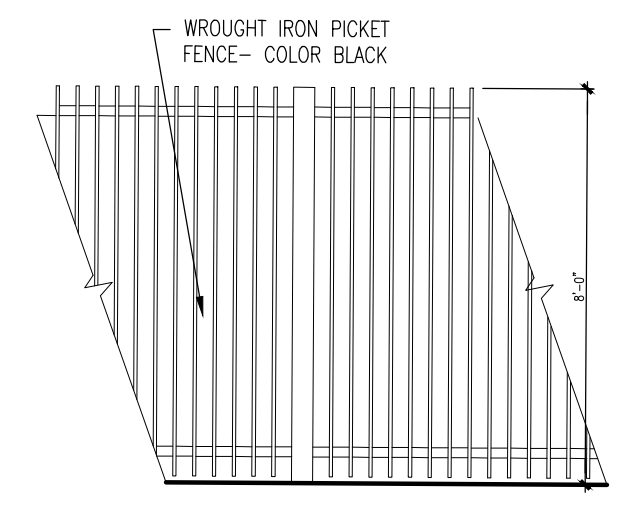
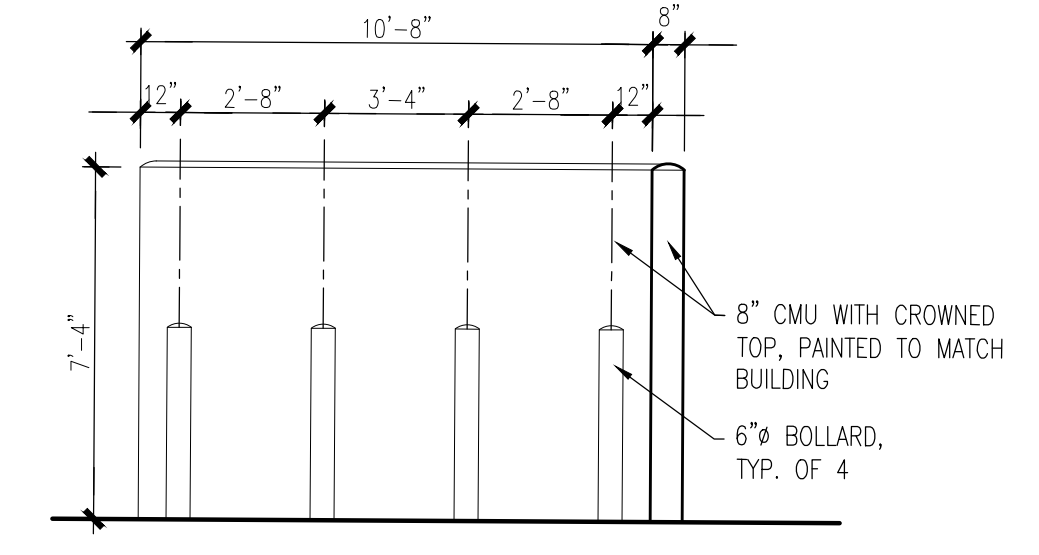


3 BIKE POST DETAIL
1"=1'-0"



4 TYPICAL SITE SECURITY FENCING
1/4"=1'-0"



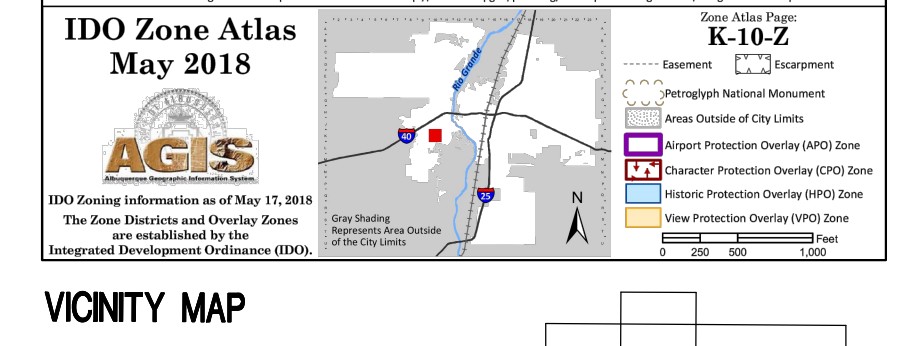
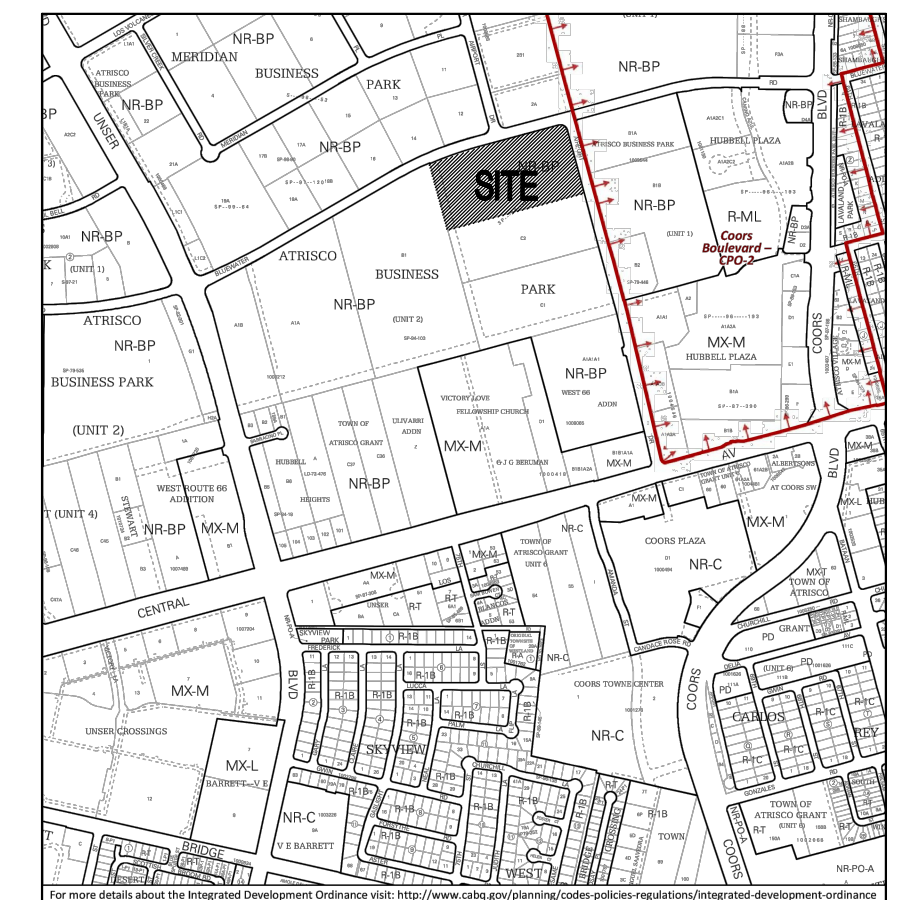
2 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ⊠ HANDICAP PARKING PAVEMENT MARKING
- ⊠ EXISTING FIRE HYDRANT
- ▨ SITE TRIANGLE

GENERAL NOTES

1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & NIGHT SKY ORDINANCE.
2. PARKING LOT POLE MOUNTED LIGHTING SHALL BE 20'-0" HIGH, 'GARDCO LIGHTING' GLOW TOP MAG 18-1 OR EQUAL IN EARTH-TONE COLOR.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT #2441.
6. SITE HANDICAP RAMP SHALL BE BUILT BY COA STANDARD DRAWING #2441.
7. STREETLIGHTS SHALL MEET THE FOLLOWING SPECIFICATIONS: GE 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



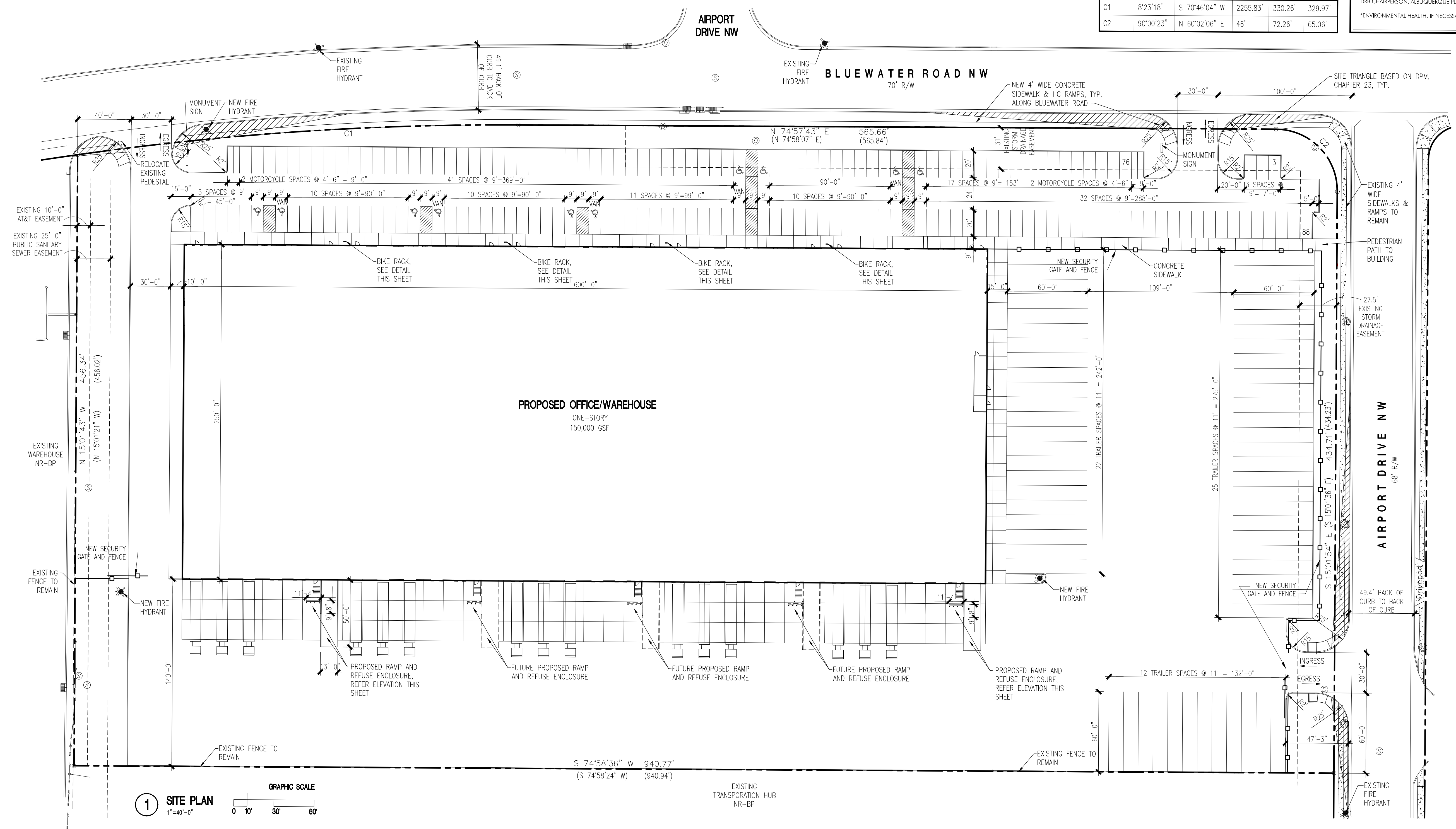
PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7200 BLUEWATER ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACT C-3 ATRISCO BUSINESS PARK UNIT 2
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 449,029 SF 10.3 ACRES
BUILDING AREA: OFFICE 30,000 GSF
 WAREHOUSE 120,000 GSF
 150,000 GSF

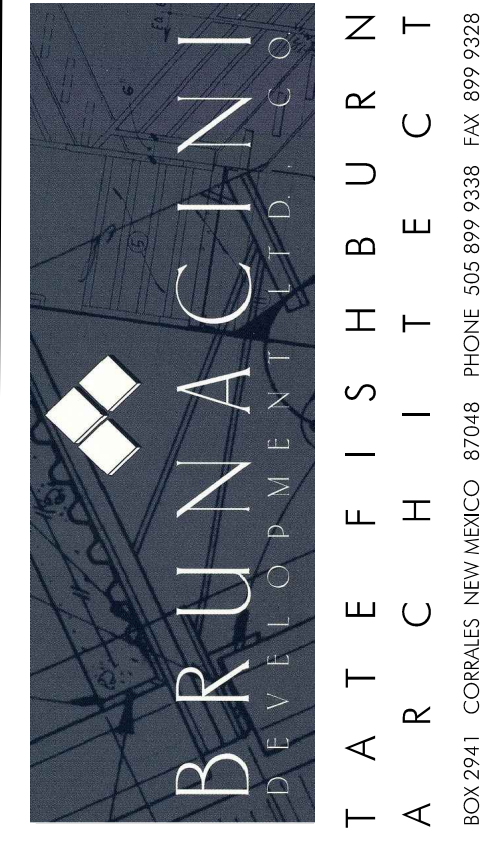
FAR: 33.4
PARKING ANALYSIS:
 OFF-STREET PARKING
 OFFICE 30,000 GSF 1:286 = 105 SPACES
 WAREHOUSE 120,000 GSF 1:2,000 = 60 SPACES
 REQUIRED 165 SPACES
 PROVIDED 167 SPACES
 HANDICAP PARKING REQUIRED 7 SPACES TOTAL (2 VAN)
 PROVIDED 10 SPACES TOTAL (5 VAN)
 MOTORCYCLE PARKING REQUIRED 4 SPACES
 PROVIDED 4 SPACES
 BICYCLE PARKING REQUIRED 11 SPACES
 PROVIDED 12 SPACES

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	8'23'18"	S 70°46'04" W	2255.83'	330.26'	329.97'
C2	90°00'23"	N 60°02'06" E	46'	72.26'	65.06'



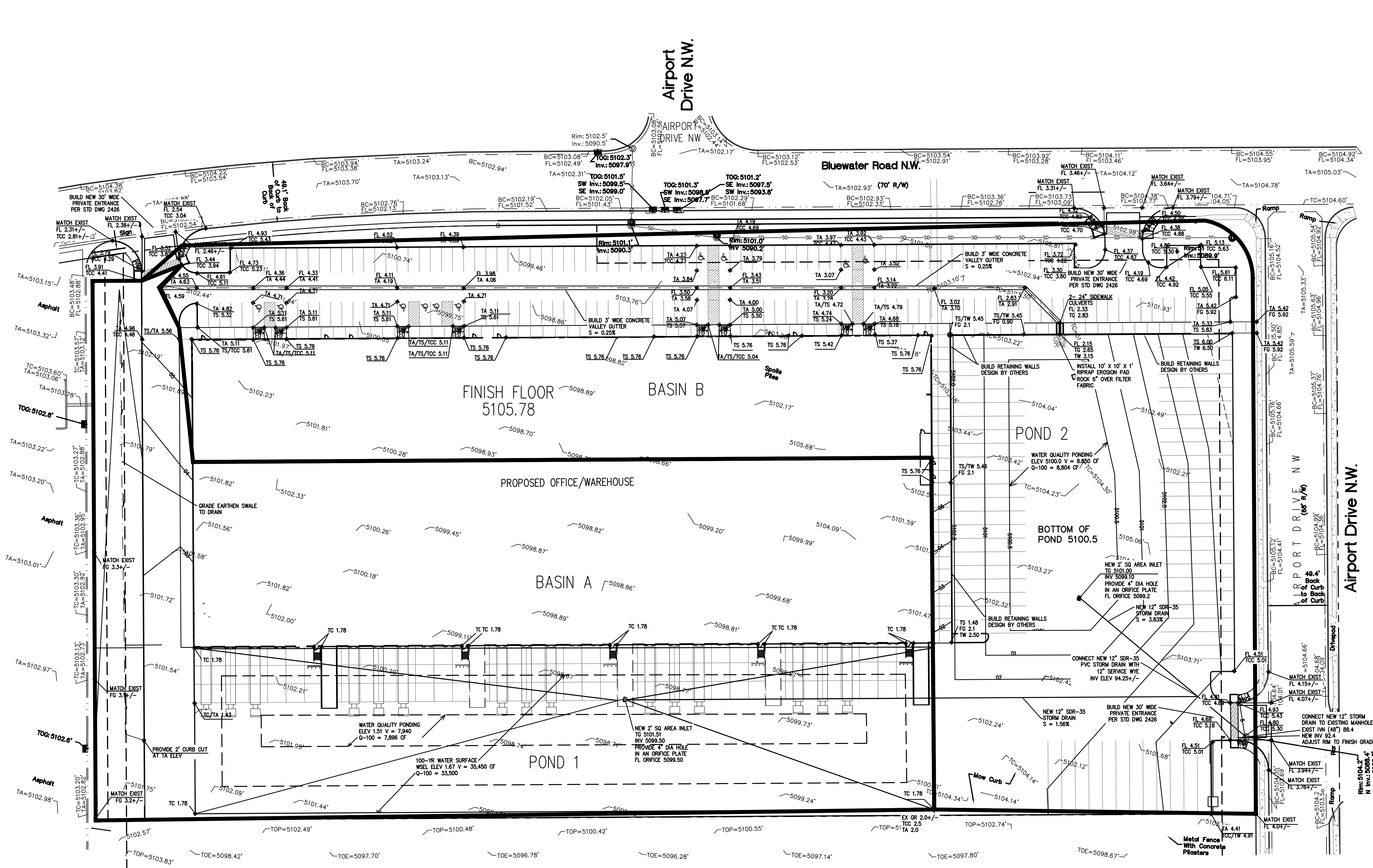
1 SITE PLAN
1"=40'-0"



PROJECT
 SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 7200 BLUEWATER ROAD NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS
 DATE: OCTOBER 9, 2018
 NORTH
 SCALE: 1"=40' OR AS NOTED
 DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 SHEET NUMBER

SDP-1



1 GRADING AND DRAINAGE PLAN
1"=20'

\Users\pca\My Documents\WORK\ALBUQUERQUE\090818.ppt
 TATE FISHBURN
 ARCHITECTS
 1001 1/2 N. 10TH ST. ALBUQUERQUE, NM 87102

ARCHITECT SEAL

ENGINEER SEAL



PROJECT

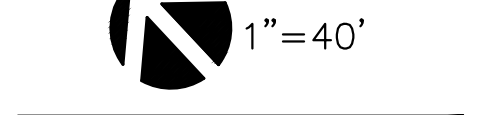
SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 7200 BLUEWATER ROAD NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE AUGUST 16, 2018

NORTH SCALE

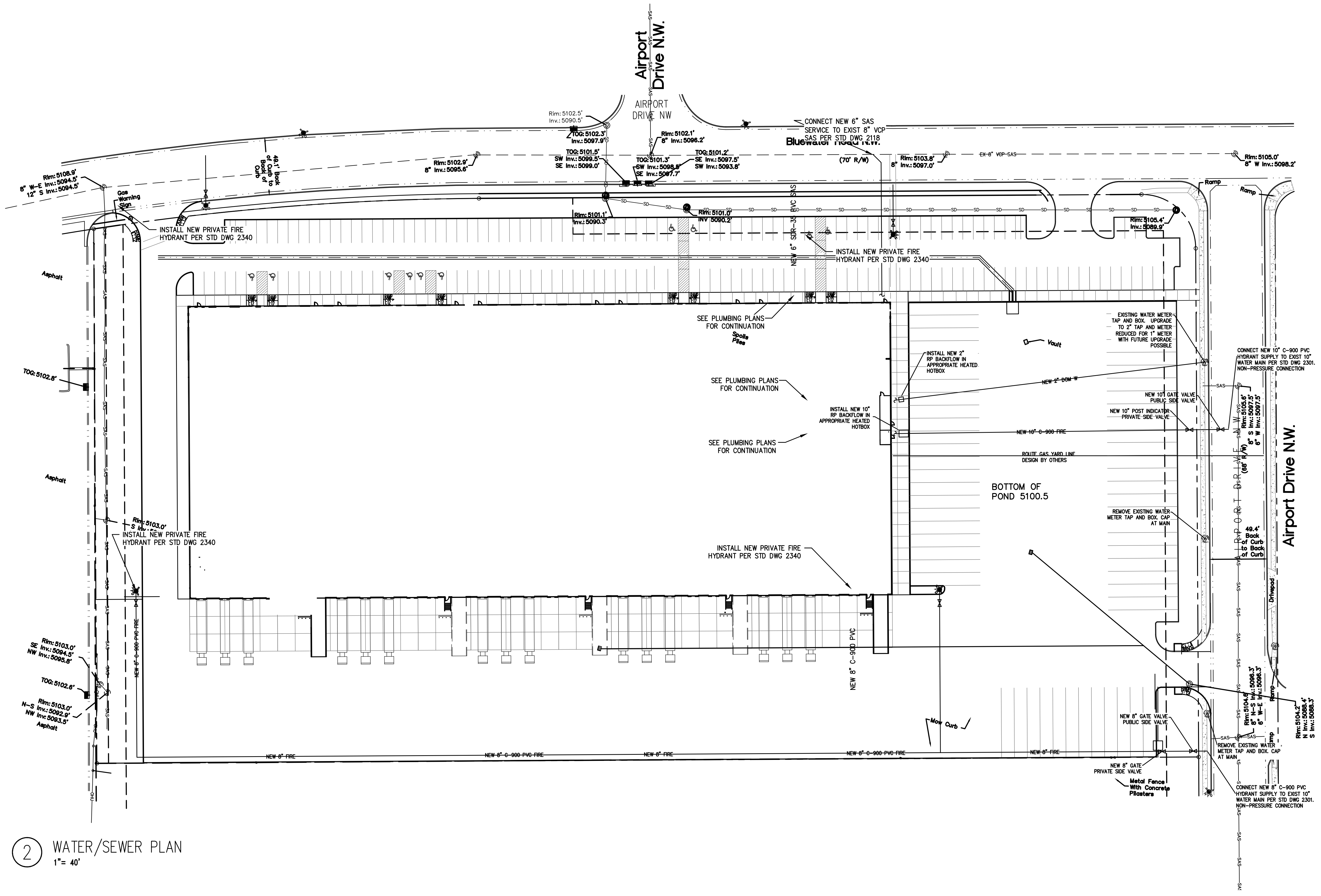


DRAWING NAME

GRADING PLAN

SHEET NUMBER

C-1

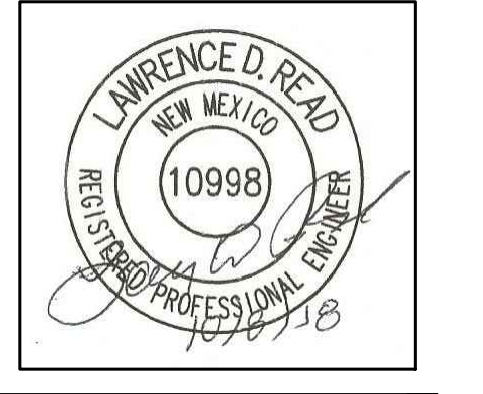


2 WATER/SEWER PLAN
1" = 40'

\\marguerite-pa\myprojects\computer\my Documents\WDRN\BlueWater\WDRN.dwg
 T A T E F I S H B U R N
 A R C H I T E C T
 801 241 CORALLAS NEW MEXICO 87408 PHONE 505 886 8338 FAX 886 8328

ARCHITECT SEAL

ENGINEER SEAL



PROJECT

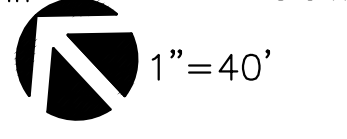
SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT
 7200 BLUEWATER ROAD NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE AUGUST 16, 2018

NORTH SCALE



DRAWING NAME
WATER/SEWER PLAN

SHEET NUMBER

C-2

LOT 7 DRAINAGE REPORT

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 10.33 ACRES LOCATED SOUTH OF BLUEWATER AND EAST OF UNSER AT THE POINT AIRPORT NORTH OF BLUEWATER OFFSETS TO THE EAST, AS SHOWN ON THE VICINITY MAP ON THIS SHEET. IT IS CURRENTLY UNDEVELOPED, BUT HAS BEEN PREVIOUSLY GRADED AND DEVELOPED NOTED BY THE REMNANTS.

THE SITE IS WITHIN ZONE X AS SHOWN ON THE FIRM PANEL NO. 35001C0329 H. PROPOSED DEVELOPMENT WILL CONSIST OF A SINGLE STORY OFFICE/WAREHOUSE BUILDING ENCLOSING ABOUT 150,000 SF WITH PAVED PARKING AND DOCKS ON THE SOUTH.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

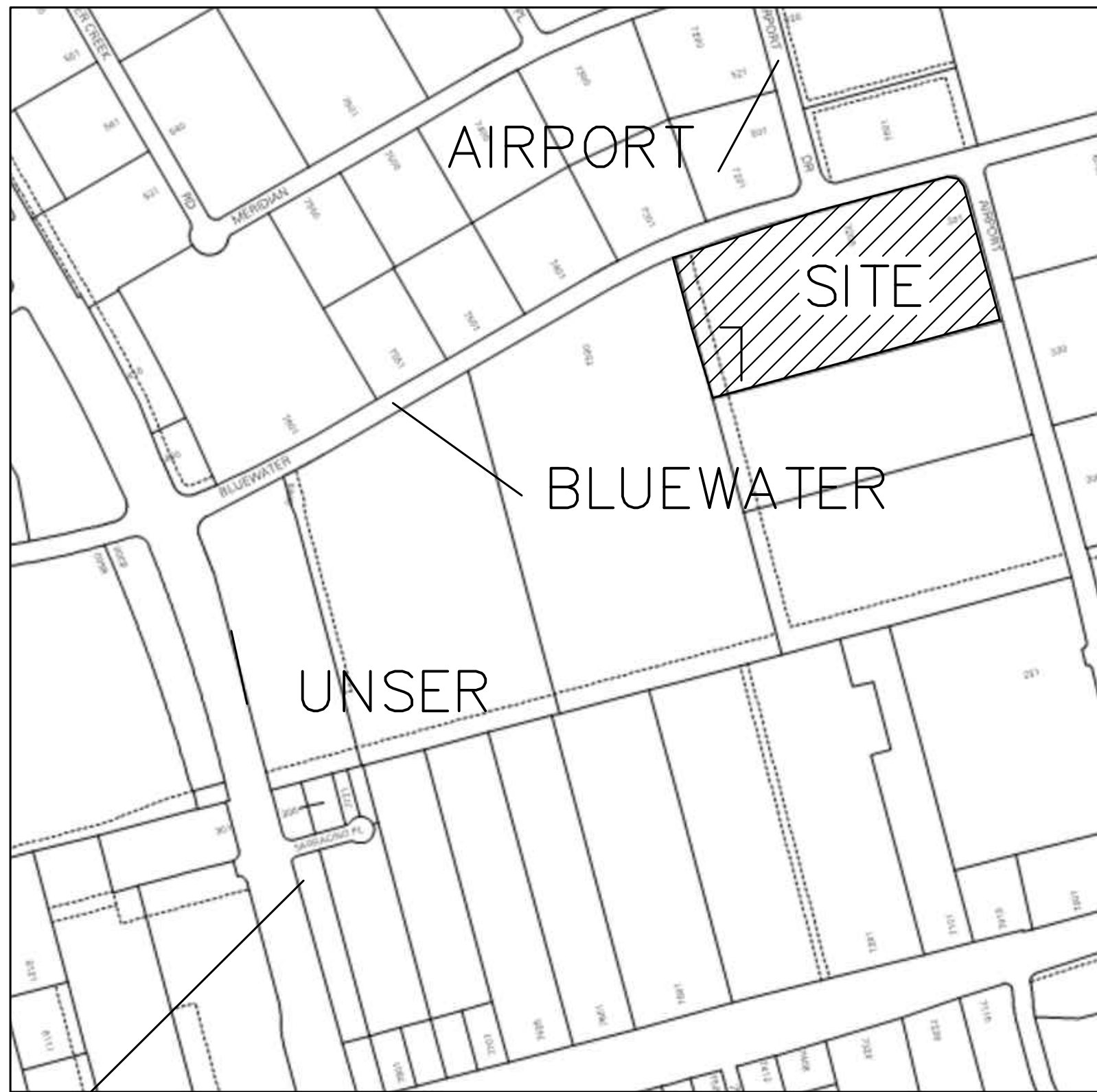
THE SITE IS PREVIOUSLY DEVELOPED BUT CURRENTLY ONLY REMNANTS REMAIN. THE PARCEL DRAINS TOWARD THE CENTER OF THE SITE THEN NORTH INTO BLUEWATER WHERE IT IS COLLECTED IN THE LARGE DIAMETER (48" MOSTLY) AND CONVEYED SOUTH. THE DEVELOPED PARCEL WEST OF THIS SITE DRAINS WEST AWAY FROM THIS SITE. LIKEWISE THE DEVELOPED PARCEL TO THE SOUTH DRAINS SOUTH AWAY FROM THE SITE. ON THE NORTH, THE SITE IS PROTECTED BY THE STORM DRAIN IN BLUEWATER.

DEVELOPED CONDITION

THE PROPOSED GRADING PLAN WILL DIRECT RUNOFF GENERATED ONSITE TOWARD 2 NEW DETENTION PONDS. POND 1 COLLECTS THE RUNOFF FROM BASIN A ON THE SOUTH PORTION OF THE SITE. THIS POND IS A LONG, SLENDER, AND SHALLOW POND ON THE PAVEMENT IN THE SOUTHERN DOCK AREA. THE POND WILL DISCHARGE THROUGH AN AREA INLET TO THE EXISTING STORM DRAIN EAST OF THE SITE. LIKEWISE, POND 2 COLLECTS THE RUNOFF FROM BASIN B. THE POND, EAST OF THE BUILDING WILL BE ON THE PAVEMENT IN THE TRAILER PARKING AREA AND WILL CHARGE THROUGH AN AREA INLET TO JOIN THE DISCHARGE PIPE FROM POND A.

IN ORDER TO PROVIDE THE REQUIRED WATER QUALITY PONDING, THE AREA INLETS IN BOTH PONDS HAVE BEEN RAISED ABOVE THE POND BOTTOM THE DISTANCE REQUIRED TO PROVIDE THE REQUIRED VOLUME.

THE DISCHARGE FROM THIS SITE IS CONTROLLED BY THE ATRISCO BUSINESS PARK MASTER DRAINAGE PLAN, BY EASTERLING 10-20-1993. THIS PLAN LIMITS DISCHARGE FROM THE SITE TO 0.11 CFS/ACRE. PER THE PROPOSED DRAINAGE PLAN, THE DISCHARGE FROM THIS SITE IS CONTROLLED BY ORIFICE PLATED CALL FOR IN BOTH AREA INLETS.



VICINITY MAP K-10-Z

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
BASIN A	4.94	0.00	0.00	0.00	100.00	1.97	0.81	35,326	1.42	61,687	21.59
BASIN B	5.39	0.00	0.00	0.00	100.00	1.97	0.88	38,544	1.55	67,306	23.55
PROPOSED CONDITIONS											
BASIN A	4.94	0.00	0.00	10.40	89.60	1.87	0.77	33,499	1.31	57,118	20.82
BASIN B	5.39	0.00	0.00	3.60	96.40	1.93	0.87	37,854	1.51	65,580	23.26
EXCESS PRECIP.		0.44	0.67	0.99	1.97	EI (in)					
PEAK DISCHARGE		1.29	2.03	2.87	4.37	QPI (cfs)					
						ZONE =	1				
						P6-HR (in.)	2.20				
						P24-HR (in.)	2.66				
						P10DAY (in.)	3.67				

WATER QUALITY PONDING					
POND ID	BASIN ID	CONTRIBUTING AREA (SQ-FT)	REQUIRED PONDING (IN)	PONDING VOLUME (0.44/12*AREA) (CU-FT)	PONDING VOLUME PROVIDED (CU-FT)
1A		215333	0.44	7896	7940
2B		234642	0.44	8604	8804
TOTAL		449975		7896	1525

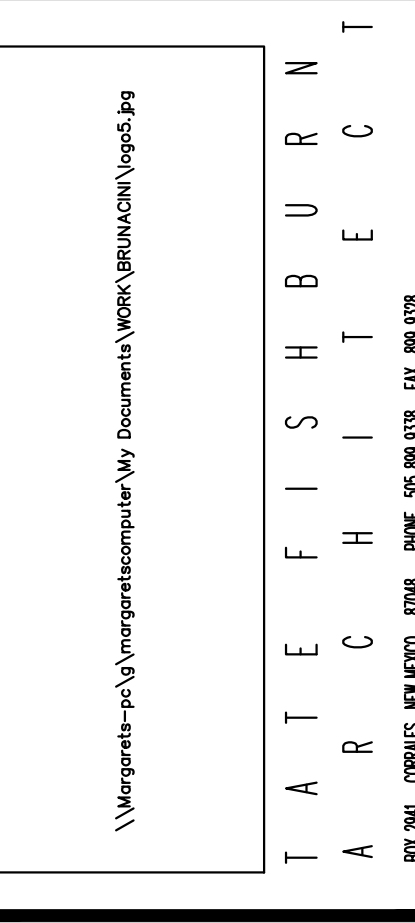
Orifice Flow Equation = CA(2gh)^{1/2}

C	D(in)	A (sf)	h (ft)	Q(cfs)
0.6	4	0.09	1.82	0.54
0.6	5	0.14	1.00	0.58
0.6	6	0.20	2.00	1.25
0.6	7	0.27	3.00	2.12
0.6	8	0.35	4.00	3.22
0.6	9	0.44	5.00	4.57
0.6	10	0.55	6.00	6.21
0.6	11	0.66	7.00	8.13

Area = (pi*D²)/4 for pipe
Analysis is for discharge from Pond A and B



FEMA PANEL 35001C0329H 11/4/2016



ARCHITECT SEAL

ENGINEER SEAL



PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE AUGUST 16, 2018

NORTH SCALE

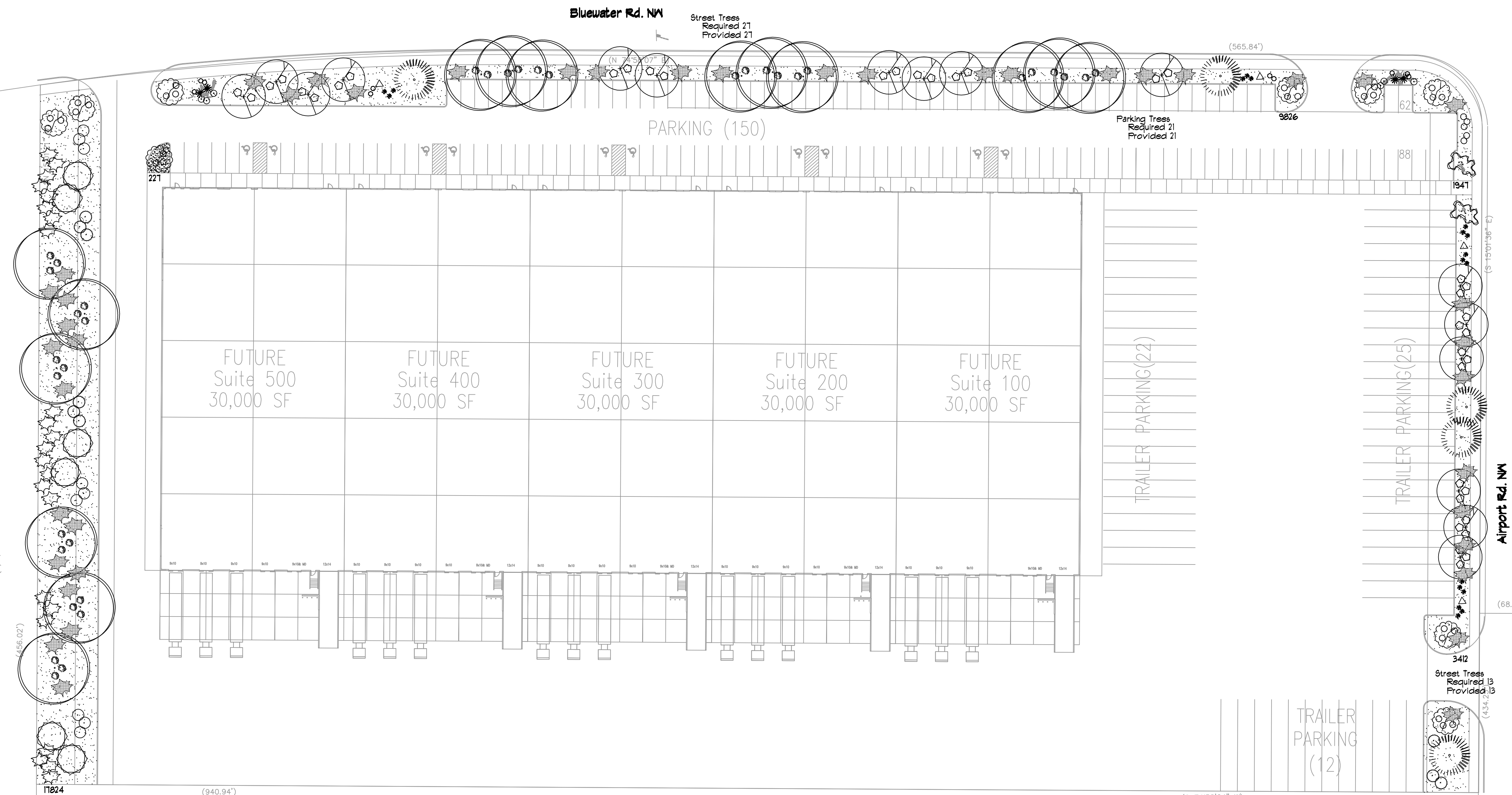
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DRAWING NAME
HYDROLOGY

SHEET NUMBER

C-3

Parcel B-1
Atrisco Business Park, Unit 2
(6/3/1994, 94C-182)



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
16	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	30x30 900 14400 M+
15	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40x35 1225 18375 M
5	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 625 3125 M
2	15 Gal	Vitex <i>Vitex agnus-castus</i>	20x15 225 450 M
6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x20 400 2400 M
4	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 144 M
9	15 Gal	Breadford Pear <i>Pyrus calleryana</i>	20x15 225 2025 M
36	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 900 M
18	5 Gal	Feather Reed Grass <i>Calamagrostis canadensis</i>	4x2 4 72 M
38	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25 950 M
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	1x6 36 144 M
43	5 Gal	Buffalo Juniper <i>Juniperus tamariscifolia 'Buffalo'</i>	4x12 144 6192 M
23	5 Gal	Winter Jasmine <i>Juniperus tamariscifolia</i>	4x12 144 3312 M
10	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 90 M
6	5 Gal	Blue Yucca <i>Caryopteris x clandonensis</i>	3x3 9 54 M
32	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6 36 1152 L
9	5 Gal	Apache Plume <i>Calligula paradoxa</i>	6x1 49 441 L
9	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1 49 441 L
9	2-3cf	Boulders To be placed at contractor discretion	15173
51060		3/4" Crushed Gray Gravel/Filter Fabric	
200		Oversize Landscape Gravel / Accent Cobble	

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 City of Albuquerque 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. All landscaping will be in compliance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape 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.

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, pined in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" 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. Trees drip valve shall run 15 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.

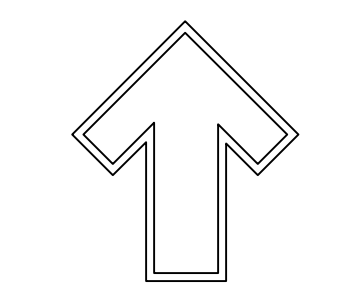
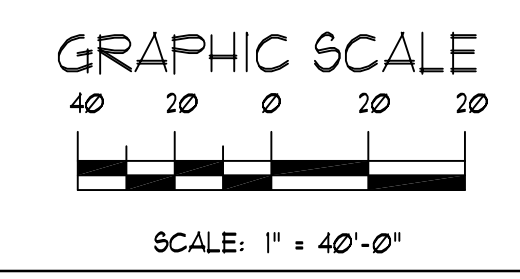
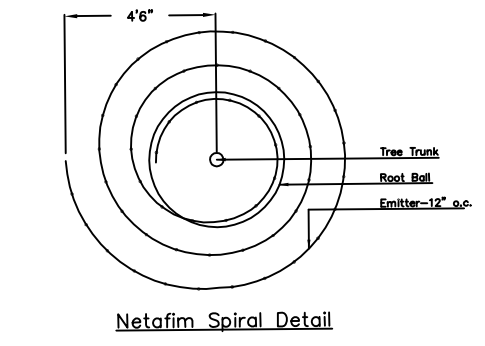
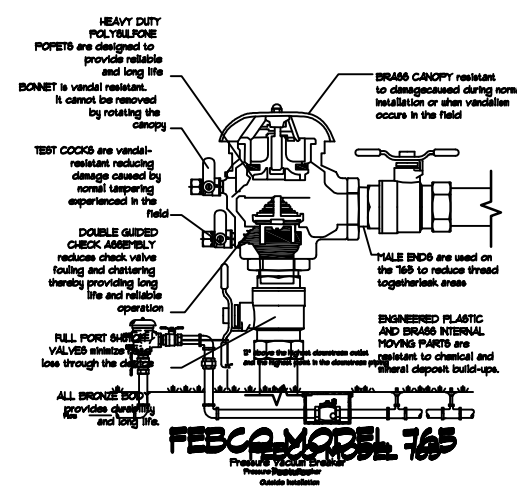
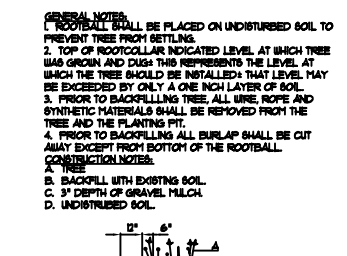
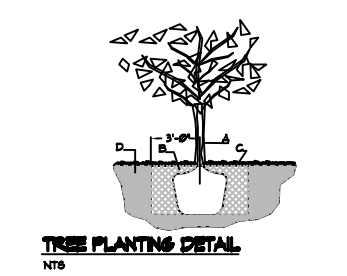
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

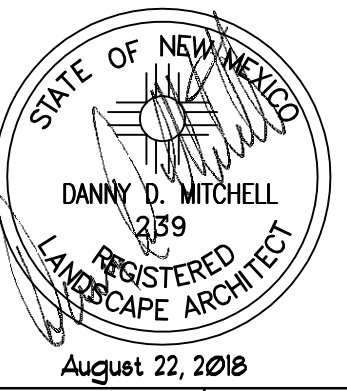
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	446746
TOTAL BUILDING AREA (sf)	-150000
TOTAL LOT AREA (sf)	296746
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	44512
TOTAL ON-SITE LANDSCAPE PROVIDED	51060
TOTAL LIVE VEGETATION REQUIRED	15318
TOTAL LIVE VEGETATION PROVIDED	15113



The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cont. Lic. #16-163
Ph: (505) 898-9690
Fax: (505) 898-1131
danny@hilltoplandscape.com

Landscape Architect



1200 Bluewater Rd. NW
Albuquerque, NM

Landscape Plan

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DRAWN BY: [blank]
REVISION: [blank]
DATE: 8/27/2018

SHEET #
LS-101

EXTERIOR FINISHES

TILT-UP CONC. PANELS- COLOR 1- LIGHT GRAY
COLOR 2- MEDIUM GRAY
COLOR 3- DARK GRAY

METAL ACCENT COLOR- BLUE

ALUMINUM WINDOW FRAMES- CLEAR ANODIZED

WINDOW GLAZING- 1" TINTED INSULATED
TINT COLOR- SOLAR GRAY

OVERHEAD & HM DOORS- LIGHT GRAY

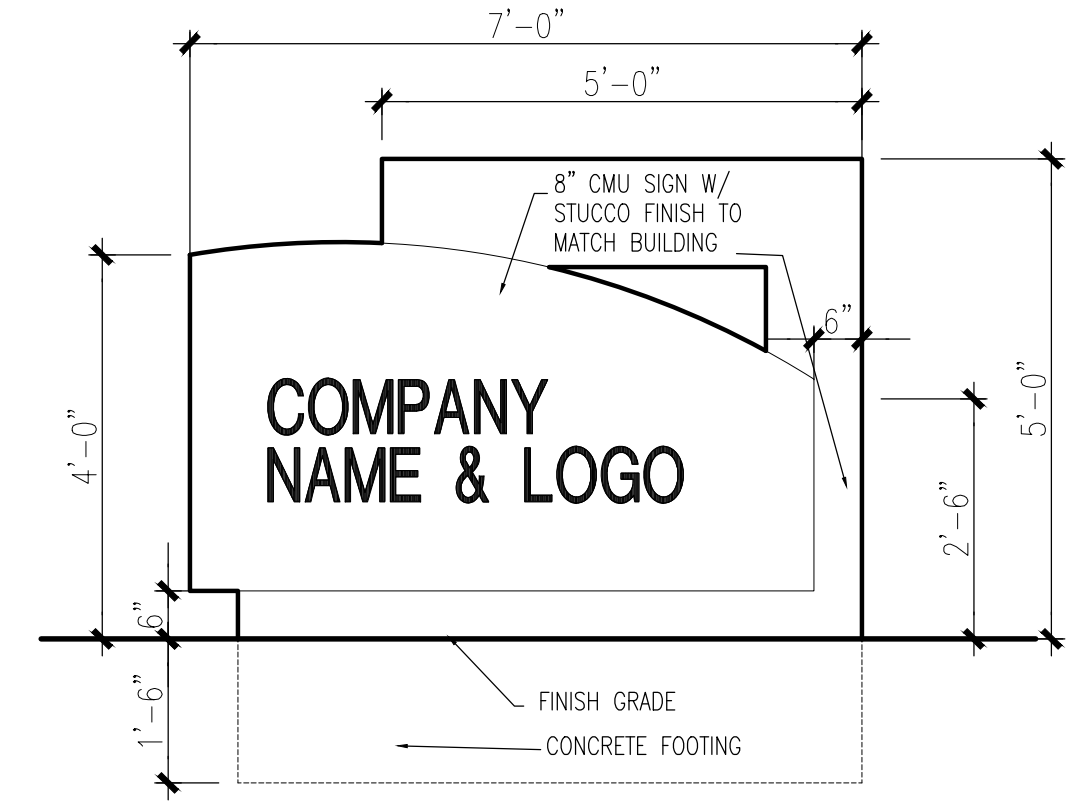
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR.

BUILDING SIGNAGE CALCS:

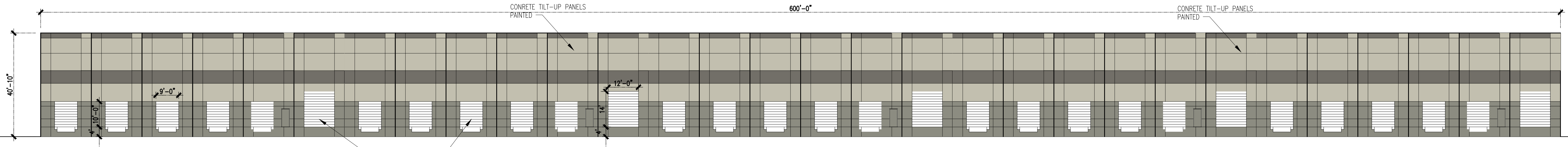
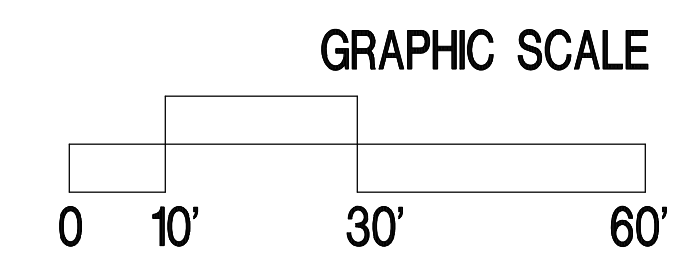
WEST ELEVATION- BLDG. AREA-2,850 S.F. SIGNAGE- 150 S.F.
150 / 2850 = 5%

EAST ELEVATION- BLDG. AREA-4,515 S.F. SIGNAGE- 366 S.F.
361 / 4515 = 8%

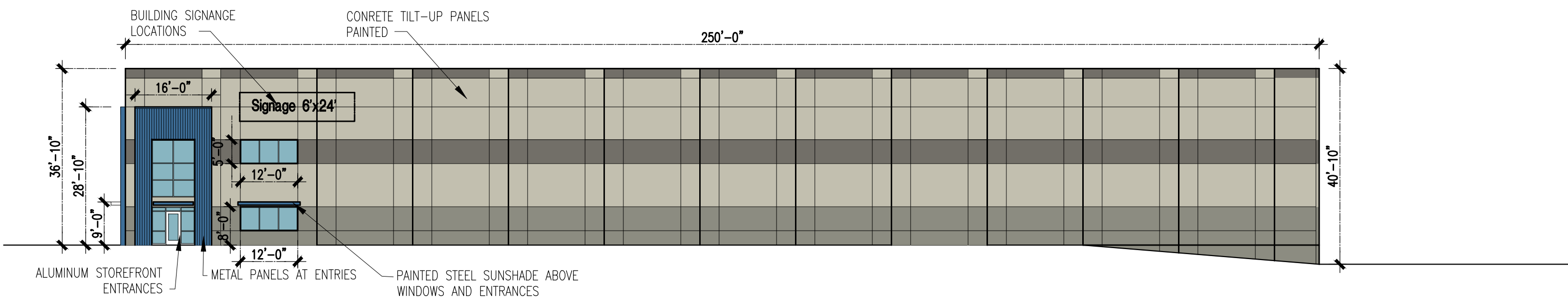
NORTH ELEVATION- BLDG. AREA-7,246 S.F. SIGNAGE- 334 S.F.
334 / 7246 = 4.6%



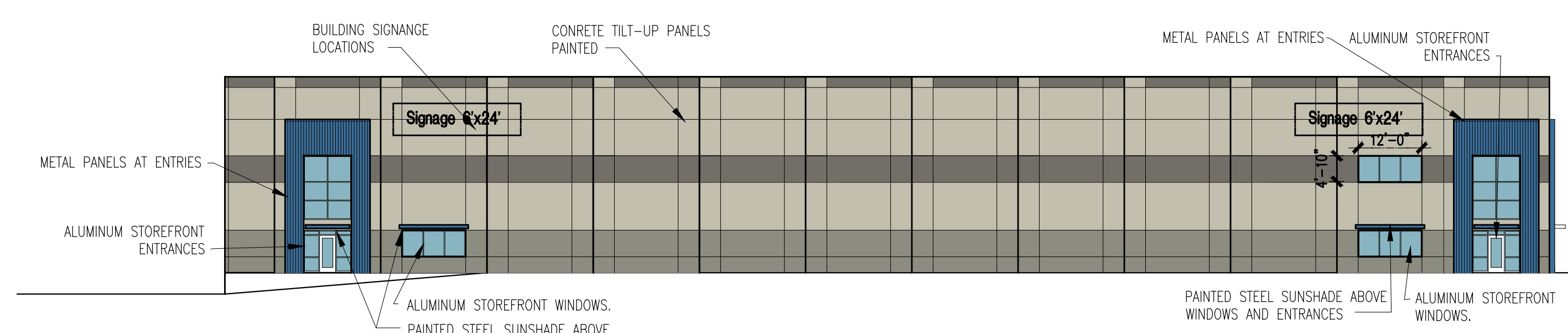
5 MONUMENT SIGN
1/2"=1'-0"



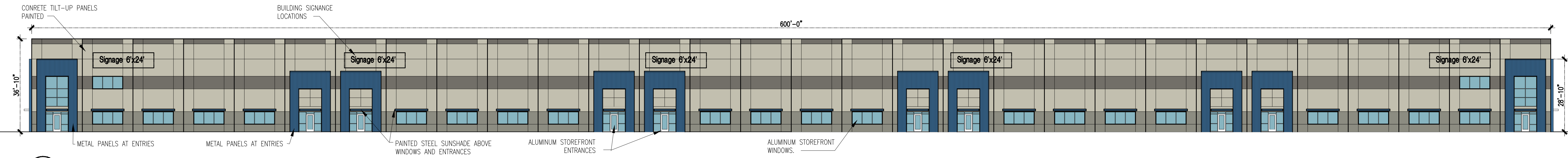
4 SOUTH ELEVATION
1"=20'-0"



2 WEST ELEVATION
1"=20'-0"



3 EAST ELEVATION
1"=20'-0"



1 NORTH ELEVATION
1"=20'-0"

PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE OCTOBER 9, 2018

SCALE
1"=20'
OR AS NOTED

DRAWING NAME
BUILDING ELEVATIONS

SHEET NUMBER

SDP-2