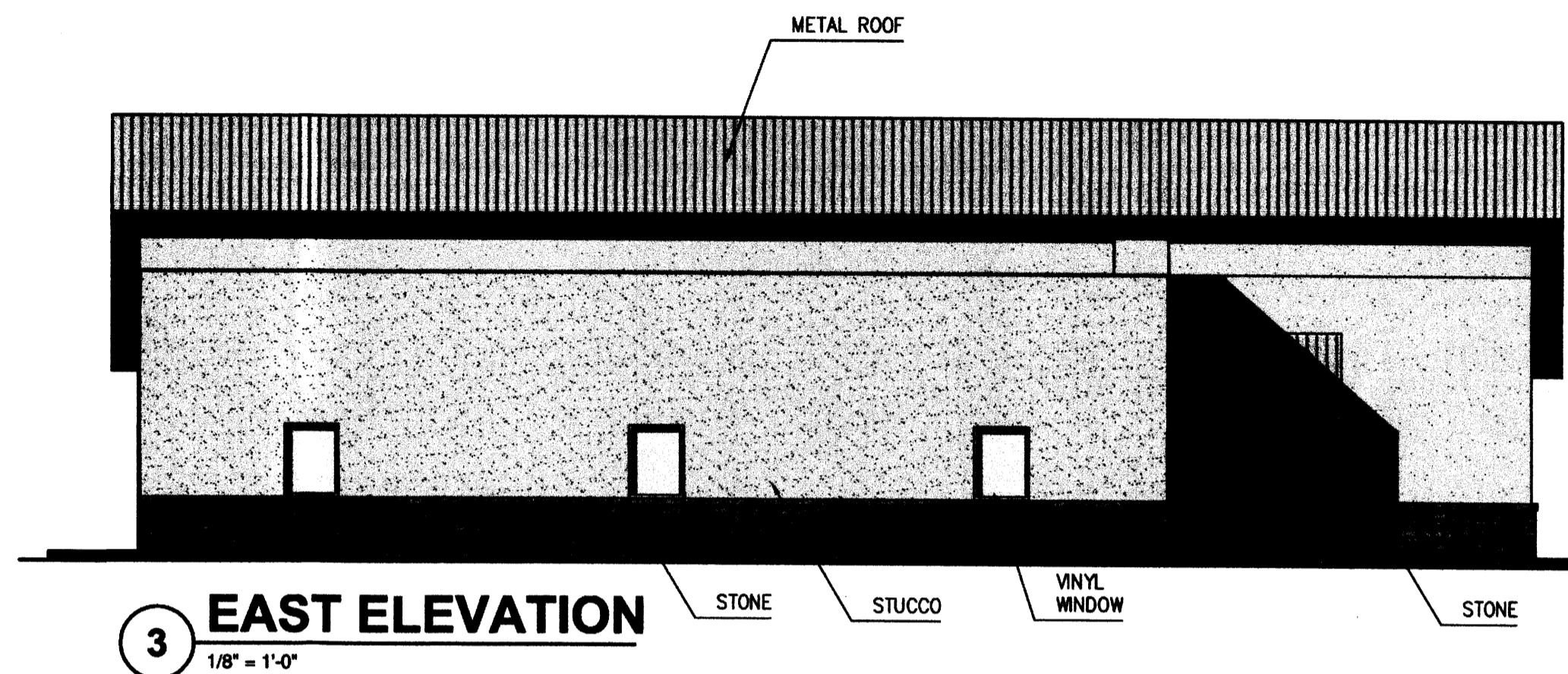
REVISION	DATE	COMMENTS

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH REV.
	CMP TECH REV.

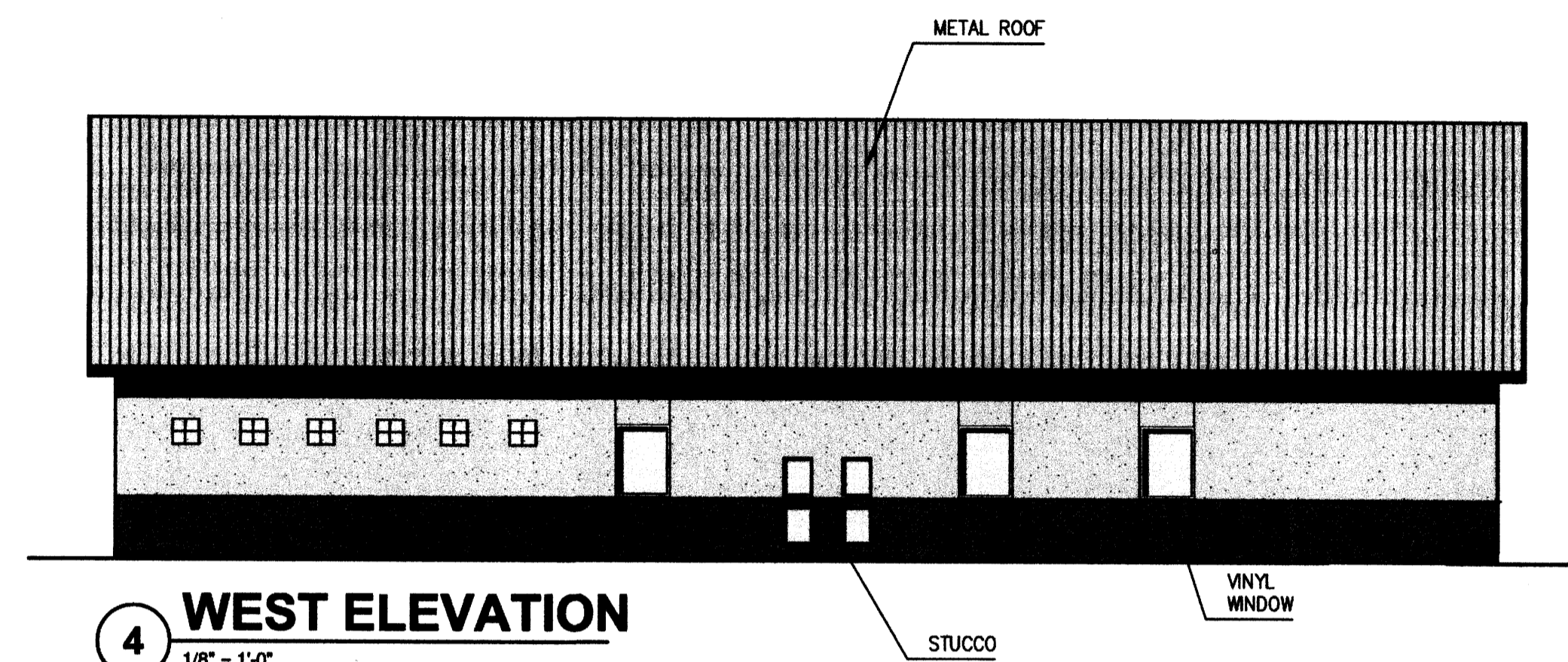
LEVENSON
 PROJECT NO.: 1320
 DRAWN: LLK
 DATE: 11/04/14

A201

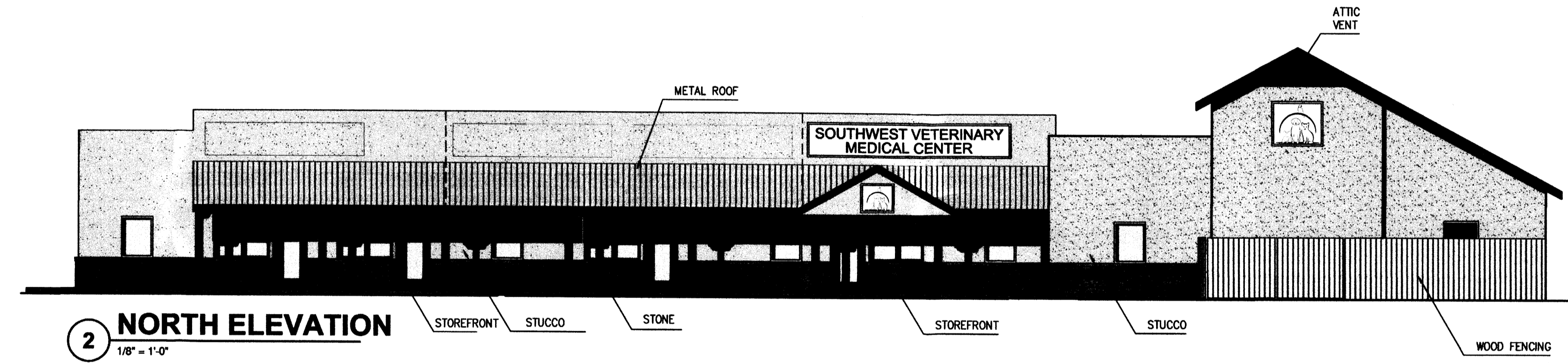
Plot Date: Jan 28, 2014 - 05:00 pm
 Drawing Name: C:\Users\Cain\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\LA7RZ3V1\320-Levenson\figbook.dwg



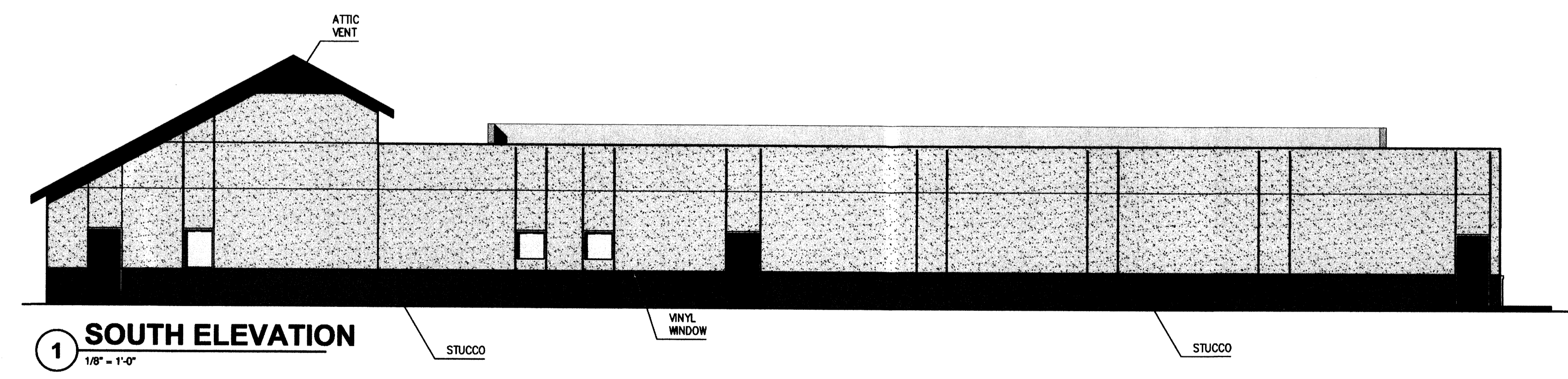
3 EAST ELEVATION
1/8" = 1'-0"



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

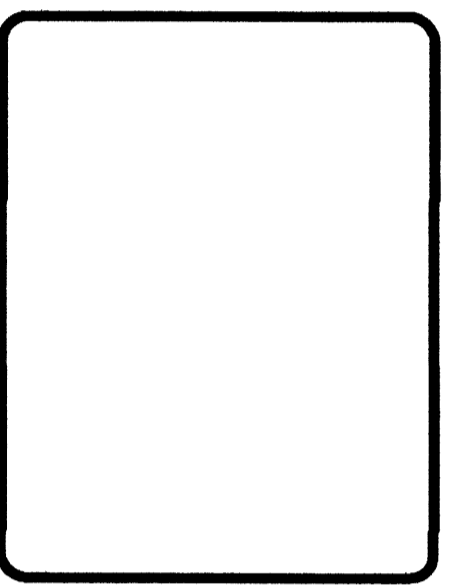
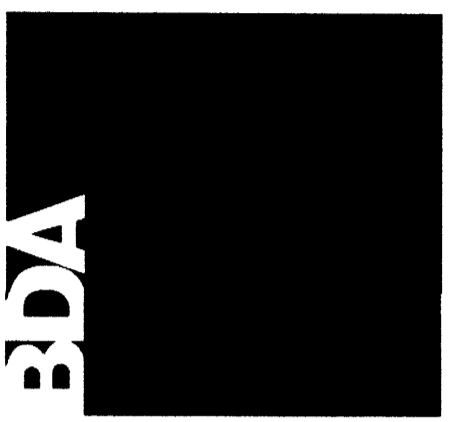


2 NORTH ELEVATION
1/8" = 1'-0"



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

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COLORED ELEVATIONS

REV.#	DATE	COMMENTS

REVIEWS

INITIALS	REVISION
	BDA DSGN. REV.
	BDA TECH REV.

LEVENSON
 PROJECT NO.: 1320
 DRAWN: CC/ML
 DATE: 01/29/2014
A203
 1 OF 1