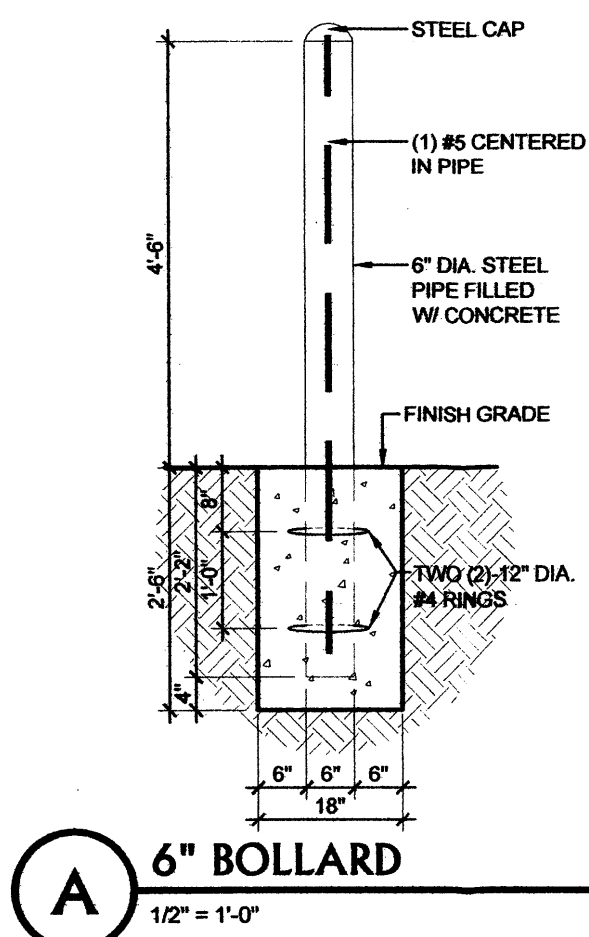
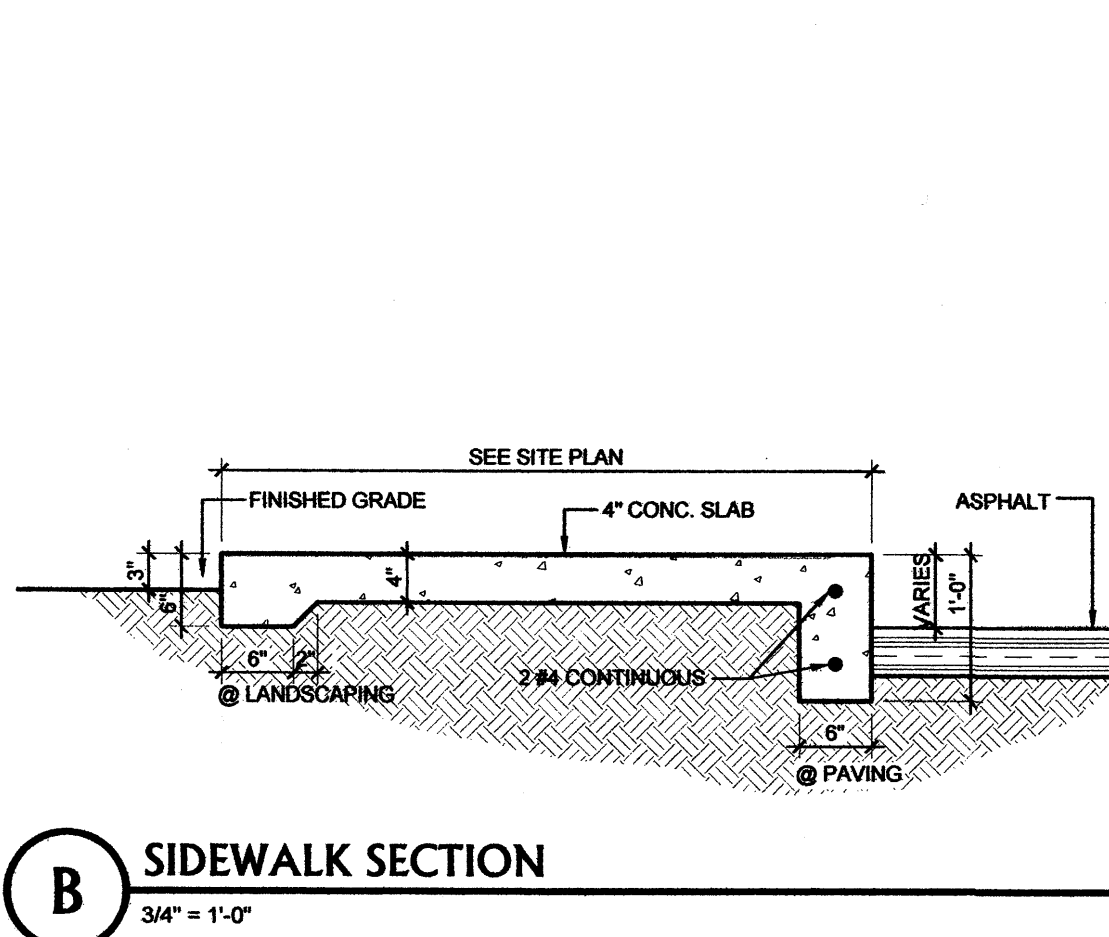


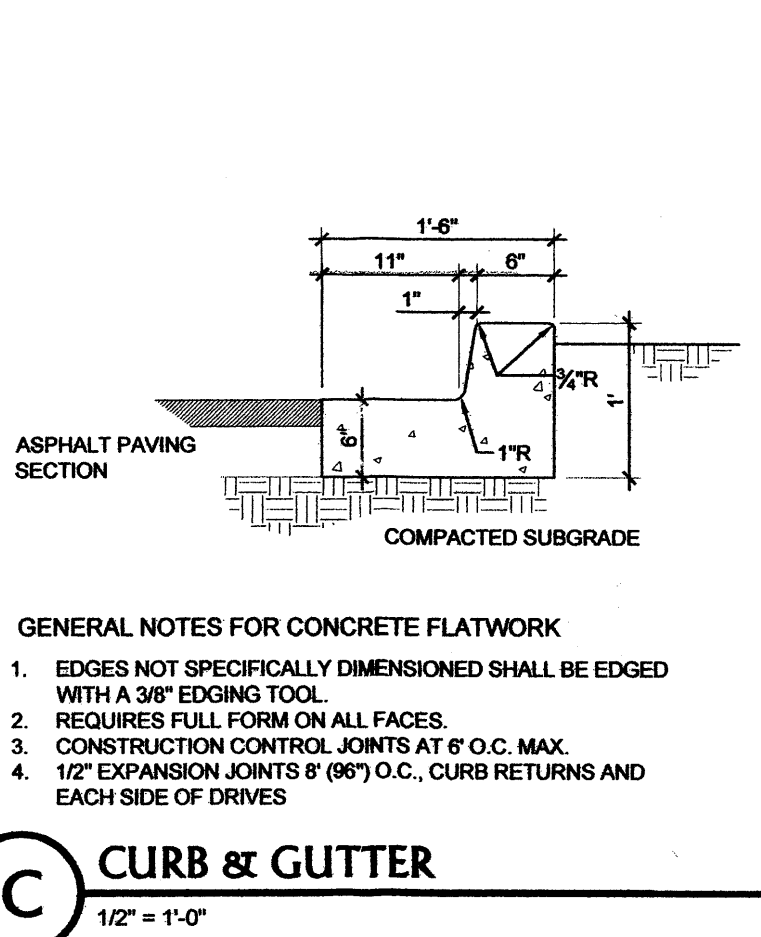
SITE PLAN
SCALE: 1" = 20'-0"



A 6" BOLLARD
1/2" = 1'-0"

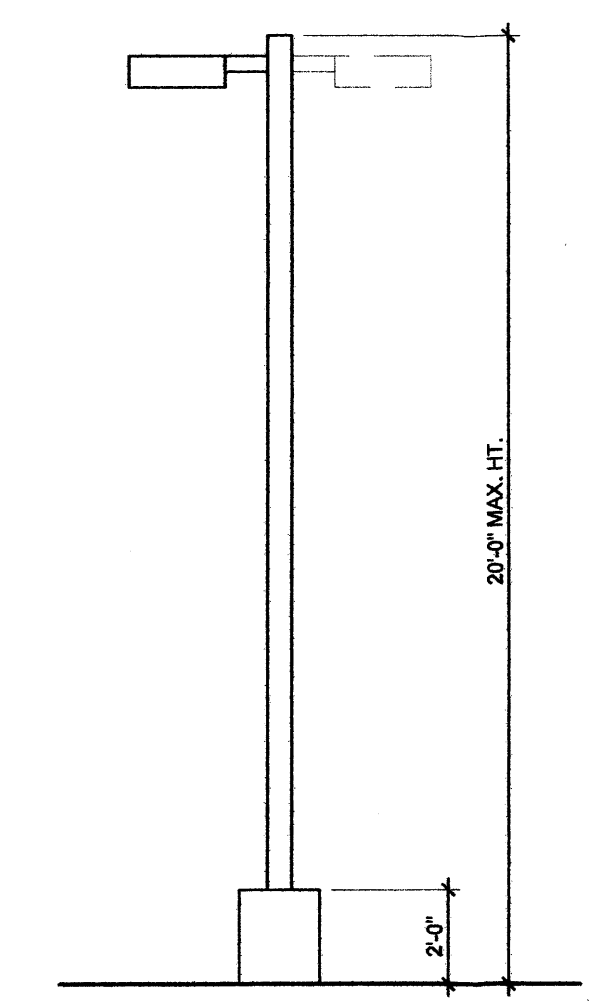


B SIDEWALK SECTION
3/4" = 1'-0"

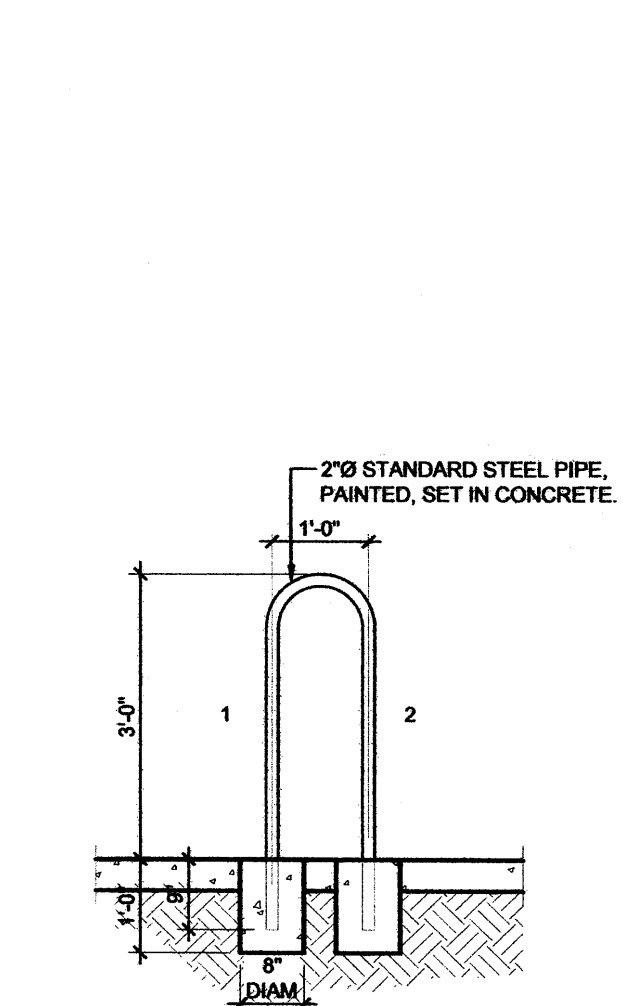


C CURB & GUTTER
1/2" = 1'-0"

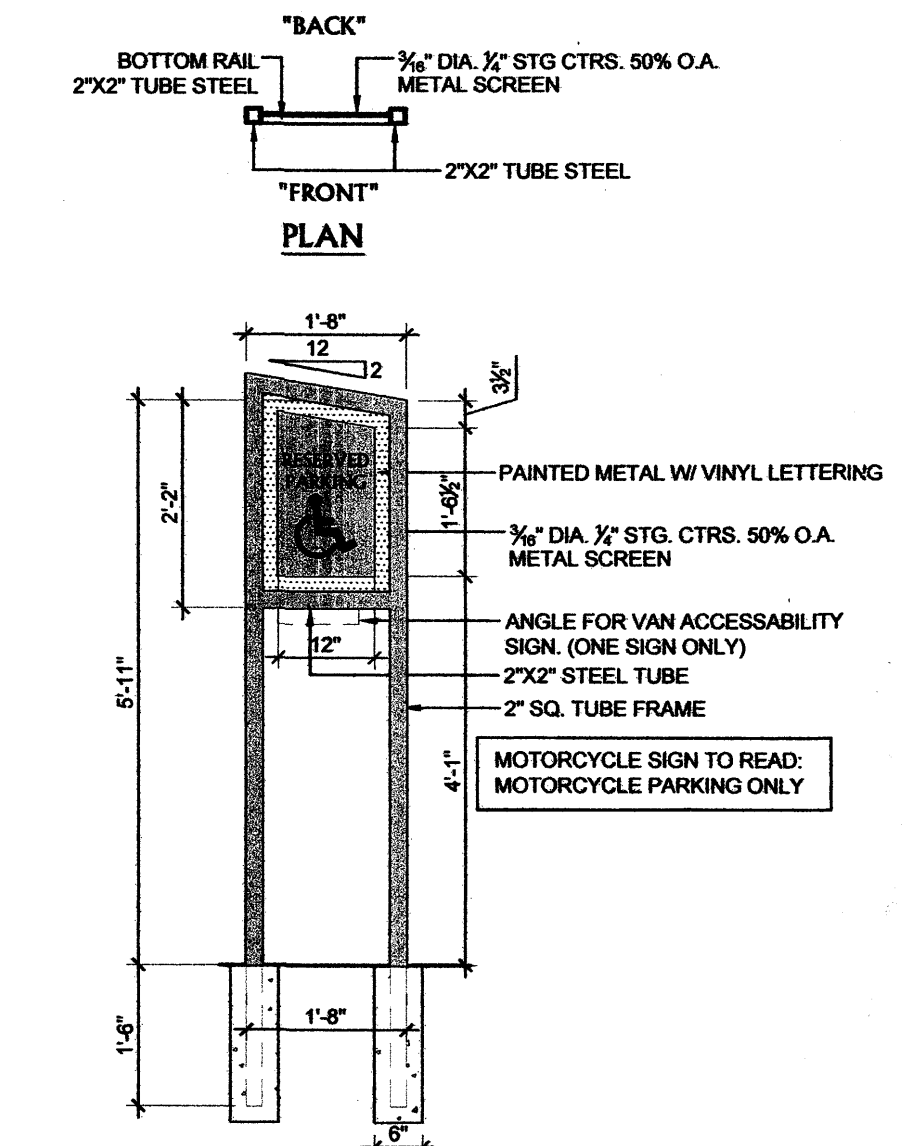
GENERAL NOTES FOR CONCRETE FLATWORK
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS @ 8' (8') O.C., CURB RETURNS AND EACH SIDE OF DRIVES



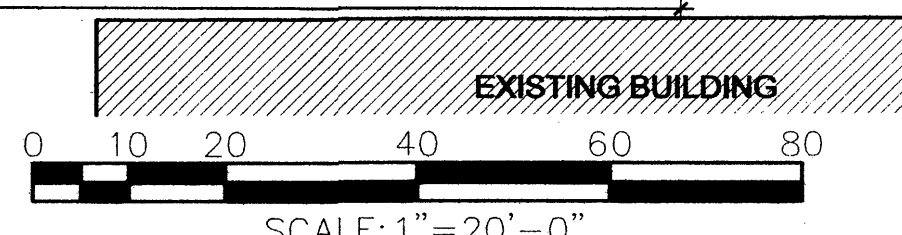
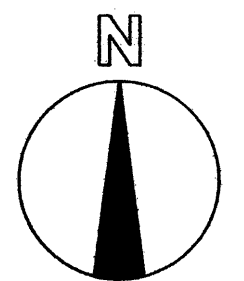
D LIGHT POLE
1/4" = 1'-0"



E BIKE RACK
1/2" = 1'-0"



F H.C. & MOTORCYCLE SIGN
1/2" = 1'-0"



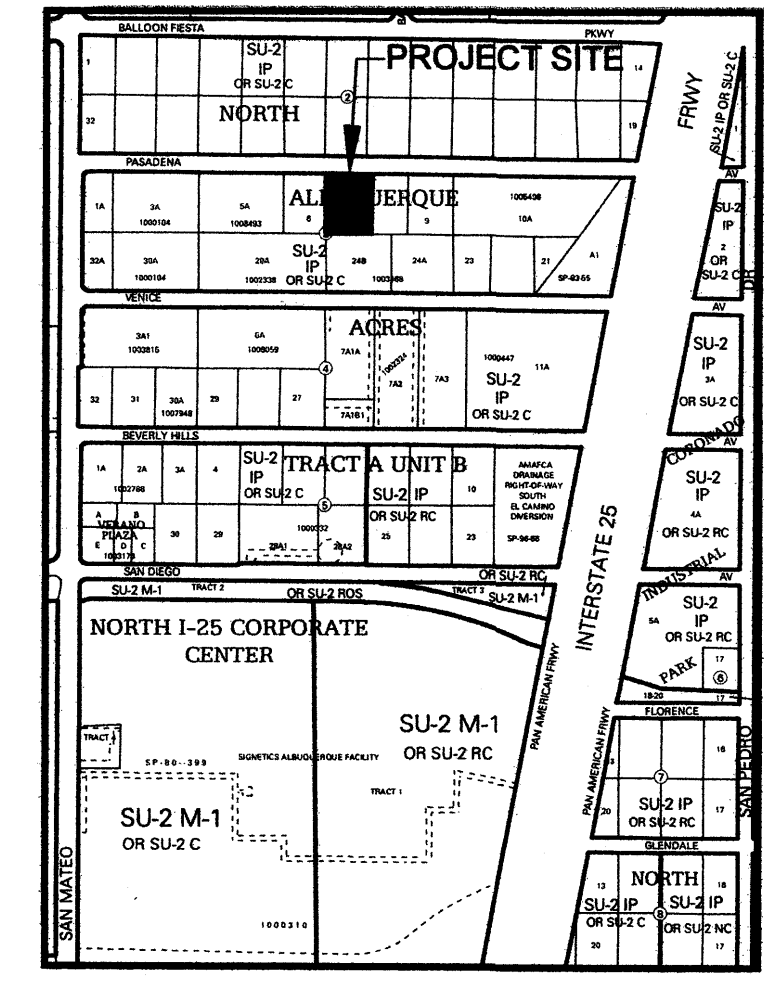
APD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Fall 6/25/14
SIGNATURE & DATE

PROJECT DESCRIPTION:

ADDRESS: 5656 PASADENA AVE NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: LOT 7-A BEING A REPLAT OF LOTS 7 & 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
OWNER: 5656 PASADENA NE LLC
ZONE MAP: B-18-Z
ZONING: SU-2
TOTAL SITE AREA: 1.0784 ACRES (46,975 SF)
DEVELOPED AREA: 1.0784 ACRES (46,975 SF)
CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)
OCCUPANCY GROUPS: B OFFICE, S2 WAREHOUSE
NET FLOOR AREA: 17,256 SF
LOT AREA: 46,975 SF
LESS BUILDING FOOTPRINT AREA: 17,256 SF
LESS YARD AREA BEHIND SCREEN WALL: 20,204 SF
NET UNSCREENED LOT AREA: 9,515 SF
TOTAL LANDSCAPE PROVIDED: 5,237 SF
LANDSCAPE % NET LOT AREA: 55 %

REQUIRED PARKING:
BUSINESS (B) 3,586 NET LSF/200 = 18
WAREHOUSE (S-2) 12,965 NET LSF/2,000 = 7
TOTAL PARKING REQUIRED 25
TOTAL PARKING PROVIDED: 25
COMPACT SPACES ALLOWED (33% of 27): 8
COMPACT SPACES PROVIDED: 2
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: 1
TOTAL HANDICAP PROVIDED: 1
TOTAL MOTORCYCLE/MOPED REQUIRED: 1
TOTAL MOTORCYCLE/MOPED PROVIDED: 1
TOTAL BIKE SPACES REQUIRED: 25/20 = 2
TOTAL BIKE SPACES PROVIDED: 2

EXTERIOR BENCH SEATING:
TOTAL SEATING REQUIRED (61 LIN FT/ 25 FT) = 3
EXTERIOR SEATING PROVIDED = 4
A MINIMUM OF 25% OF SEATING TO BE SHADED



VICINITY MAP: B-18-Z
SCALE: N.T.S.

PROJECT NUMBER: 1010050
APPLICATION NUMBER: 14DRB-70147

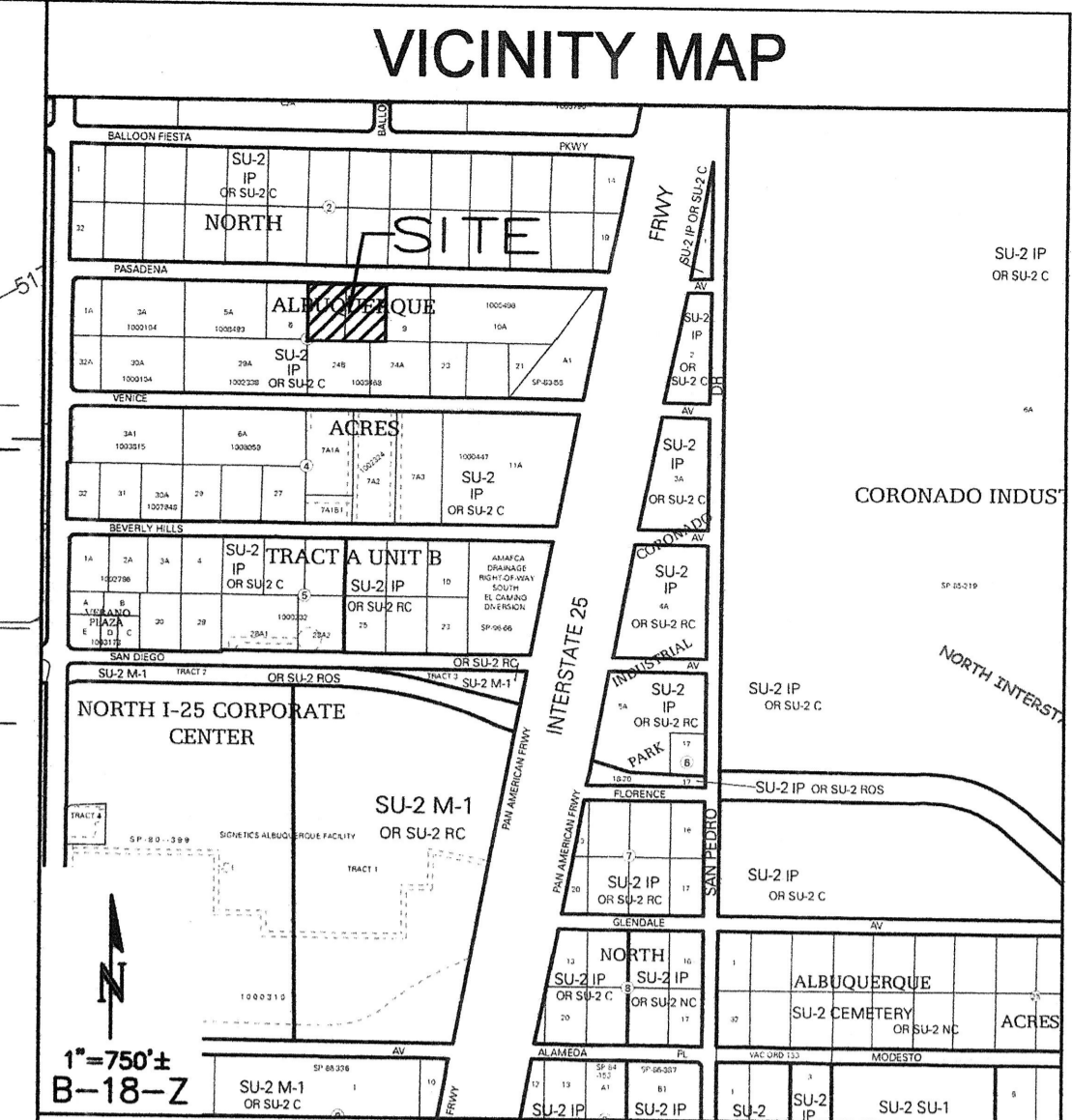
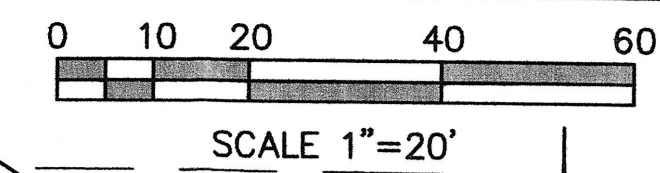
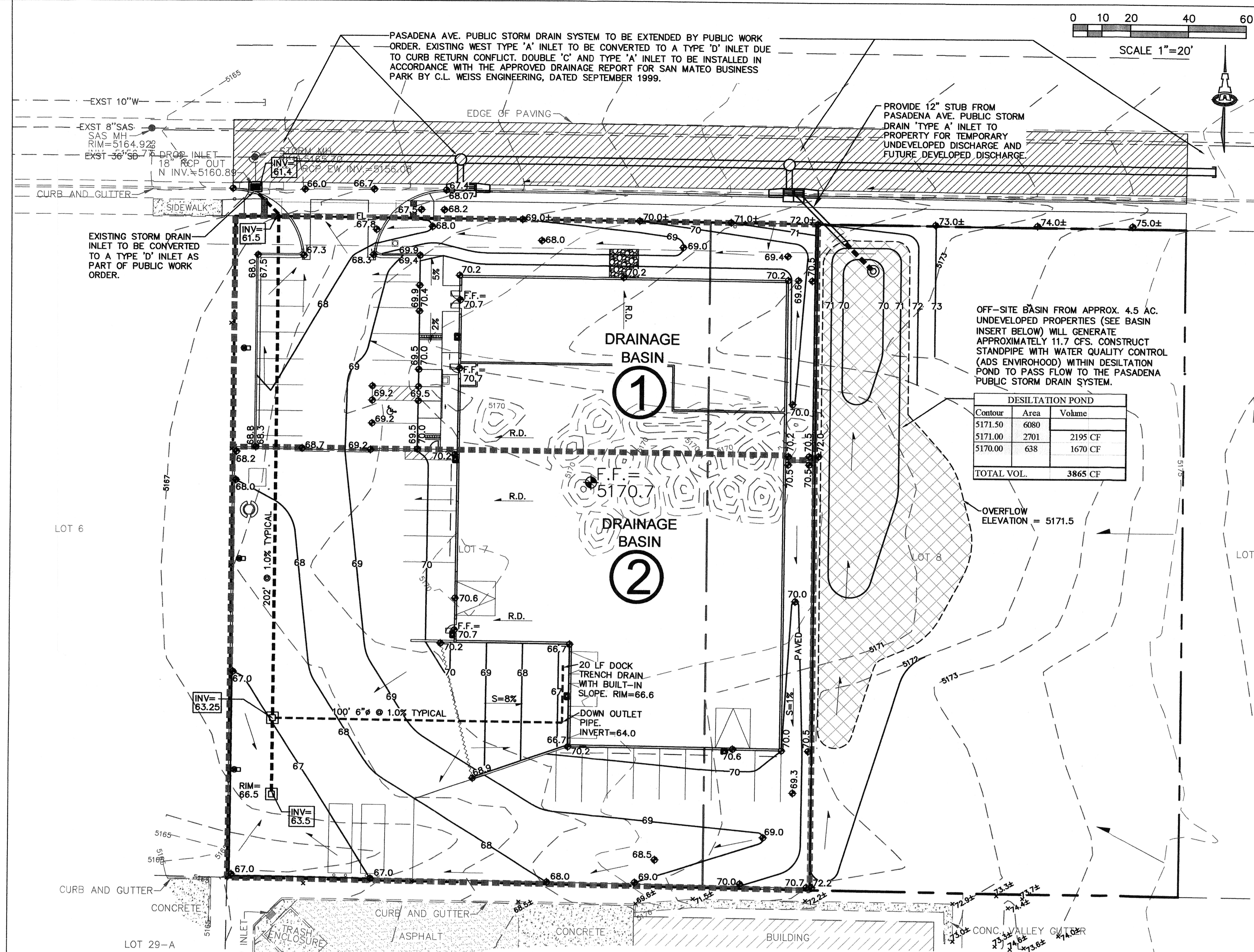
IS AN INFRASTRUCTURE LIST REQUIRED () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

FIRE MARSHAL	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-25-14
UTILITIES DEPARTMENT	06/25/14
PARKS AND RECREATION DEPARTMENT	6-25-14
CITY ENGINEER	8-22-14
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	06-25-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	8-22-14
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

PROPOSED SITE PLAN

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PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE EAST AND WEST BY UNDEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY PASADENA N.E. AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

SITE AREA: 46,879 SF = 1.076 AC

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 17,256 SF OFFICE / WAREHOUSE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 7 AND A PORTION OF LOT 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5656 PASADENA N.E., 87113

BENCHMARK: CC_EG_11_12_11N_R3E NAVD 1988 ELEVATION 5135.56

OFF-SITE: OFF-SITE FLOW BASED ON NATURAL GRADES ON UNDEVELOPED PROPERTIES WILL BE ACCEPTED INTO A TEMPORARY SEDIMENT POND LOCATED ON LOT 8 (SAME OWNER) WITH OVERFLOW TO PASADENA VIA A 2' WIDE COVERED SIDEWALK CULVERT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0129H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: A PORTION OF THE SITE (BASIN 1) WILL SURFACE DISCHARGE VIA THE PROPOSED ENTRANCE DRIVE TO PASADENA N.E. A PRIVATE ON-SITE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT ON-SITE RUNOFF FROM THE DOCK AND SOUTHERN PORTION OF THE PROPERTY (BASIN 2) AND TIE TO THE BACK OF THE EXISTING PUBLIC STORM DRAIN INLET LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.

ENGINEER: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, PA
128 MONROE NE 87111
505-268-8828

SURVEYOR: ANDREW S. MEDINA N.M.P.S. #12649
SANDIA LAND SURVEYING
15 CASA TERRENOS
PLACITAS, N.M. 87043
505-867-1241

OFF-SITE BASIN FROM APPROX. 4.5 AC UNDEVELOPED PROPERTIES (SEE BASIN INSERT BELOW) WILL GENERATE APPROXIMATELY 11.7 CFS. CONSTRUCT STANDPIPE WITH WATER QUALITY CONTROL (ADD ENVIROHOOD) WITHIN DESILTATION POND TO PASS FLOW TO THE PASADENA PUBLIC STORM DRAIN SYSTEM.

DESILTATION POND		
Contour	Area	Volume
5171.50	6080	
5171.00	2701	2195 CF
5170.00	638	1670 CF
TOTAL VOL.		3865 CF

LEGEND

- - 5167 - - EXISTING CONTOUR
- - 67 - - PROPOSED CONTOUR
- ◆ 66.7 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5170.70 FINISH FLOOR ELEVATION
- INV= INVERT ELEVATION
- - - - - STORM DRAIN

BASIN NO.	DESCRIPTION	Area of basin flows =	DESCRIPTION	Area of basin flows =
1		16454 SF		0.4 Ac.
2		30569 SF		0.7 Ac.
OFFSITE		196500 SF		4.5 Ac.

BASIN NO.	DESCRIPTION	Area of basin flows =	LAND TREATMENT
1		16454 SF	A = 0% B = 0% C = 28% D = 72%
2		30569 SF	A = 0% B = 0% C = 0% D = 100%
OFFSITE		196500 SF	A = 0% B = 100% C = 0% D = 0%

CALCULATIONS: 2052: 5656 PASADENA N.E. : May 8, 2014

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE: 46879 SF = 1.1

ALLOWABLE DISCHARGE: 100-year, 6-hour

Area	Treatment SF	%	Area	Treatment SF	%	EXCESS PRECIP:
Area A	0	0%	Area A	0	0%	Ea = 0.66
Area B	46879	100%	Area B	0	0%	Eb = 0.92
Area C	0	0%	Area C	4668	10%	Ec = 1.29
Area D	0	0%	Area D	42191	90%	Ed = 2.36
Total Area	46879	100%	Total Area	46879	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Allowable E = 0.92 in. Developed E = 2.25 in.

On-Site Volume of Runoff: V360 = $E^*A / 12$

Allowable V360 = 3594 CF Developed V360 = 8802 CF

On-Site Peak Discharge Rate: $Qp = QpAa + QpAb + QpAc + QpAd / 43,560$

For Precipitation Zone 3

$QpA = 1.87$ $QpC = 3.45$
 $QpB = 2.60$ $QpD = 5.02$

Allowable $Qp = 2.8$ CFS Developed $Qp = 5.2$ CFS

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

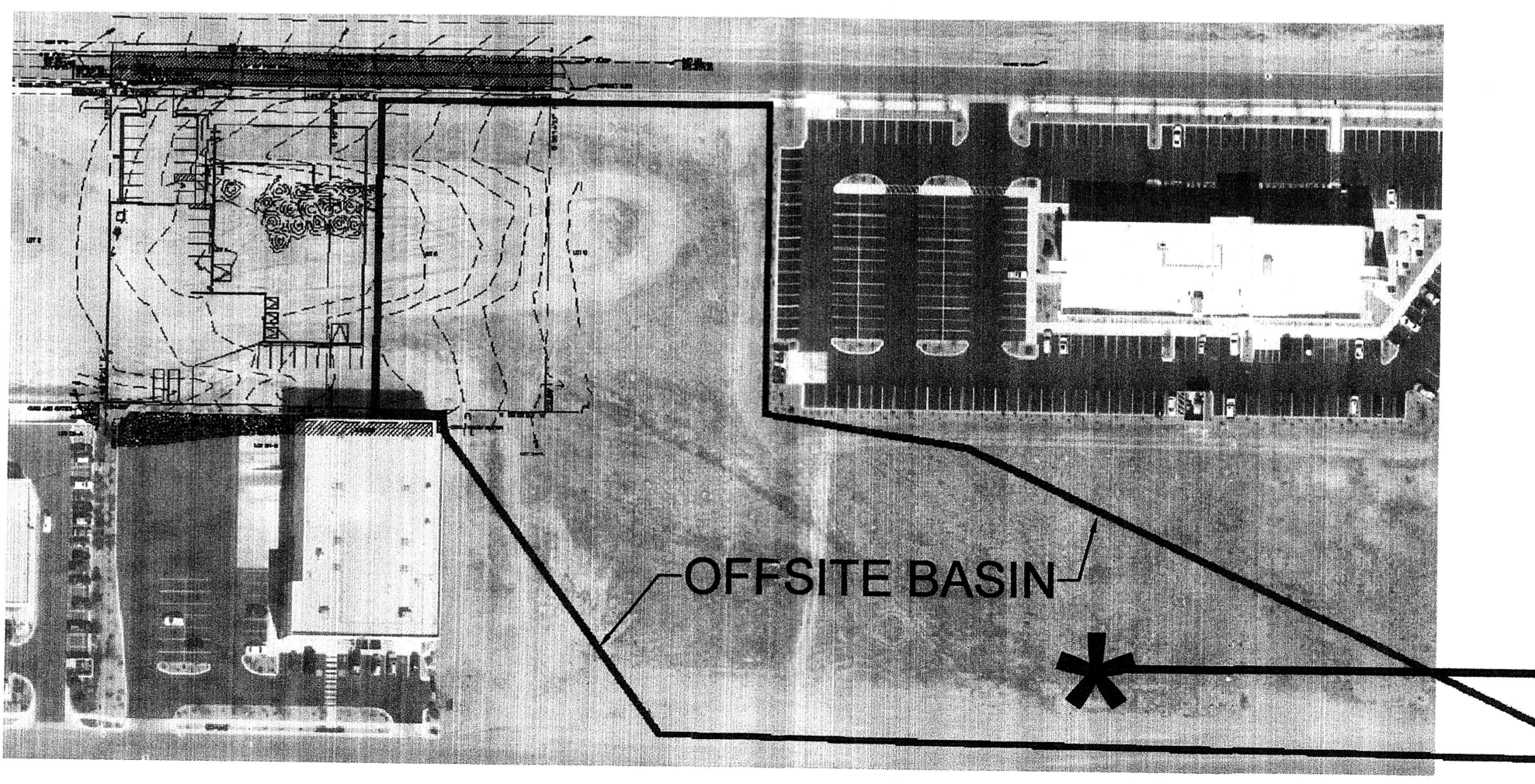
2052 CG-101.dwg May 08, 2014

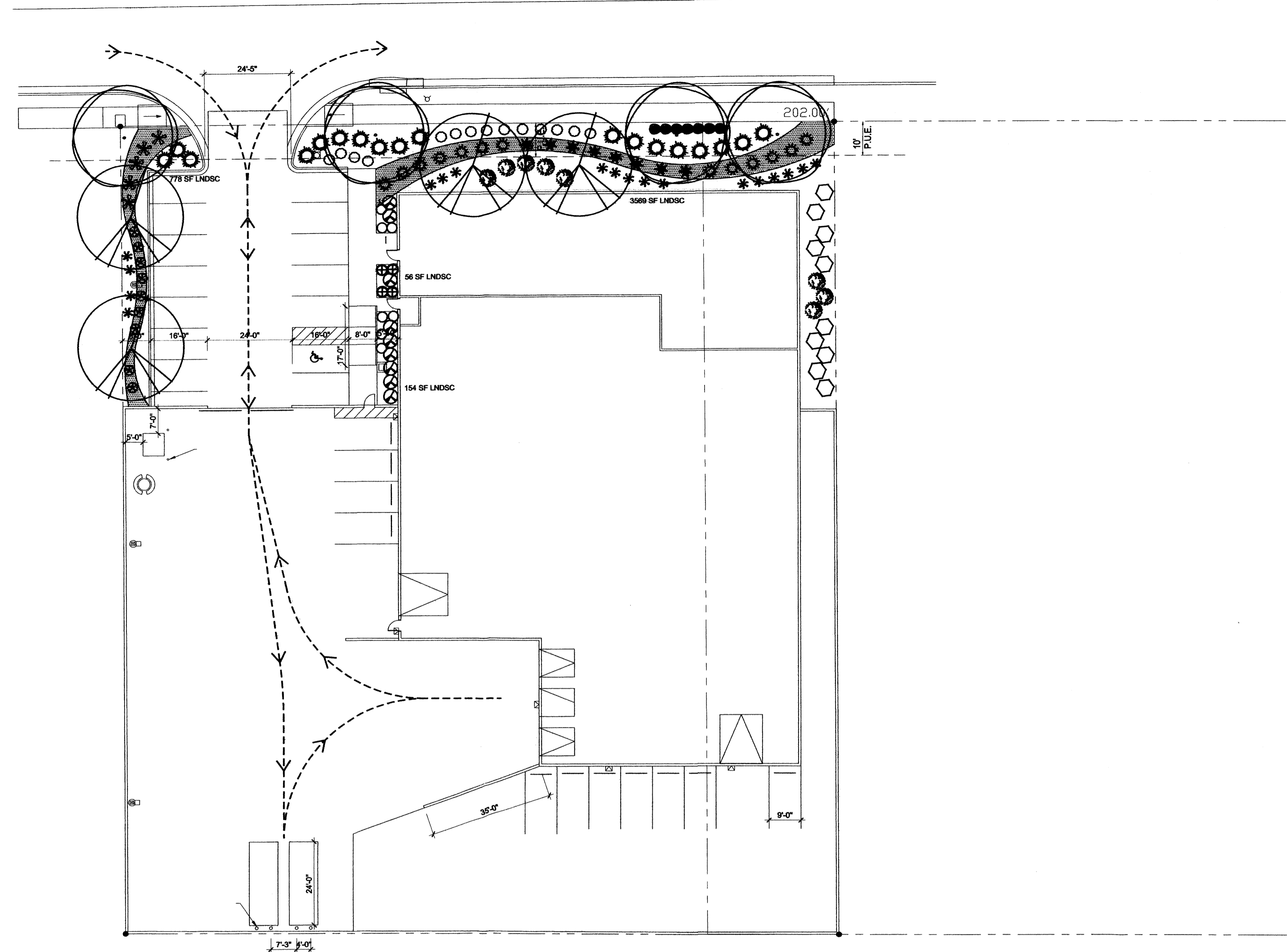
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5656 PASADENA N.E.
MECHENBIER CONSTRUCTION

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 5/8/14	No. Revision:	Date:	Job No. 2052
Drawn By: BJB			CG-101
Chk By: FCA			SH OF





PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
4		Fraxinus Autumn Purple Ash	2.5" B&B 2" B&B as noted	15'/12'		Medium	6-2 gph
4		Gleditsia Seedless Honey Locust	3" B&B	40'/30'		Medium	6-2 gph

Shrubs/Groundcovers

8		Caryopteris clandonensis Blue Mist	1-Gal	3/3'	30 sf=240 sf	Medium	2-2 gph
13		Cotoneaster dammeri Bearberry Cotoneaster	5-Gal	1/9'	40 sf=520 sf	Medium	2-2 gph
10		Fallugia paradoxa Apache Plume	5-Gal	6/7'	50 sf=500 sf	Low	2-1 gph
5		Hesperaloe parviflora Red Yucca	5-Gal	3/4'	30 sf=150 sf	Low+	2-1 gph
18		Juniperus horizontalis Blue Chip Juniper	5-Gal	1/8'	50 sf=900 sf	Low +	2-1 gph
7		Salvia May Night Salvia	1-Gal	18"/18"	5 sf=35 sf	Medium	2-2 gph
9		Rhaphiolepis indica India Hawthorn (Blueberry Muffin)	5-Gal	3/4'	20 sf=180 sf	Medium	2-2 gph
4		Scabiosa Pincushion Flower	1-Gal	18"/18"	10 sf=40 sf	Medium	2-2 gph
14		Sedum Sedum	1-Gal	6"/18"	15 sf=210 sf	Medium	2-2 gph
8		Yucca schottii Mountain Yucca	5-Gal	5/2'	30 sf=240 sf	Low+	2-1 gph
9		Ericameria Turpentine Bush	5-Gal	3/4'	30 sf=270 sf	Low	2-1 gph
18		Calamagrotis Karl Foerster Grass	5-Gal	3/2'	10 sf=180 sf	Low+	2-2 gph
7		Teucrium Germander	1-Gal	1/3'	10 sf=70 sf	Medium	2-2 gph

Total landscape coverage=3,535 sf

LANDSCAPE DATA

GROSS LOT AREA	48,975 SF
LESS BUILDINGS)	17,258 SF
LESS SCREENED YARD AREA	20,204 SF
NET UNSCREENED LOT AREA	9,515 SF
REQUIRED LANDSCAPE	
15% OF NET UNSCREENED LOT AREA	1,427 SF
PROPOSED LANDSCAPE	4,557 SF
PERCENT OF NET LOT AREA	47 %
HIGH WATER USE TURF	NONE PROPOSED
REQUIRED STREET TREES	
PROVIDED AT 30' O.C. SPACING STREET	6
REQUIRED PARKING LOT TREES	
PROVIDED AT 1 PER 10 SPACES (25 SPACES/10)	2
TOTAL REQUIRED TREES	8
TOTAL PROPOSED TREES (2" CAL.)	8
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	3,417 SF MIN.
(4,557 SF x 75%)	
PROVIDED LANDSCAPE COVERAGE	3,535 SF (77%)

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

MATERIALS LEGEND

- 1" AMARETTO BROWN
- SAN LAZARUS GOLD CRUSHER FINES

NOTE

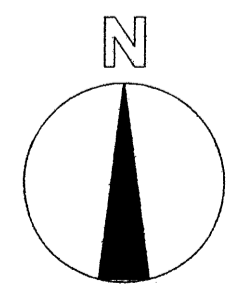
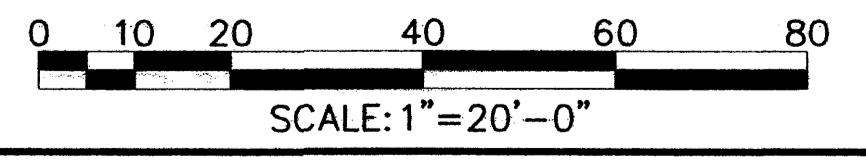
MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO MODEL 825) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS 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 GRAVEL MULCH AT 3" DEPTH
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 50' FROM A TREE.



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P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

LANDSCAPE PLAN
SCALE: 1"=20'-0"



PROPOSED LANDSCAPE PLAN

SHEET

OF: X

REVISIONS:
6/19/14

SCALE:
SEE PLAN

PLAN DATE:
APRIL 24, 2014

FILENAME:
5656 PASADENA

DRAWN BY:
JC

PROPOSED OFFICE/WAREHOUSE

D.H. PACE
5656 PASADENA AVENUE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER
CONSTRUCTION INC.
1825 WASHINGTON BLVD. SUITE 1100 ALBUQUERQUE, NM 87102
ALBUQUERQUE, NM 87113 (TEL) 505.241.7282
WEB: WWW.MECHENBER.COM

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REVISIONS
6/19/14

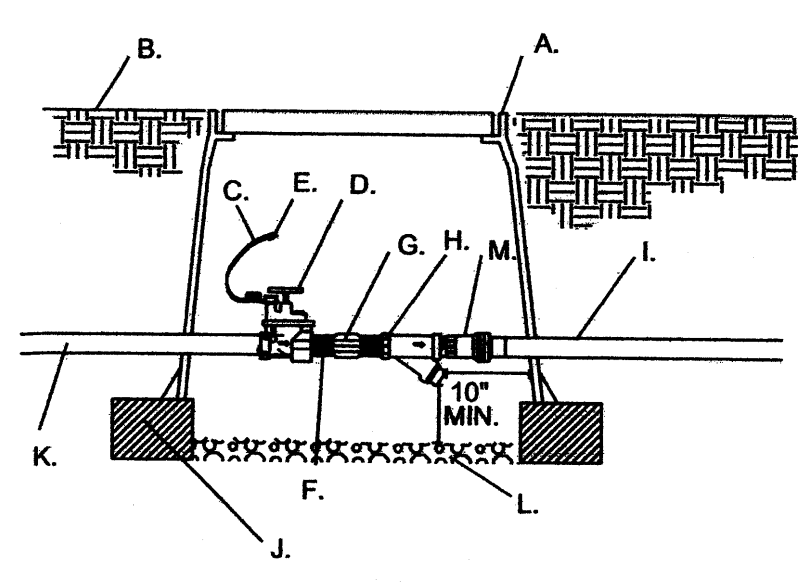
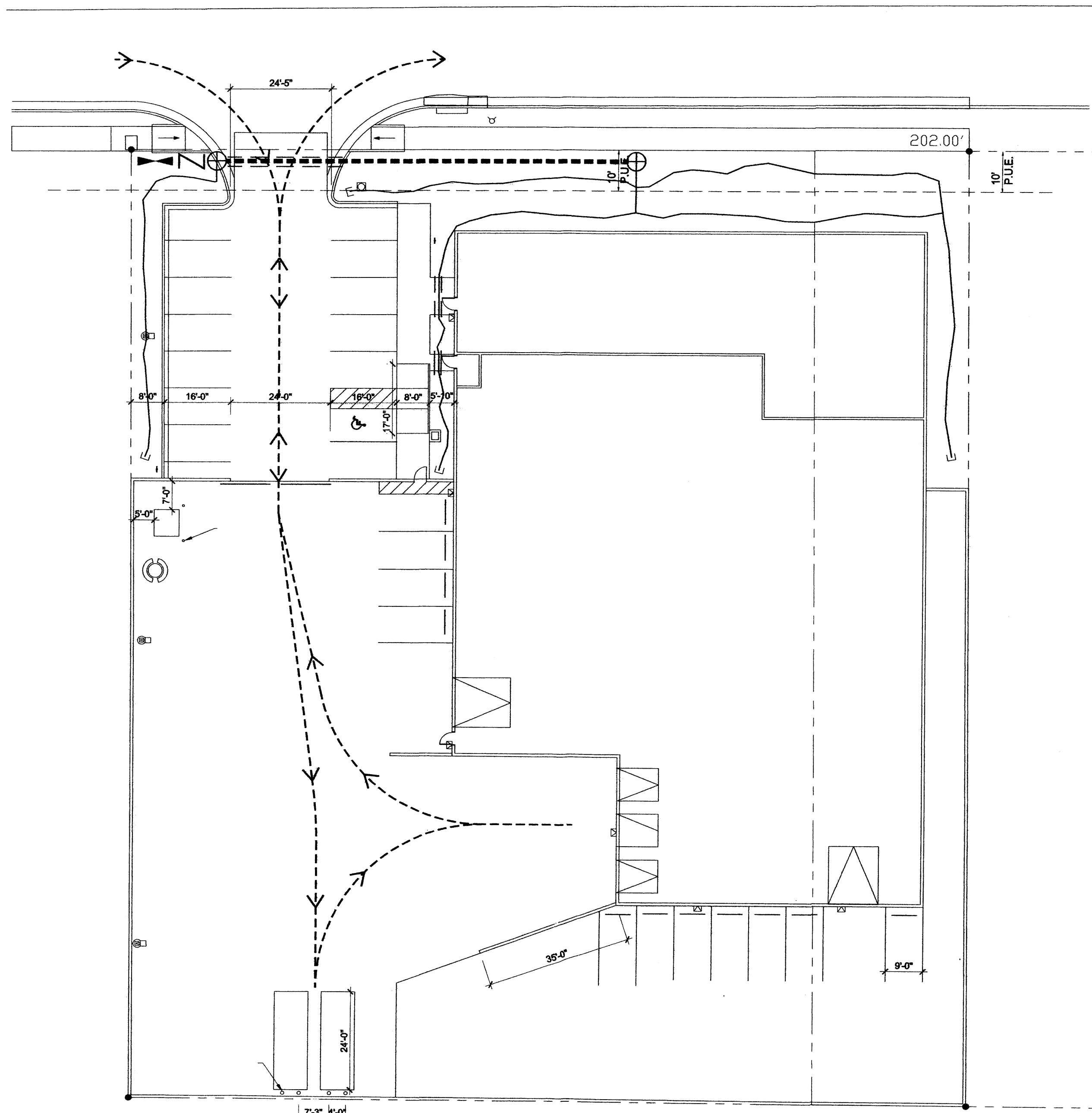
SCALE:
SEE PLAN
PLAN DATE:
APRIL 24, 2014
FILENAME:
5656 PASADENA
DRAWN BY:
JC

PROPOSED OFFICE/WAREHOUSE
D.H. PACE
5656 PASADENA AVE NE
ALBUQUERQUE, NEW MEXICO 87113

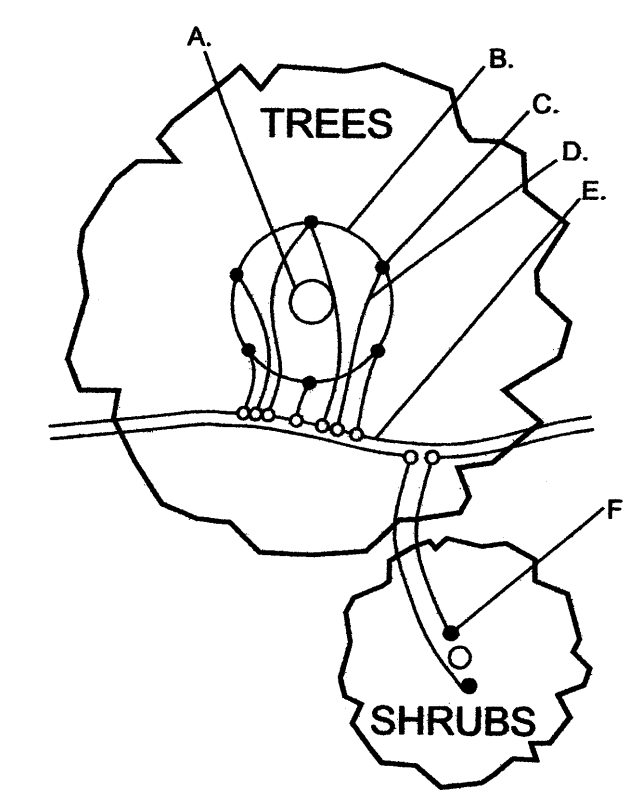
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CONSTRUCTION INC
1848 WASHINGTON ST. NE SUITE 1100 ALBUQUERQUE, NM 87105
ALBUQUERQUE, NEW MEXICO 87105
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IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
	Controller - locate in field	Hunter Pro	3 Station
	Ball Gate Valve	Spears	1"
	RP Backflow Preventer	Febco 825 Y	1"
	Master Valve Assembly in Valve Box	Hunter ICV series Carson 1419	1"
	Automatic Drip Valve with Filter and regulator in Valve Box	Hunter ICV series RB XCZ-75 Carson 1419	1" 24"
	Poly Drip Line w / Flush Cap emitters per plant legend	RB XP	3/4" 2 GPH
	PVC Masterline	Class 200	1 1/4"
	PVC Sleeve - 2 sizes larger than pipe enclosed	Class 200	2"
	Valve Sequence		
	Valve Size		
	GPM		

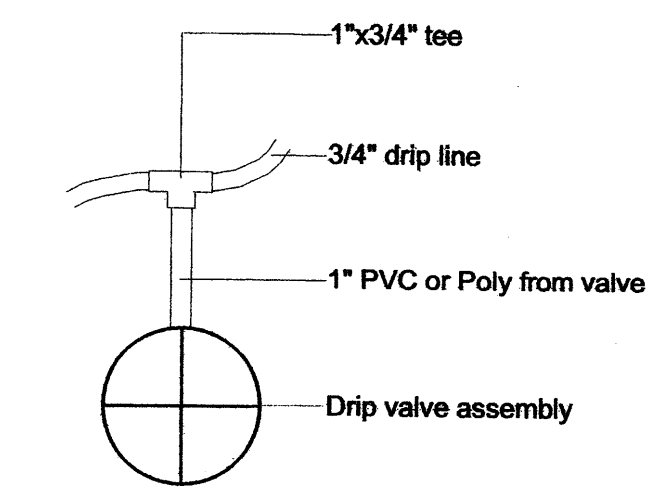


DRIP VALVE DETAIL

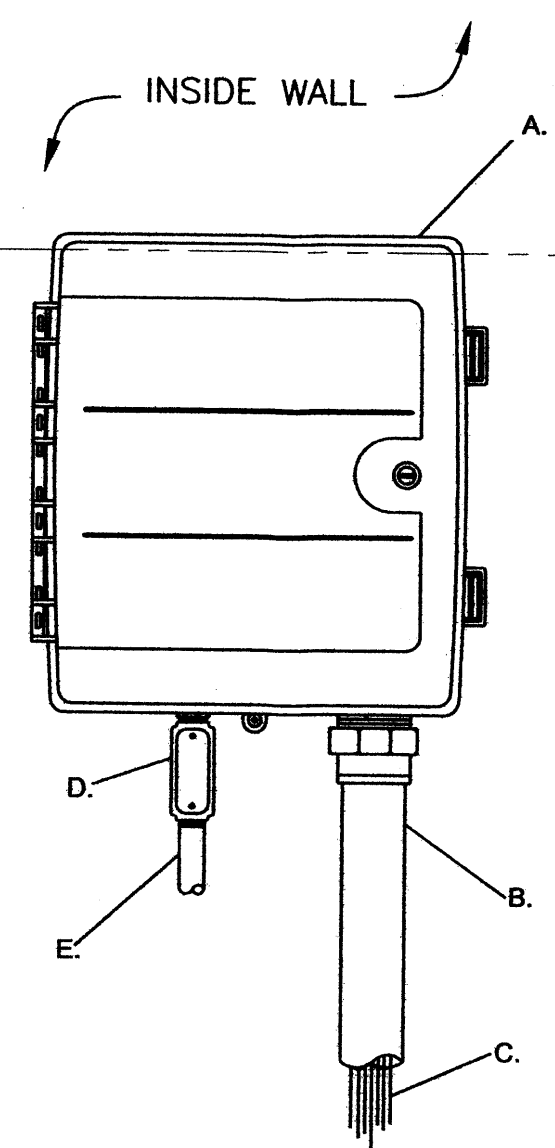


- A. TREE TRUNK/ ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/2" DISTRIBUTION LINE
 - E. PE DRIPLINE
 - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

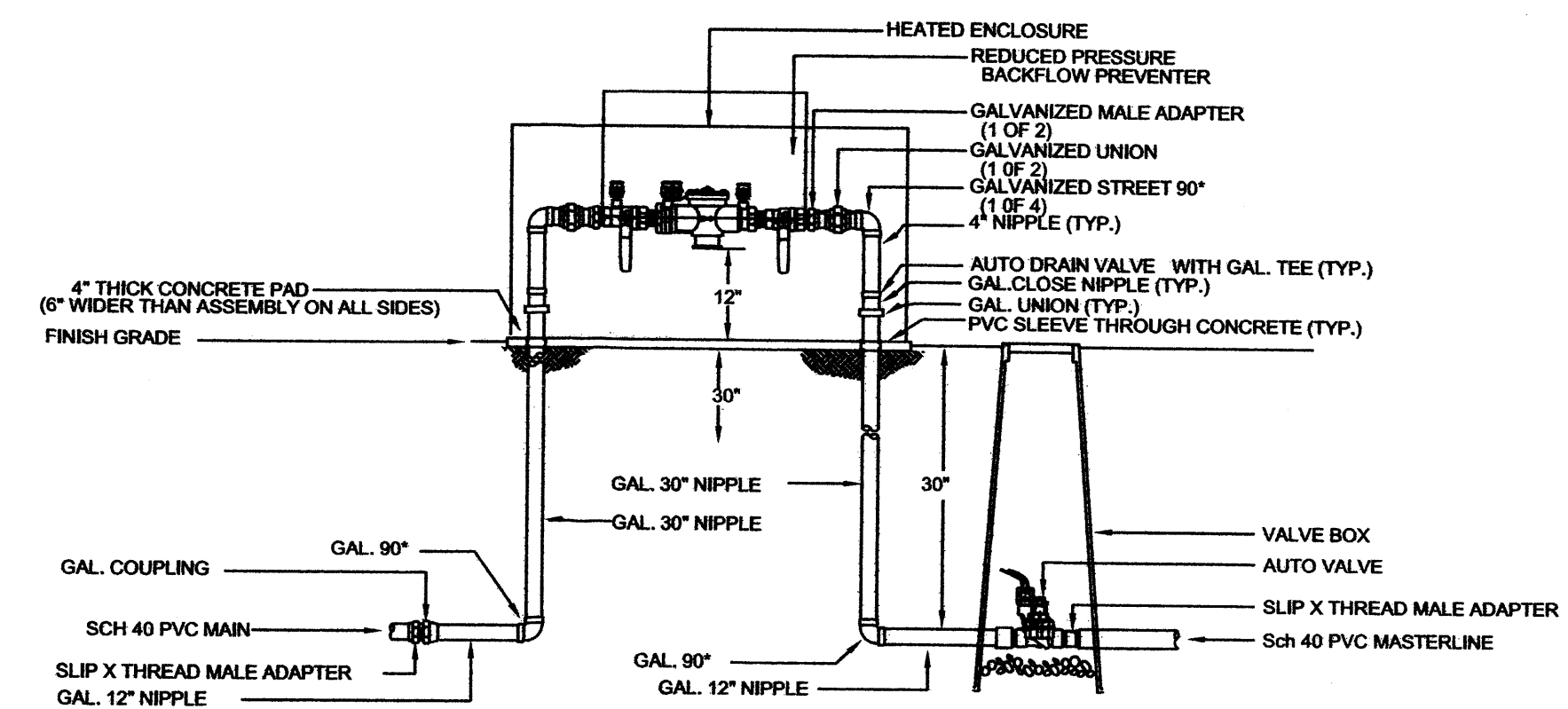


DRIP DETAIL

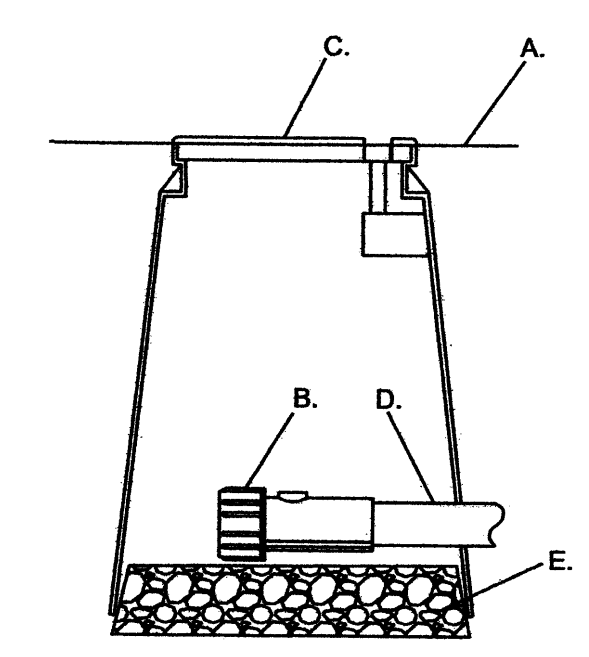


CONTROLLER DETAIL

- A. WALL MOUNT CONTROLLER
- B. 2" PVC SCH 40 CONDUIT AND FITTINGS
- C. WIRES TO REMOTE CONTROL VALVES
- D. JUNCTION BOX
- E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

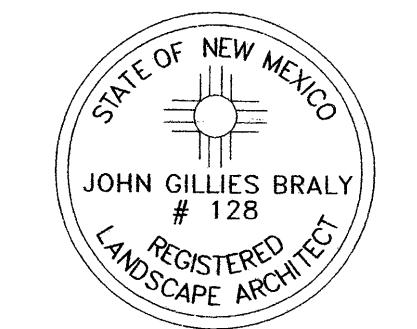


RP BACKFLOW/MASTER VALVE DETAIL



END FLUSH CAP DETAIL

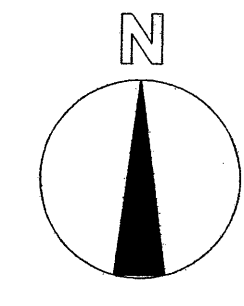
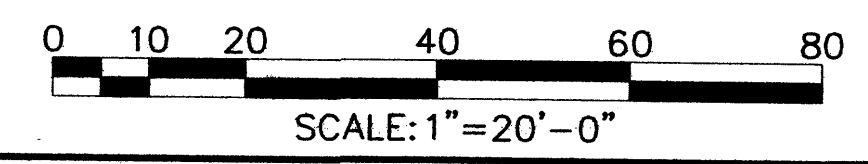
- A. FINISH GRADE
- B. END FLUSH CAP
- C. 6" ROUND BOX WITH LOCKING LID
- D. PE DRIP LINE
- E. 2" DEPTH 3/4" GRAVEL



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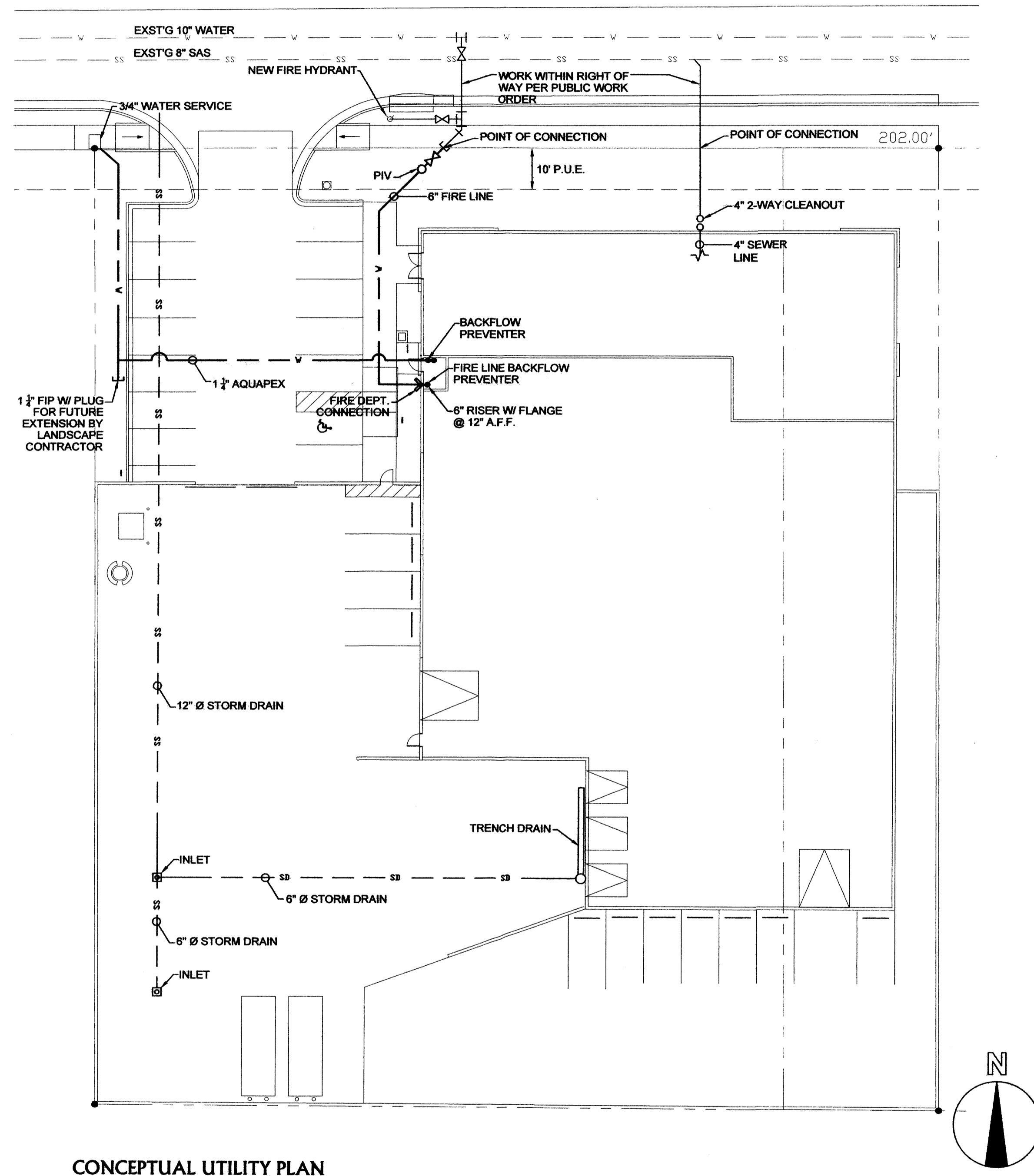
IRRIGATION PLAN
SCALE: 1" = 20'-0"



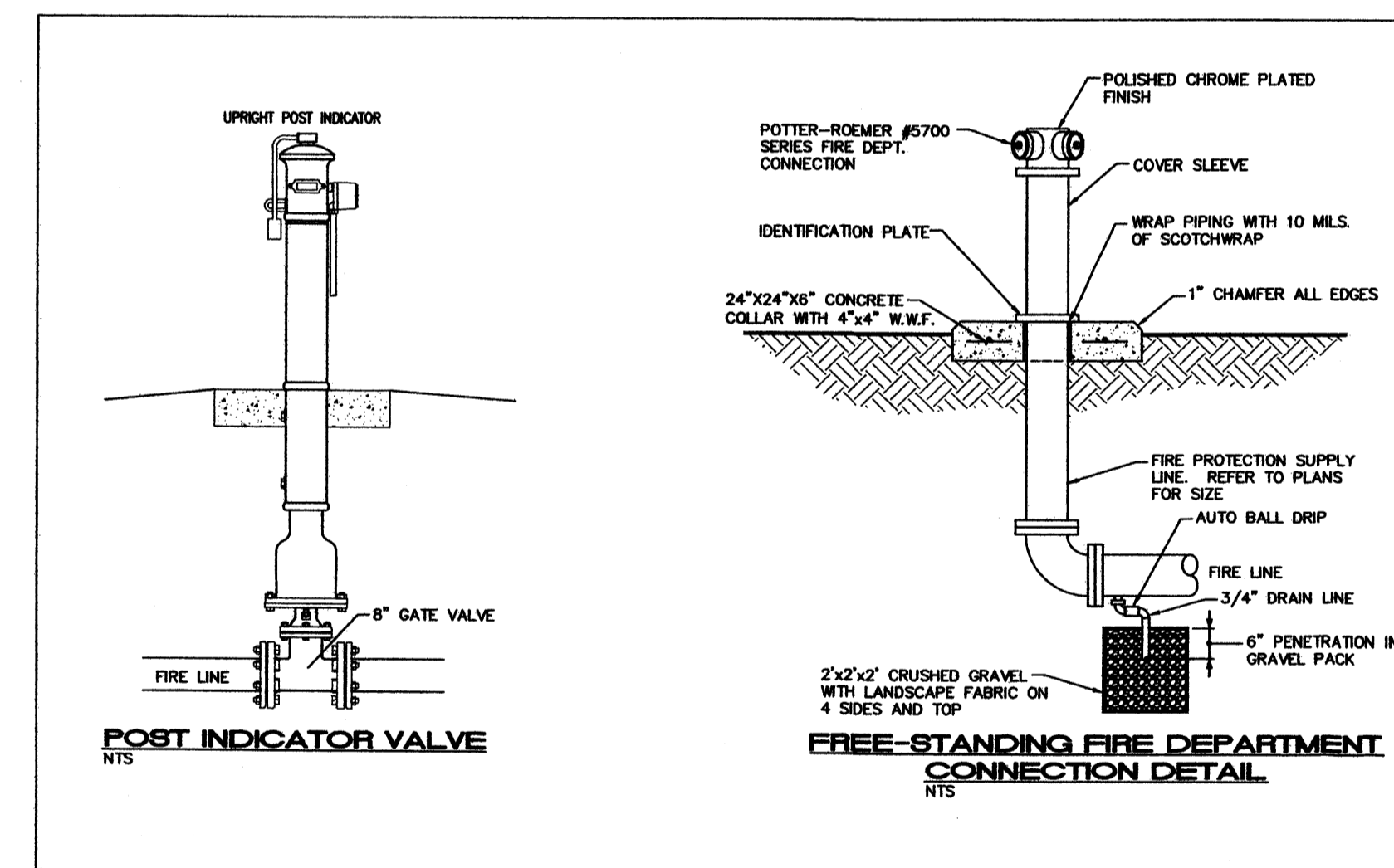
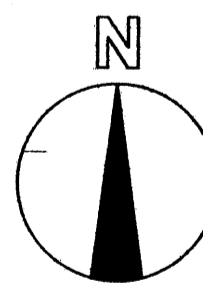
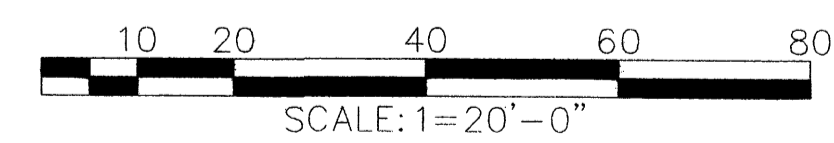
PROPOSED IRRIGATION PLAN

GENERAL NOTES:

- A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM.
- B. ALL FIRE LINE PIPING TO BE FLUSHED AND PRESSURE CERTIFIED.

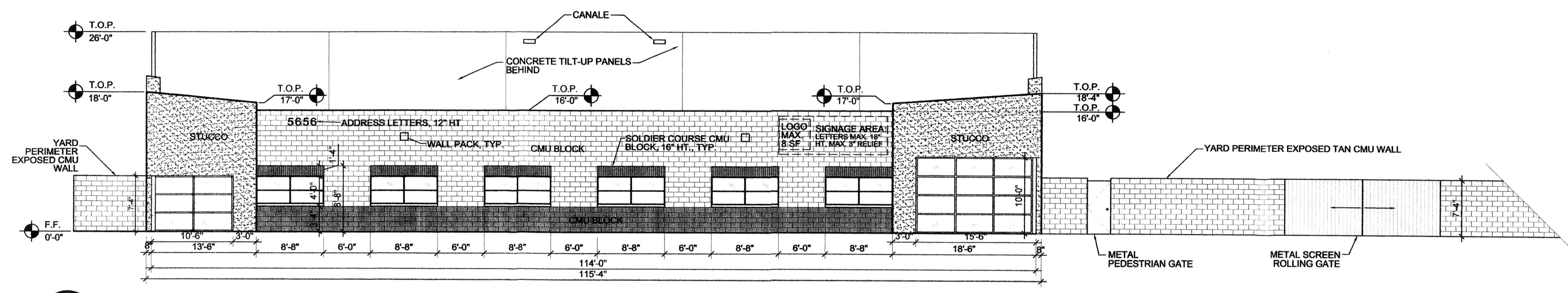


CONCEPTUAL UTILITY PLAN

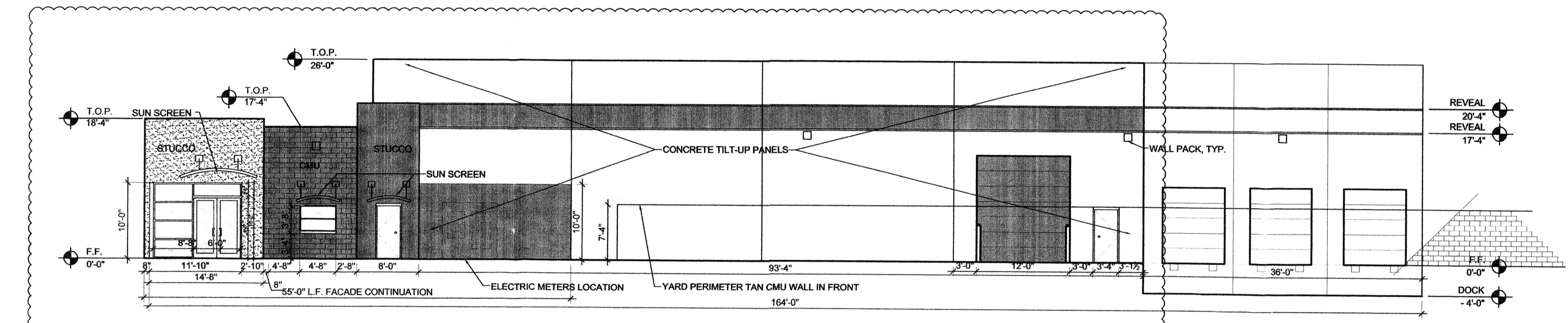


PROPOSED OFFICE/WAREHOUSE
D H PACE
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4800 WASHINGTON ST., NE SUITE A-5
ALBUQUERQUE, NM 87110
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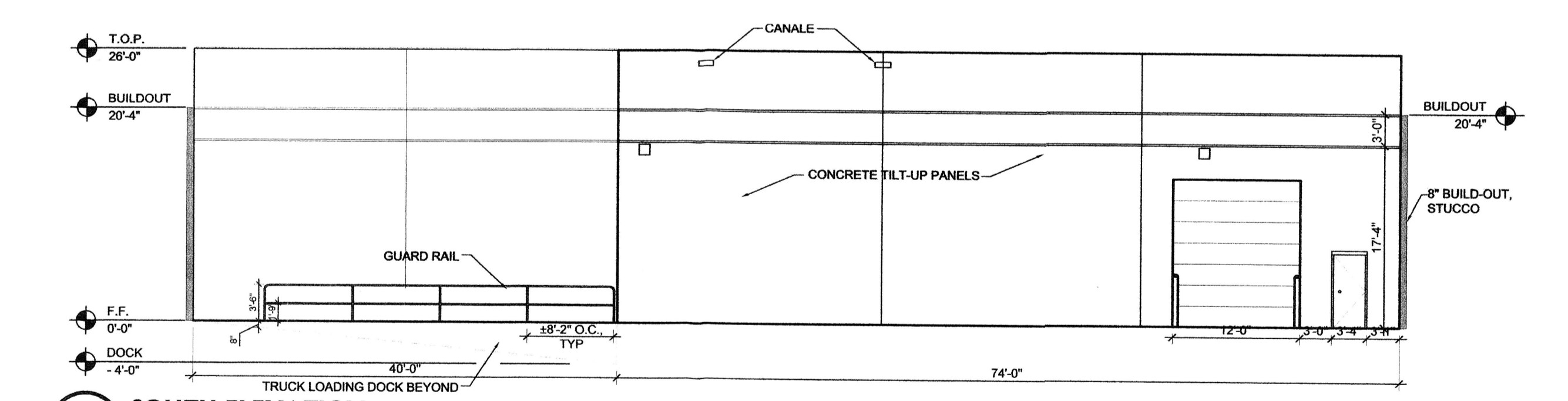


A NORTH (FRONT) ELEVATION
3/32" = 1'-0"

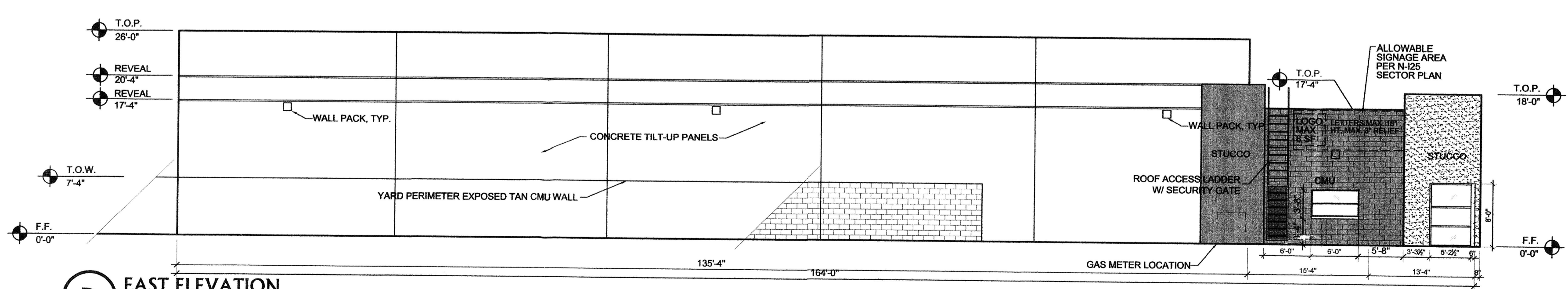


B WEST ELEVATION
3/32" = 1'-0"

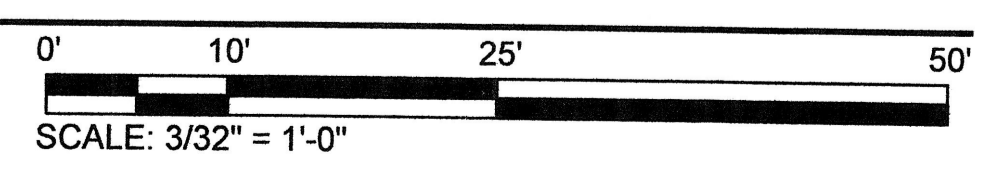
*meets requirements
of exterior facade treatments
Pg 35, 36 1 & 2
Longo Paid
6-25-14*



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



D EAST ELEVATION
3/32" = 1'-0"



EXTERIOR FINISH LEGEND:

- STUCCO SYSTEM; COLOR LIGHT/MEDIUM GREY
- CMU BLOCK; COLOR DARK GREY
- CMU BLOCK; COLOR LIGHT/MEDIUM GREY
- CONCRETE TILT-UP PANEL; COLOR LIGHT/MEDIUM TAN
- STUCCO SYSTEM OR PAINTED CONCRETE TILT-UP PANEL; COLOR DARK GREY

SCALE:
SEE PLAN
PLAN DATE:
MAY 7, 2014
FILENAME:
5656 PASADENA
DRAWN BY:
L. KUENN

PROPOSED OFFICE/WAREHOUSE
D H PACE
5656 PASADENA AVE NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER
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EXTERIOR ELEVATIONS