

PROJECT DATA:

OWNER: G&H CONSTRUCTION & REALTY INC
 ADDRESS: 9009 WASHINGTON ST NE
 SITE ZONING: IP
 ZONE MAP: C-17-Z
 SITE AREA: 0.5854 AC = 22,500 SF ±
 BUILDING AREA:

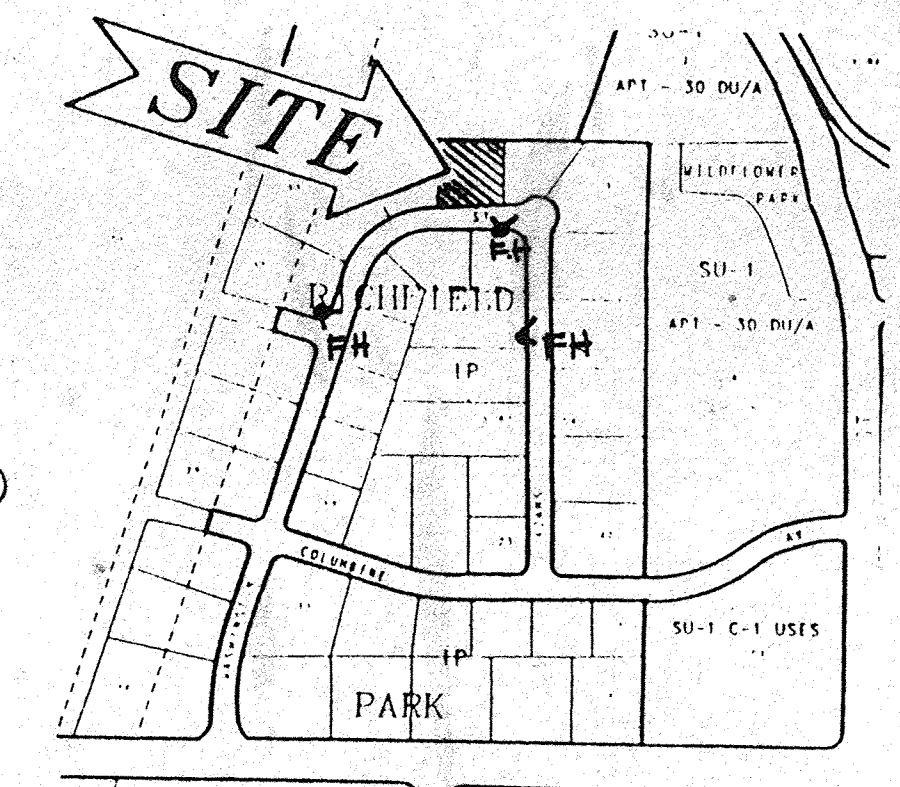
OFFICE AREA	
FIRST FLOOR	1746 SF
SECOND FLOOR	1070 SF
SUBTOTAL	2816 SF
WAREHOUSE	3744 SF
TOOL STORAGE	627 SF
SUBTOTAL	4371 SF
TOTAL	7193 SF

NET SITE AREA: 16,195 SF
 LANDSCAPING AREA REQUIRED: 2,697 SF
 LANDSCAPING AREA PROVIDED: 4,787 SF
 PARKING REQUIREMENTS:

OFFICE FIRST FLOOR	1828/200 = 9
OFFICE SECOND FLOOR	1168/300 = 4
WAREHOUSE/TOOL STORAGE	4467/2000 = 3
TOTAL	16 SPACES

PARKING PROVIDED: 16 SPACES
 OCCUPANCY GROUP: BI & B2
 TYPE OF CONSTRUCTION: VN

LEGAL DESCRIPTION: LOT 25
 RICHFIELD PARK



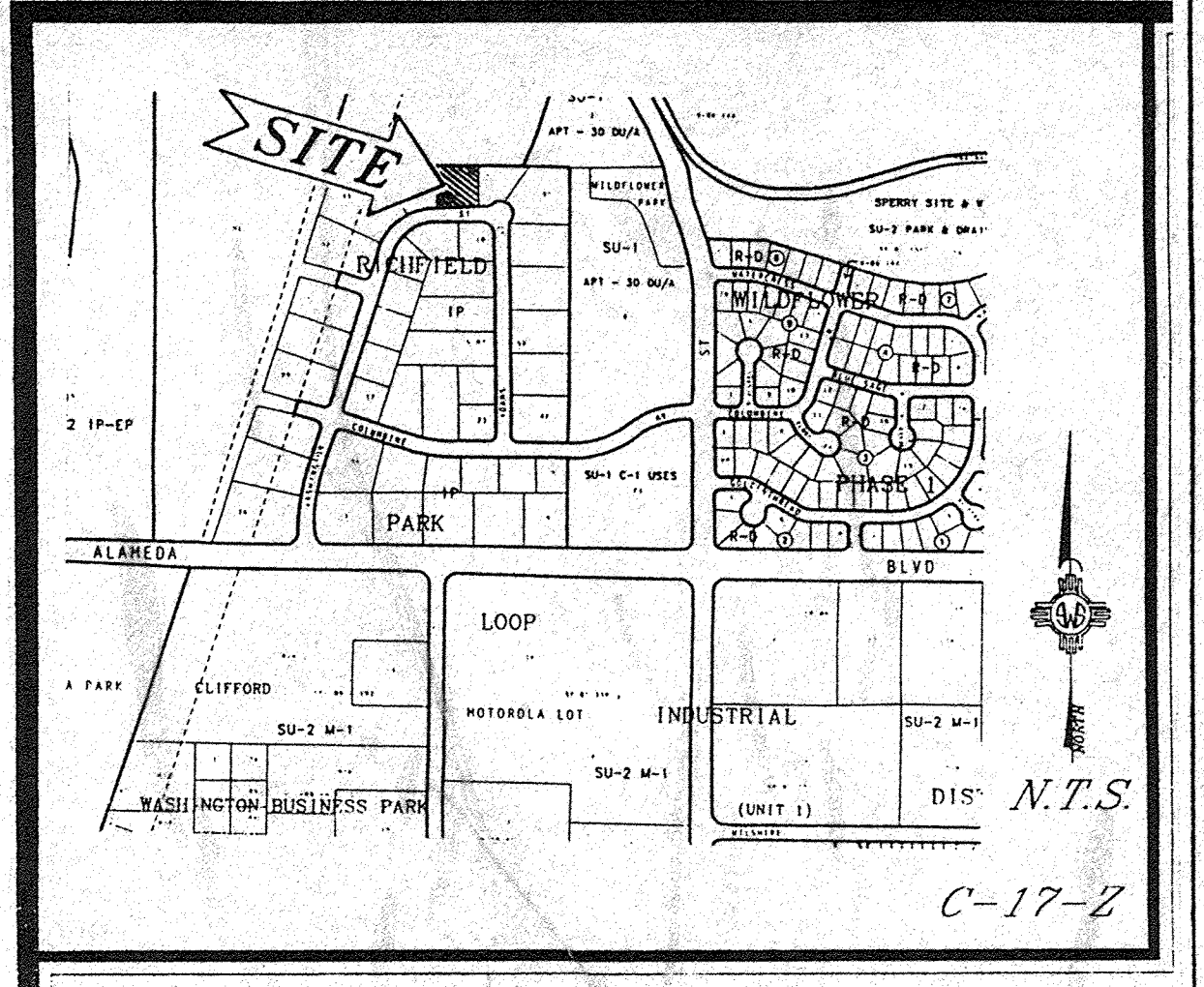
FIRE HYDRANT PLAN
 N.T.S.

NOTE TO FIREMARSHAL:
 TWO FH WITHIN 450'
 TO FRONT BUILDING

KEYED NOTES:

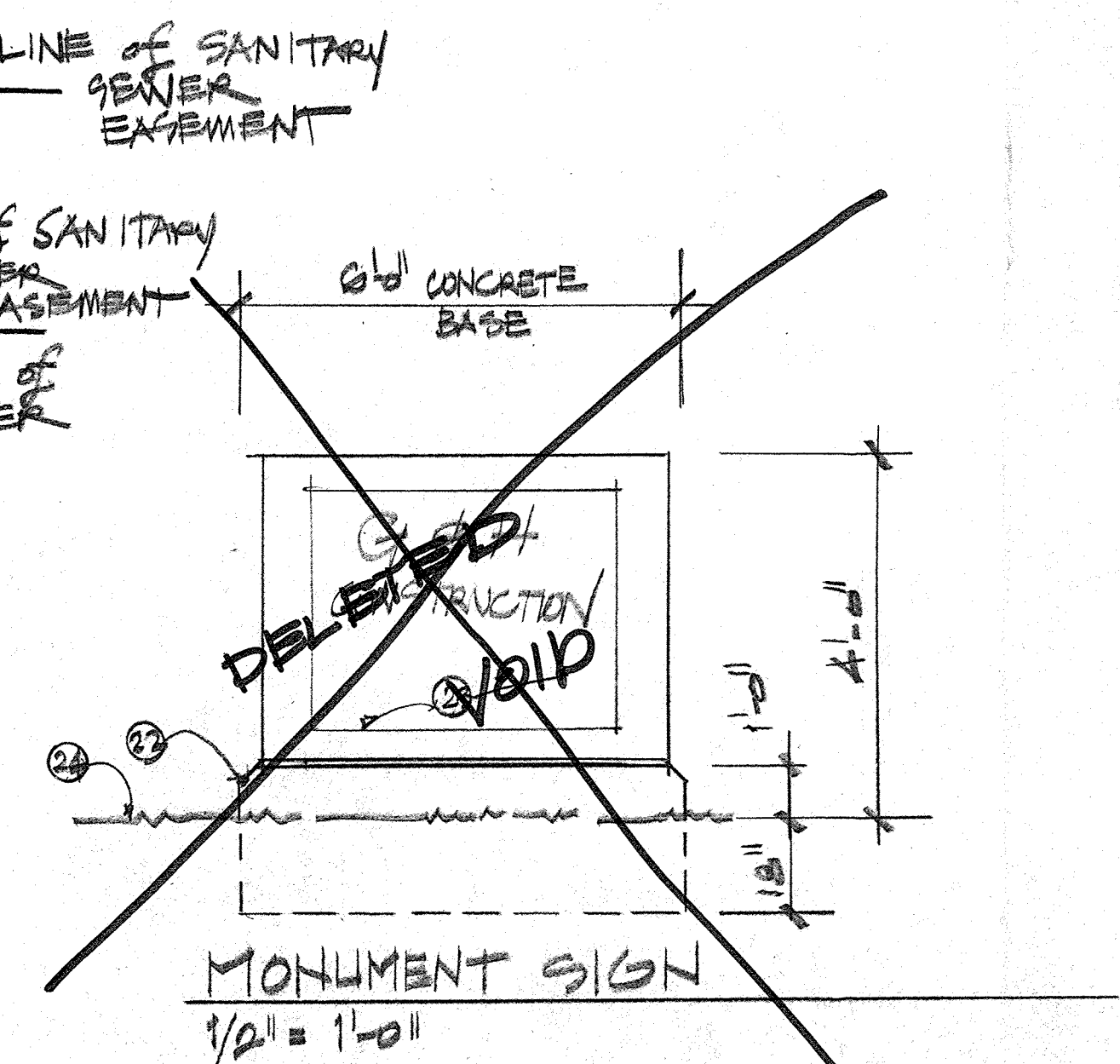
- PROPERTY LINE
- EXISTING CONCRETE CURB AND GUTTER AT STREET EDGE
- NEW CONCRETE DRIVEWAY ENTRANCE WITH RETURNS PER CITY OF ALBUQUERQUE STANDARDS
- NEW CONCRETE DRIVE PAD FOR SERVICE USE
- REMOVE EXISTING CURB FOR NEW WORK
- SEWER LINE CONNECTION, INVERT AT PROPERTY LINE 5093.22'
- 1" WATER SERVICE
- LANDSCAPING AREA, SEE PLAN
- 6" CONCRETE CURB
- 2" ASPHALT PAVING OVER COMPACTED BASE
- HANDICAP PARKING AND STRIPING
- HANDICAP PARKING SIGN
- PAVING FLUSH WITH FLAGSTONE SURFACE
- FLAGSTONE WALKING SURFACE
- LOW WALL (4'-0" HIGH)
- CHAIN LINK FENCING
- GATE
- ~~GRAVEL FINES OVER COMPACTED BASE, DELETED AND CHANGED TO PAVING~~
- REFUSE ENCLOSURE PER CITY OF ALBUQUERQUE REFUSE DEPARTMENT
- HANDICAP ACCESSIBLE RAMPS AT DRIVEWAY
- FREE STANDING MONUMENT SIGN
- CONCRETE BASE
- RAISED LETTER STUCCO SIGN
- GRADE

LIGHTING ON SITE WILL BE BUILDING MOUNTED TYPE OF LIGHTING
 25. PNM PAD MOUNTED TRANSFORMER
 26. INSTALL UNDERGROUND CONDUIT PER PNM DESIGN STANDARDS
 27. 3" ID CONDUIT, COORDINATE EXACT REQUIREMENTS AND "MPOD" WITH U.S. WEST PRIOR TO ROUGH-IN



APPROVED AS TO THE REQUIREMENTS OF IP ZONE
 PLANNING DIRECTOR: *[Signature]* DATE: 10/20/97
 TRAFFIC ENGINEER: *[Signature]* DATE: 8-29-97
 AMARCA: *[Signature]* DATE: 7-29-97
 PARKS & RECREATION: *[Signature]* DATE: 7-29-97
 CITY ENGINEER: *[Signature]* DATE: 9-10-97
 WATER RESOURCES: *[Signature]* DATE: []

THIS SITE PLAN IS CONSISTANT WITH THE MASTER PLAN FOR RICHFIELD PARK DESIGN CRITERIA Z-85-70-1



NOTE: MONUMENT SIGN NOT USED
 APPROVED TO THE REQUIREMENTS FOR IP ZONE, INCLUDING BUILDING SETBACKS, BUILDING HEIGHT AND COLORS

GUADALUPE ARCHITECTS
 DAVID WEATHERMAN, ARCHITECT
 5906 GUADALUPE TRAIL NW
 ALBUQUERQUE, NM 87113

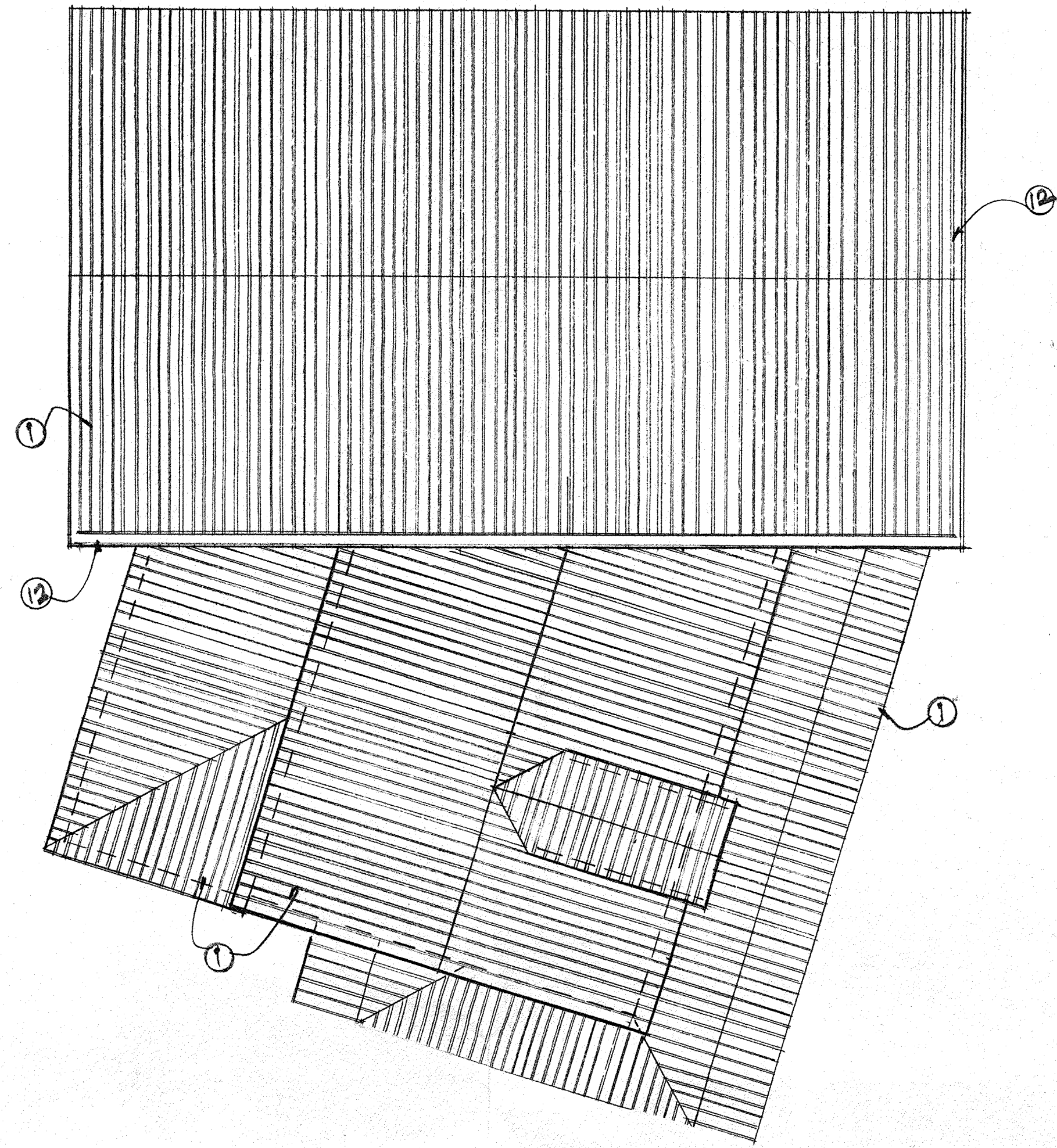
DRB-97-335

OFFICE BUILDING for G&H CONSTRUCTION & REALTY CO
 ALBUQUERQUE, NEW MEXICO

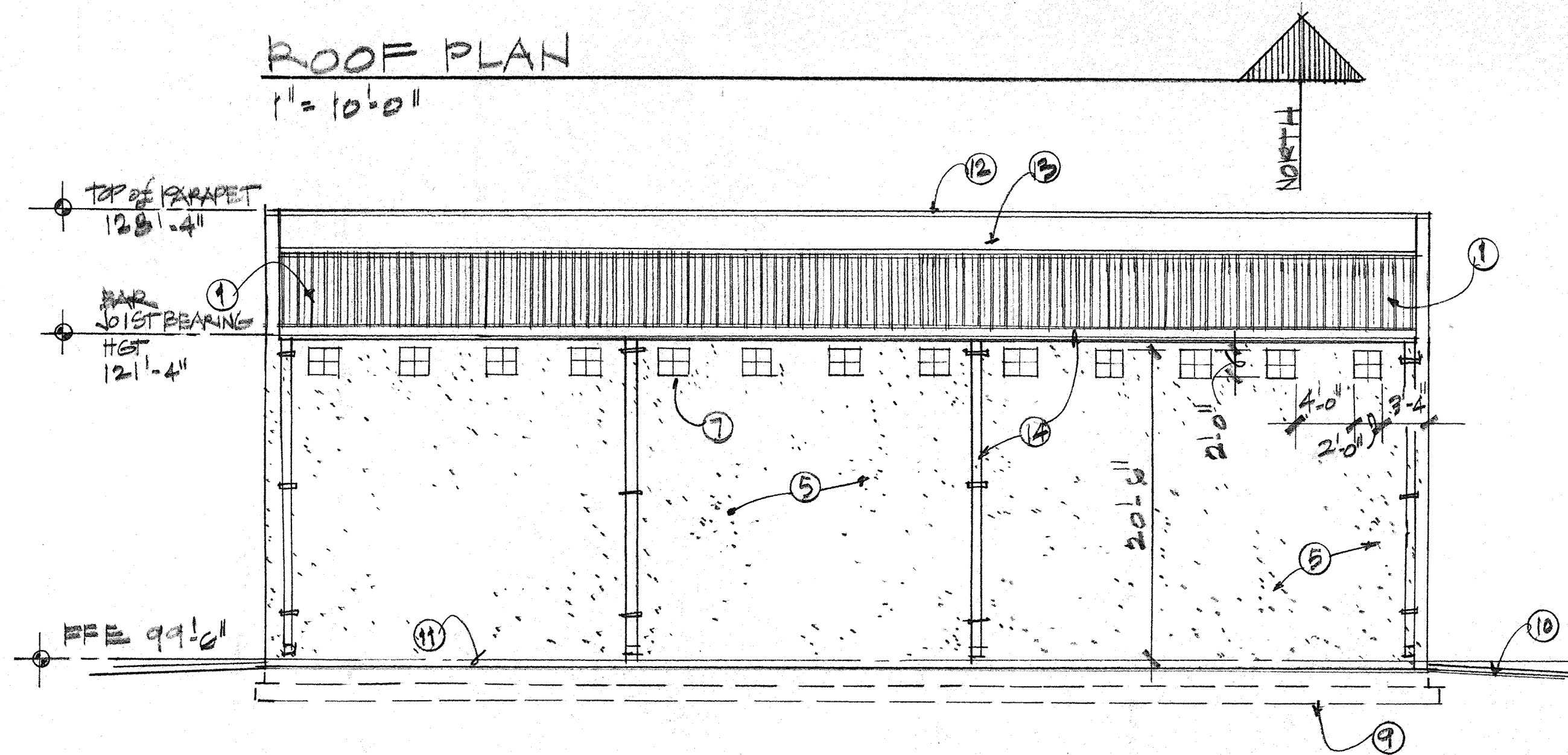
DRB-97-335

1 of 4
 DRB 1
 7/11/97

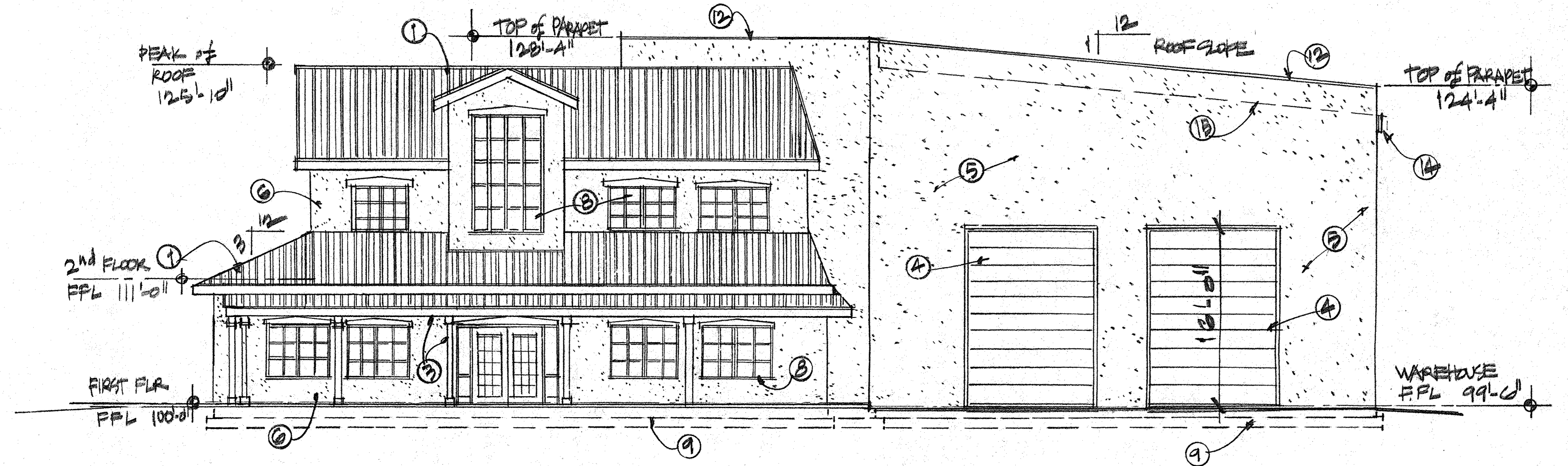
NOTE: CONTRACTOR OPTION
METAL ROOFING OR BUILT UP ROOF



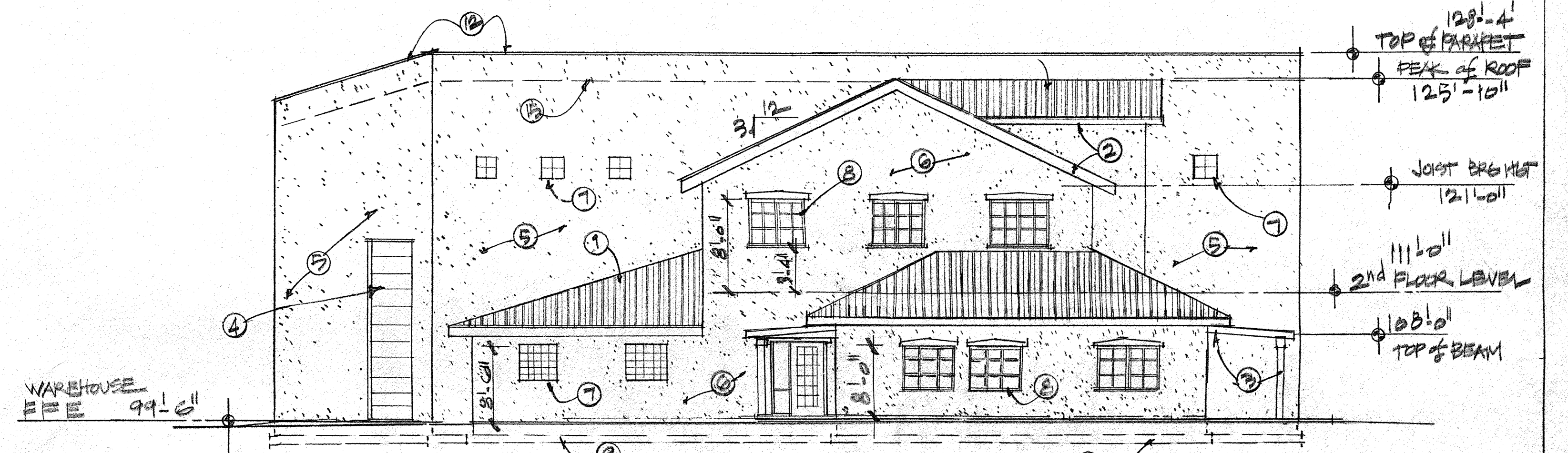
ROOF PLAN
1" = 10'-0"



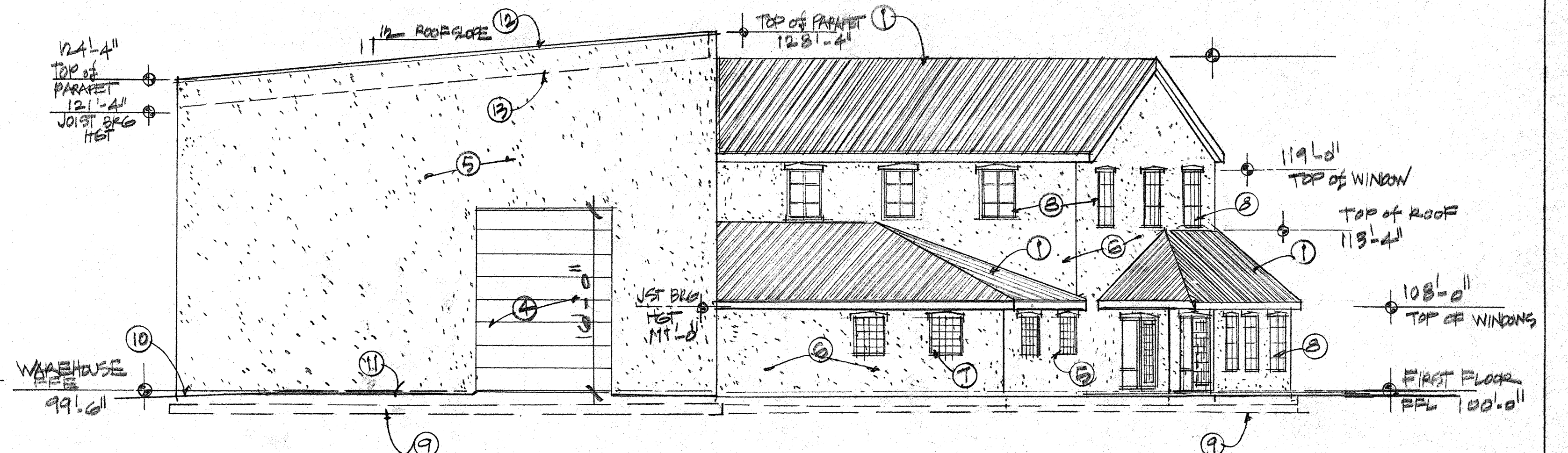
NORTH ELEVATION
1/8" = 1'-0"



EAST or FRONT ELEVATION
1/8" = 1'-0"



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



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

KEYED NOTES: (CONT from NITE 5)

- 9. CONCRETE FOUNDATION BELOW
- 10. CONCRETE PAVING & GRADE
- 11. FINISH FLOOR LINE
- 12. PAINTED PARAPET CAP (MATCH STUCCO)
- 13. GALVANIZED ROOF FLASHING
- 14. PAINTED GALVANIZED GUTTER & DOWNSPOUT
- 15. ROOF LINE BEYOND

EXTERIOR FINISHES KEYED NOTES:

- 1. GALVANIZED METAL ROOFING PANELS (26 GA)
- 2. PAINTED STEEL TRIM (WHITE)
- 3. PAINTED STEEL COLUMN & BEAM (WHITE)
- 4. PAINTED STEEL SECTIONAL OVERHEAD DOOR (WHITE)
- 5. STUCCO ON CMU BLOCK WALL (LIGHT TAN)
- 6. STUCCO ON STEEL FRAMING SYSTEM (LIGHT TAN)
- 7. GLASS BLOCK WINDOW
- 8. PREFINISHED ALUMINUM WINDOW (WHITE)

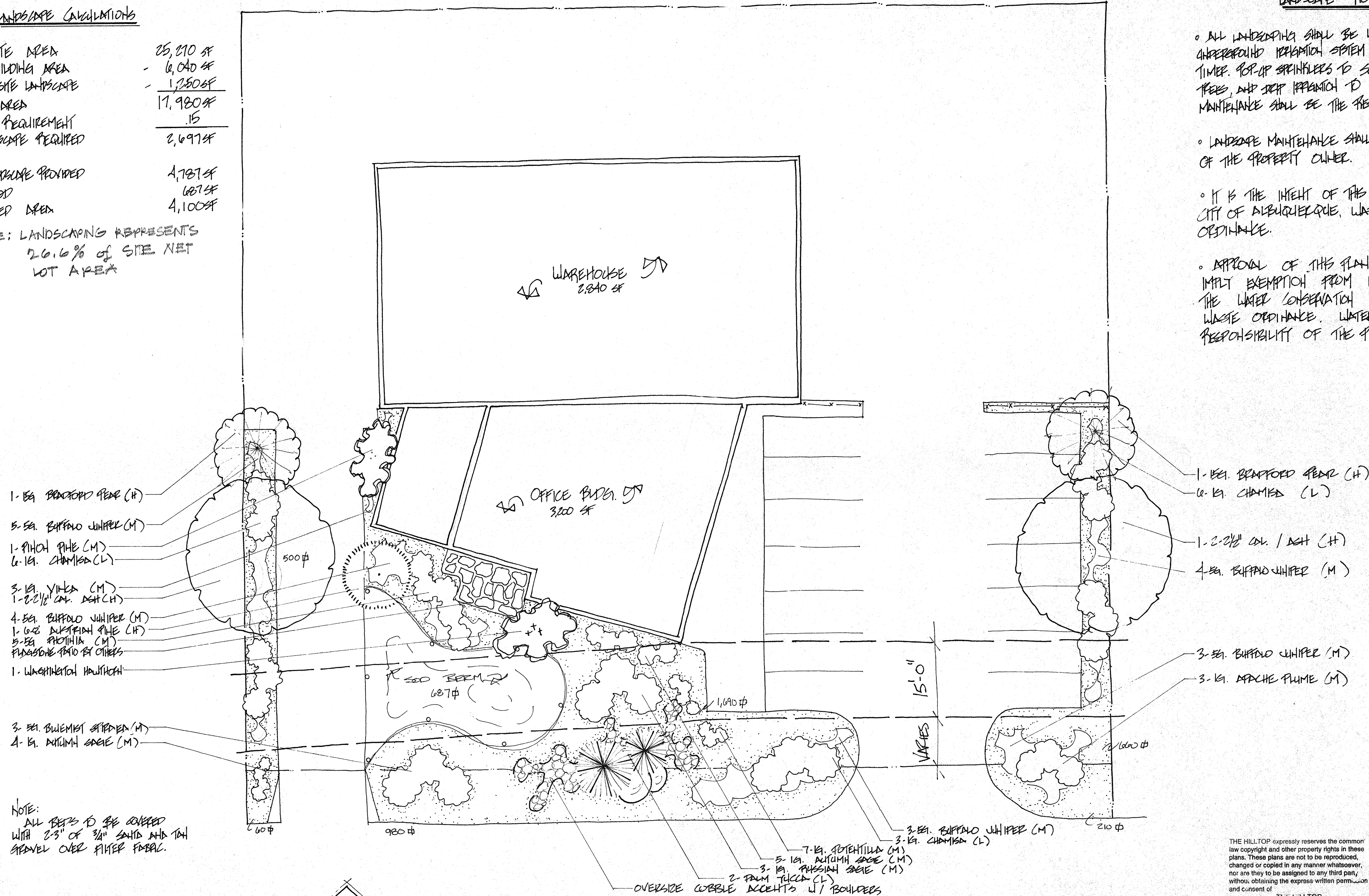
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	25,210 SF
TOTAL BUILDING AREA	- 6,040 SF
TOTAL OFFSITE LANDSCAPE	- 1,250 SF
NET LOT AREA	17,920 SF
LANDSCAPE REQUIREMENT	15
TOTAL LANDSCAPE REQUIRED	2,697 SF
TOTAL LANDSCAPE PROVIDED	4,787 SF
TOTAL SOD	687 SF
TOTAL BED AREA	4,100 SF

NOTE: LANDSCAPING REPRESENTS
26.6% OF SITE NET
LOT AREA

LANDSCAPE NOTES

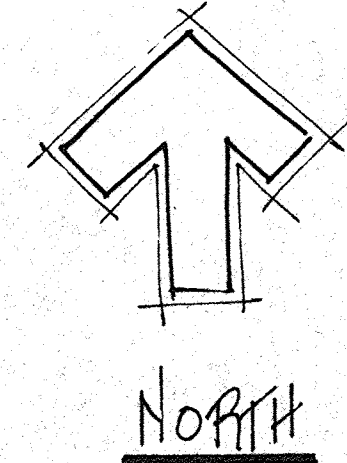
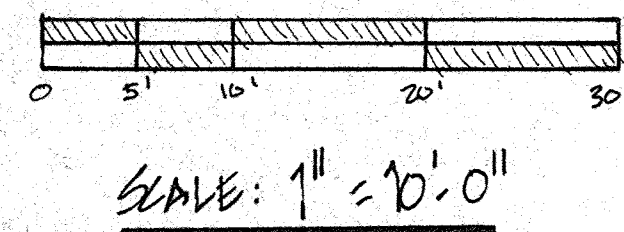
- ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. POP-UP SPRINKLERS TO SOFT LAWN, RISERS TO TREES, AND DIRT IRRIGATION TO SHRUBS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.
- 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.



- 1-1EA BRANTFORD PEAR (H)
- 5-5EA BUFFALO WHIPPER (M)
- 1-1EA PINOCH PINE (M)
- 6-1EA CHAMISA (L)
- 3-1EA YUCCA (M)
- 1-2-2 1/2" CAL. AGAVE (H)
- 4-5EA BUFFALO WHIPPER (M)
- 1-1EA AGAVE PINE (H)
- 5-5EA PACHIRA (M)
- PLANTINGS VARIOUS BY OTHERS
- 1-1 WASHINGTON HAZELHORN
- 3-5EA BULBOSTYLIS (M)
- 4-1EA AITUMH SAGE (M)

- 1-1EA BRANTFORD PEAR (H)
- 6-1EA CHAMISA (L)
- 1-2-2 1/2" CAL. AGAVE (H)
- 4-5EA BUFFALO WHIPPER (M)
- 3-5EA BUFFALO WHIPPER (M)
- 3-1EA MAPLE PLUME (M)
- 3-5EA BUFFALO WHIPPER (M)
- 3-1EA CHAMISA (L)

NOTE:
ALL BEDS TO BE COVERED
WITH 2-3" OF 3/4" SAND AND TOP
SPRINKLE OVER FILTER FABRIC.



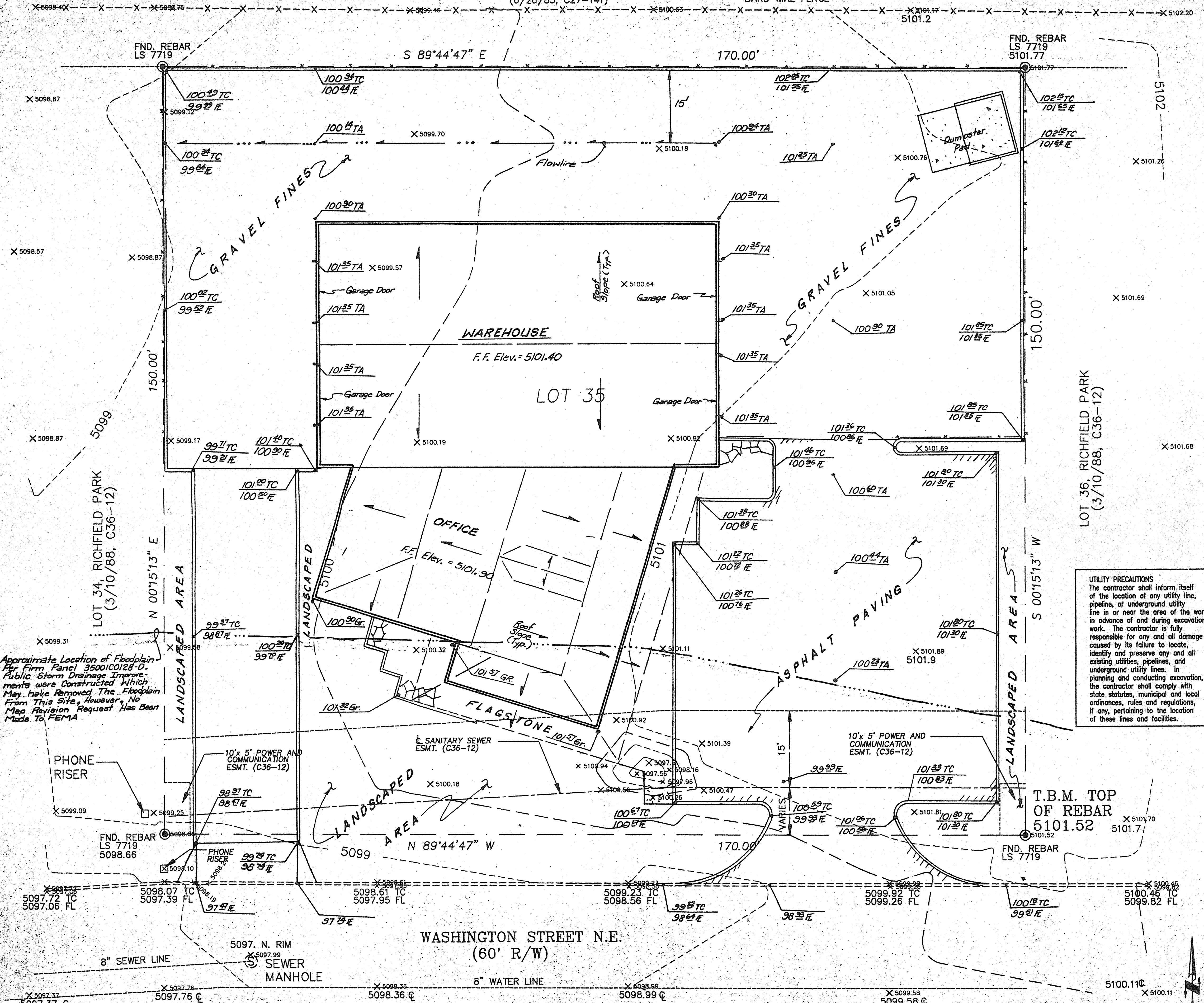
LOT 35 ROSEFIELD PARK
LANDSCAPE PLAN



364
DRB 3

TRACT A
LANDS OF THE SISTERS OF THE
ORDER OF ST. DOMINIC
(6/26/85, C27-141)

BARB WIRE FENCE



- THE FOLLOWING ITEMS CONCERNING LOT 35, RICHFIELD INDUSTRIAL PARK, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:
- VICINITY MAP
 - GRADING AND DRAINAGE PLAN
 - FLOODMAP
 - DRAINAGE CALCULATIONS

EXISTING CONDITIONS AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS APPROXIMATELY 0.59 ACRES AND IS LOCATED ON WASHINGTON AVENUE NE IN THE RICHFIELD PARK SUBDIVISION. THE SITE CURRENTLY IS ZONED IP AND IS UNDEVELOPED. THE SITE TOPOGRAPHY SLOPES FROM EAST TO WEST AT APPROXIMATELY 2%. THE SITE IS SPARSELY COVERED WITH NATIVE VEGETATION.

ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 35001C0128 D, DATED SEPTEMBER 20, 1996, A PORTION OF THE BUILDING IS WITHIN FLOOD ZONE AO (DEPTH 1). PUBLIC STORM DRAINAGE IMPROVEMENTS, SAID 2011 HAVE BEEN CONSTRUCTED WHICH MAY HAVE REMOVED THIS FLOODPLAIN, NO MAP REVISION REQUEST HAS BEEN MADE TO DATE TO FEMA.

PROPOSED CONDITIONS AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE PROPERTY INTO AN OFFICE/WAREHOUSE BUILDING. THE PLAN SHOWS THE CONTOURS AND ELEVATIONS REQUIRED TO PROPERLY GRADE THE REQUIRED PAVING AND DRAINAGE IMPROVEMENTS. ALL DRAINAGE FLOWS WILL BE MANAGED ONSITE AND DISCHARGE TO WASHINGTON AVENUE NE. ALL DRIVEWAYS AND PARKING AREAS WILL BE PAVED, LANDSCAPING IS TO BE PROVIDED PER ZONING REQUIREMENTS.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY THE RICHFIELD PARK SUBDIVISION IMPROVEMENTS WERE CONSTRUCTED IN 1987. THE DRAINAGE MANAGEMENT CRITERIA FOR THE PROJECT WAS ESTABLISHED BY THE 'DRAINAGE REPORT FOR RICHFIELD PARK', PREPARED BY ESPEY, HUSTON & ASSOC. INC., DATED AUGUST 1, 1986. PER THE REPORT, ALL LOTS ARE TO FREE DISCHARGE INTO THE PUBLIC STREET SYSTEM WHICH CONVEYS RUNOFF TO THE EXISTING AMAFCA CHANNEL LOCATED ALONG THE WEST BOUNDARY OF RICHFIELD PARK, TRAC D-1. THE PROJECT WAS BUILT IN PHASES IN ACCORDANCE WITH THE PHASING PLAN OUTLINED IN THE APPROVED DRAINAGE REPORT. TRACT D-1 IS CURRENTLY UNDEVELOPED, HOWEVER, INTERIM PAVED CHANNELS WERE CONSTRUCTED TO CONVEY RUNOFF FROM THE PUBLIC STREETS TO THE AMAFCA CHANNEL.

EROSION CONTROL TEMPORARY EROSION CONTROL WILL BE REQUIRED DURING THE CONSTRUCTION PHASE TO PROTECT DOWNSTREAM PROPERTY AND IMPROVEMENTS FROM SEDIMENT AND UNCONTROLLED RUNOFF. AS SHOWN BY THE DETAIL INCLUDED WITH THE PLAN, TEMPORARY EROSION CONTROL MEASURES WILL BE PROVIDED ALONG THE SOUTH PROJECT BOUNDARIES TO HOLD RUNOFF DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY MAINTAIN THESE FACILITIES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

OFFSITE FLOWS THE LOT IMMEDIATELY EAST OF THIS SITE MAY DRAIN IN ITS UNDEVELOPED CONDITION TOWARD THIS SITE. WHEN THIS EASTERN LOT IS DEVELOPED IT WILL BE REQUIRED TO DRAIN TOWARD WASHINGTON AVENUE NE. DURING THE INTERIM THIS PROPOSED DEVELOPMENT WILL BE GRADED TO DRAIN TOWARD WASHINGTON AVENUE. IT IS POSSIBLE THAT SOME OF THE OFFSITE FLOWS FROM THE LOT TO THE EAST WILL BE CONVEYED ONSITE DURING THE INTERIM.

- DRAINAGE CALCULATIONS
- PRECIPITATION ZONE = 2
 - DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM 6-HOUR = 2.35 INCHES
10 DAY = 3.95 INCHES
 - PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:
Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A"
Q = 2.28 CFS/ACRE LANDSCAPED "B"
Q = 3.14 CFS/ACRE COMPACTED SOIL "C"
Q = 4.70 CFS/ACRE IMPERVIOUS AREA "D"
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES.

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-9

TREATMENT	AREA (ACRES)
A	0.59
B	0
C	0
D	0

TYPE "A" SOILS SINCE UNDISTURBED
Q (EXISTING) = (1.56 X 0.59) = 0.92CFS EXISTING ONSITE FLOW
Q (EXISTING-6HR) = ((0.53 X 0.59) / 12) X 43,560 = 1135CF = 0.026AC-FT EXISTING ONSITE VOLUME

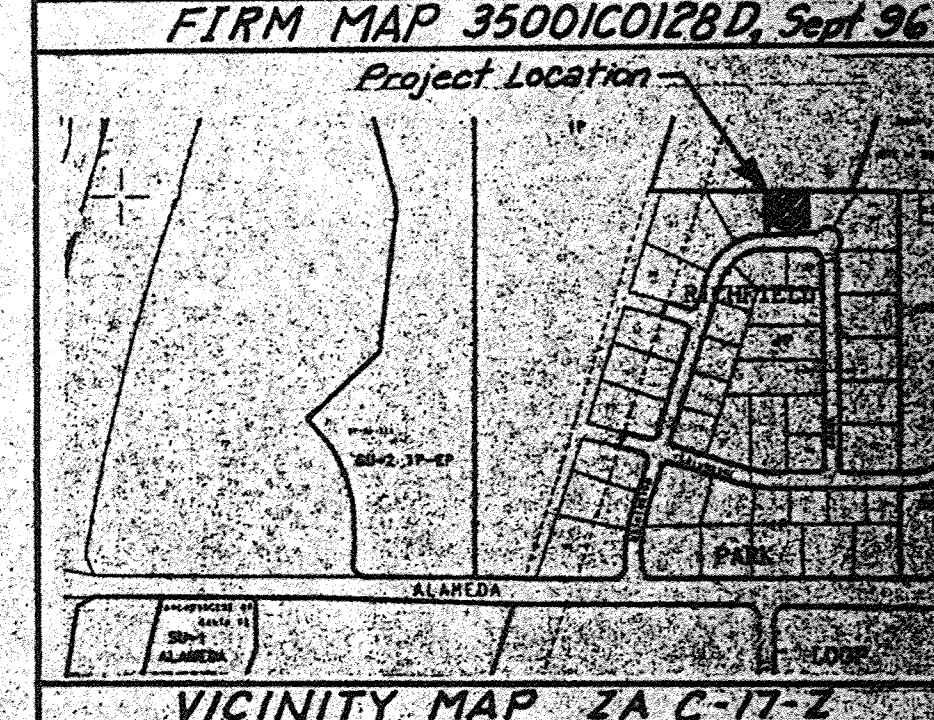
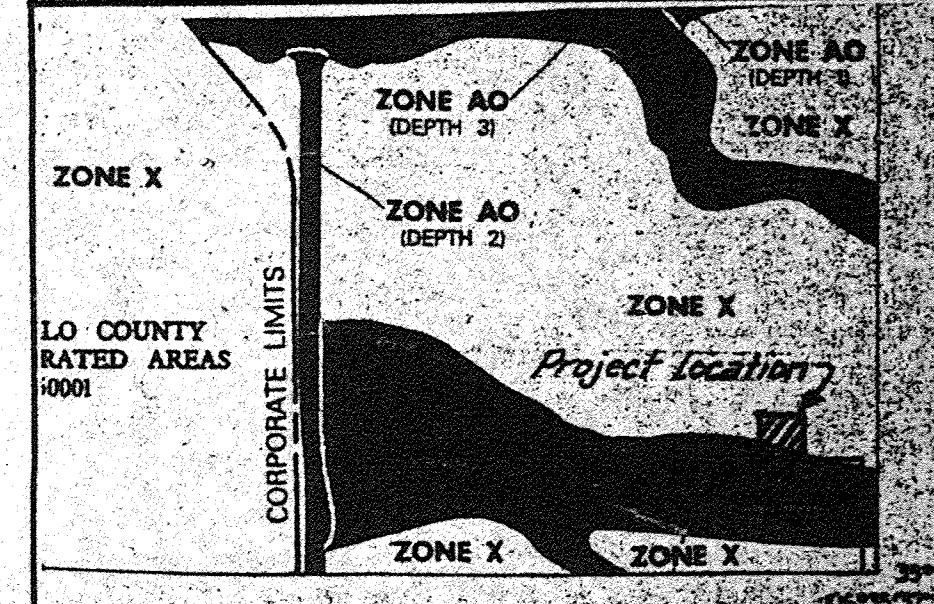
6. PROPOSED CONDITIONS ONSITE

TREATMENT	AREA (ACRES)
A	0
B	0.08
C	0
D	0.51

Q (PROPOSED) = (2.28 X 0.08) + (4.70 X 0.51) = 2.57CFS PROPOSED ONSITE FLOW
V (PROPOSED) = ((0.78 X 0.08) + (2.12 X 0.51)) / 12 = 0.095AC-FT PROPOSED

ONSITE VOLUME = 4,151 CF
Q (INCREASE DUE TO THIS DEVELOPMENT) = 2.57 - 0.92 = 1.65CFS
V (INCREASE DUE TO THIS DEVELOPMENT) = 0.095AC-FT - 0.026AC-FT = 0.069AC-FT = 3006CF (6 HOUR VOLUME)

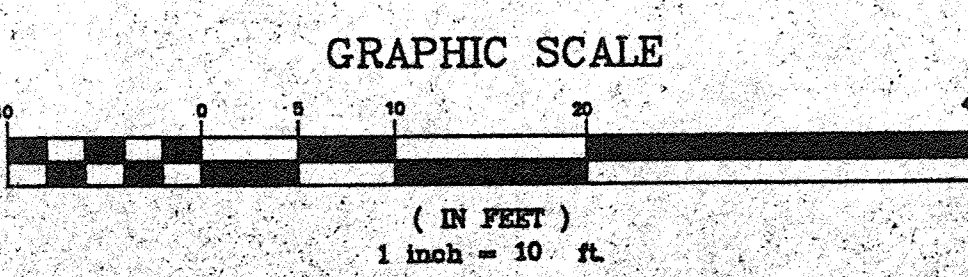
UTILITY PRECAUTIONS
The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.



BENCH MARK DATA
BASIS OF ELEVATION IS A BRASS CAP IN CONCRETE, "BH 23.1984" ELEVATION 5093.24, AS SHOWN ON THE PLAT OF LANDS OF SISTERS OF THE ORDER OF ST. DOMINIC, FILED JUNE 26, 1985, VOL. C27, FOLIO 141.

LEGEND

- 5099 --- EXISTING CONTOUR ELEVATION
- x 5100.94 --- EXISTING SPOT ELEVATION
- 5101 --- PROPOSED CONTOUR ELEVATION
- --- PROPERTY LINE
- 101.25 TC --- PROPOSED SPOT ELEVATION
- --- DIRECTION OF FLOW



FILE: 970701.DWG

DRAINAGE & GRADING PLAN
FOR
LOT 35, RICHFIELD PARK SUBDIVISION
ALBUQUERQUE, NEW MEXICO

DATE/REVISIONS:
SHEET NUMBER:
4 OF 10

Aldas Engineering & Surveying, Inc.
1805 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456