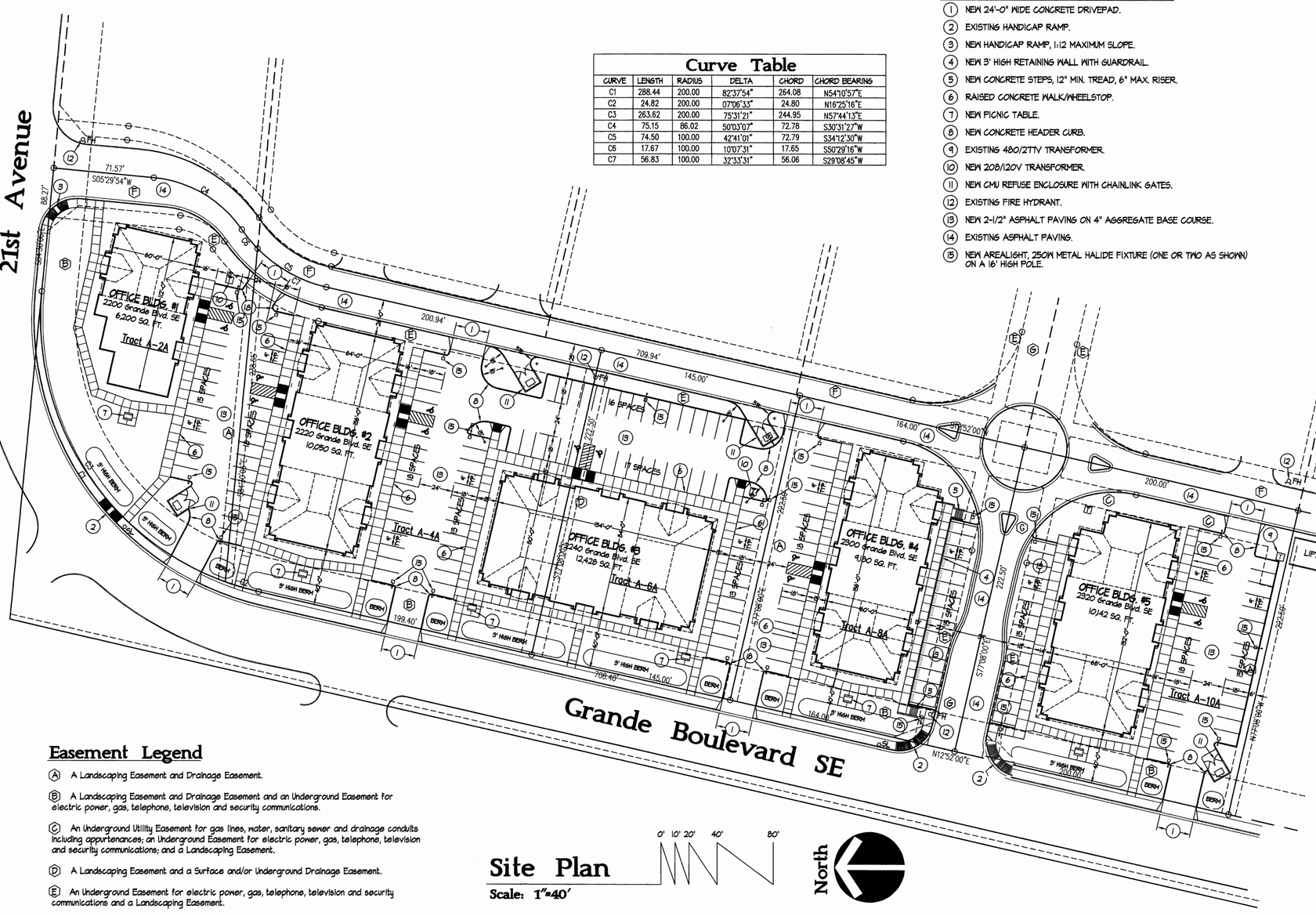


Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	288.44	200.00	82°37'54"	264.08	N54°10'57"E
C2	24.82	200.00	07°06'33"	24.80	N16°25'16"E
C3	263.62	200.00	75°31'21"	244.95	N57°44'13"E
C4	75.15	86.02	50°03'07"	72.78	S30°31'27"W
C5	74.50	100.00	42°41'01"	72.79	S34°12'30"W
C6	17.67	100.00	10°07'31"	17.65	S50°29'16"W
C7	56.83	100.00	32°33'31"	56.06	S29°08'45"W

Keyed Notes

1. NEW 24'-0" WIDE CONCRETE DRIVEPAD.
2. EXISTING HANDICAP RAMP.
3. NEW HANDICAP RAMP, 1:12 MAXIMUM SLOPE.
4. NEW 3' HIGH RETAINING WALL WITH GUARDRAIL.
5. NEW CONCRETE STEPS, 12" MIN. TREAD, 6" MAX. RISER.
6. RAISED CONCRETE WALK/WHEELSTOP.
7. NEW PICNIC TABLE.
8. NEW CONCRETE HEADER CURB.
9. EXISTING 480/277V TRANSFORMER.
10. NEW 208/120V TRANSFORMER.
11. NEW CMU REFUSE ENCLOSURE WITH CHAINLINK GATES.
12. EXISTING FIRE HYDRANT.
13. NEW 2-1/2" ASPHALT PAVING ON 4" AGGREGATE BASE COURSE.
14. EXISTING ASPHALT PAVING.
15. NEW AREALIGHT, 250W METAL HALIDE FIXTURE (ONE OR TWO AS SHOWN) ON A 16' HIGH POLE.

Easement Legend

(A) A Landscaping Easement and Drainage Easement.

(B) A Landscaping Easement and Drainage Easement and an Underground Easement for electric power, gas, telephone, television and security communications.

(C) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances; an Underground Easement for electric power, gas, telephone, television and security communications; and a Landscaping Easement.

(D) A Landscaping Easement and a Surface and/or Underground Drainage Easement.

(E) An Underground Easement for electric power, gas, telephone, television and security communications and a Landscaping Easement.

(F) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances and a Surface and/or Underground Drainage Easement and a Reciprocal Access Easement.

Site Plan

Scale: 1"=40'

0' 10' 20' 40' 80'

North

Approved for Grading Only
See Grading Permit # 206

Design Data

LEGAL DESCRIPTION:
TRACT A-2A, A-4A, A-6A, A-8A AND A-10A
GATEWAY SOUTH
RIO RANCHO, NEW MEXICO

REPLAT:
SURVEYS SOUTHWEST HAS BEEN ENGAGED TO PREPARE A REPLAT TO REMOVE INTERIOR LOT LINES AND CERTAIN INTERIOR EASEMENTS WHICH FLANK INTERIOR LOT LINES.

ZONING: SPECIAL USE

APPLICABLE BUILDING CODE: IBC - 2003

ADDRESS:

BUILDING NO. 1:	2200 GRANDE BLVD. SE
BUILDING NO. 2:	2220 GRANDE BLVD. SE
BUILDING NO. 3:	2240 GRANDE BLVD. SE
BUILDING NO. 4:	2300 GRANDE BLVD. SE
BUILDING NO. 5:	2320 GRANDE BLVD. SE

BUILDING AREA:

BUILDING NO. 1:	8,200 SQ. FT.
BUILDING NO. 2:	10,080 SQ. FT.
BUILDING NO. 3:	12,428 SQ. FT.
BUILDING NO. 4:	9,180 SQ. FT.
BUILDING NO. 5:	10,142 SQ.FT.
TOTAL ALL BUILDINGS:	48,000 SQ.FT.

NUMBER OF STORIES: ONE

TYPE OF CONSTRUCTION: V-B

AUTOMATIC FIRE SPRINKLERS: YES

PROPOSED USE:
SHELL ONLY FOR FUTURE PROFESSIONAL OFFICES

SEPARATE PERMITS:
TENANT IMPROVEMENTS WILL REQUIRE A SEPARATE PERMIT

ALLOWABLE BUILDING AREA: TABLE 503 & SEC. 506.3
9,000 SQ.FT.
INCREASE FOR AUTOMATIC SPRINKLER SYSTEM=300 PERCENT: 27,000 SQ.FT.

OFF-STREET PARKING REQUIRED:
48,000/300 = 160 SPACES

OFF-STREET PARKING PROVIDED:
191 SPACES

HANDICAP DESIGNATED PARKING REQUIRED:
8 SPACES (ONE VAN ACCESSIBLE)

HANDICAP DESIGNATED PARKING PROVIDED:
12 SPACES (ALL VAN ACCESSIBLE)

Index to Drawings

STATE OF NEW MEXICO
KENNETH R. HOVEY
NO. 1055
REGISTERED ARCHITECT

Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC * (505) 341-0218

Shell Only Permit for Building No. 5 at 2320 Grande Blvd. SE

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 343-1163 * 2430 Midtown Place NE, Suite A * Albuquerque, NM * 87107

JOB NO: 0525
DATE: 24 JANUARY 2005
REVISIONS

SHEET NO. C.1

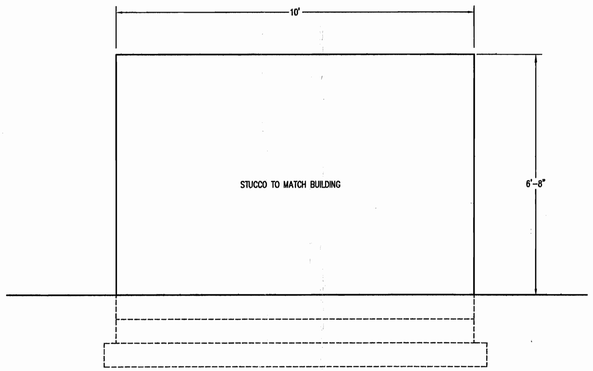
CITY OF RIO RANCHO
PUBLIC INFRASTRUCTURE DEPARTMENT
APPROVED:
DATE: 2/9/05

478

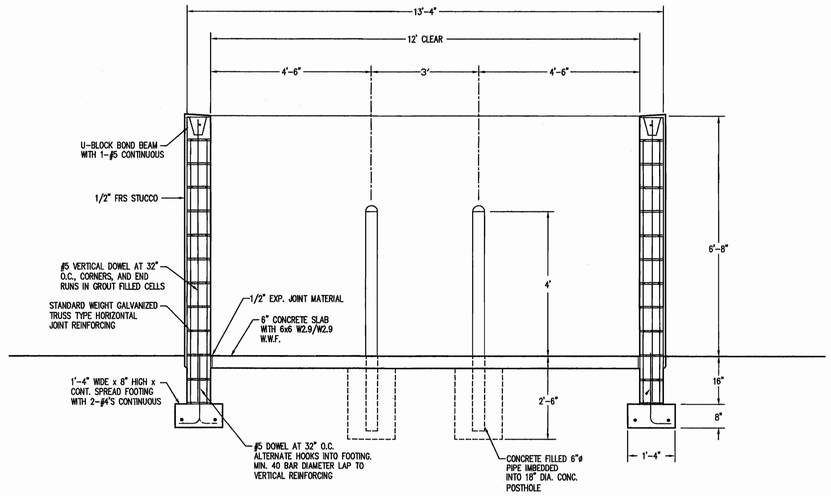
Architect:

STATE OF NEW MEXICO
KENNETH R. HOVEY
NO. 1055
REGISTERED ARCHITECT

Dwg. Date: 1-24-06



Side Elevation
Scale 1/2"=1'-0"



Section
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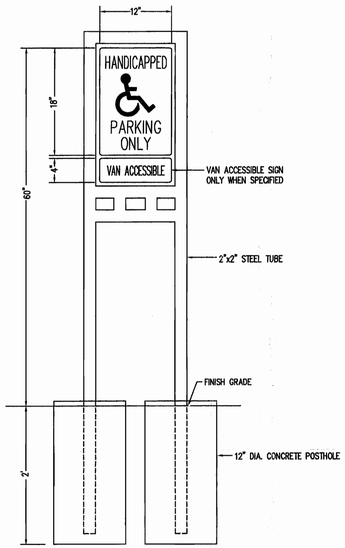
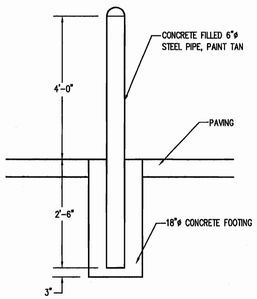
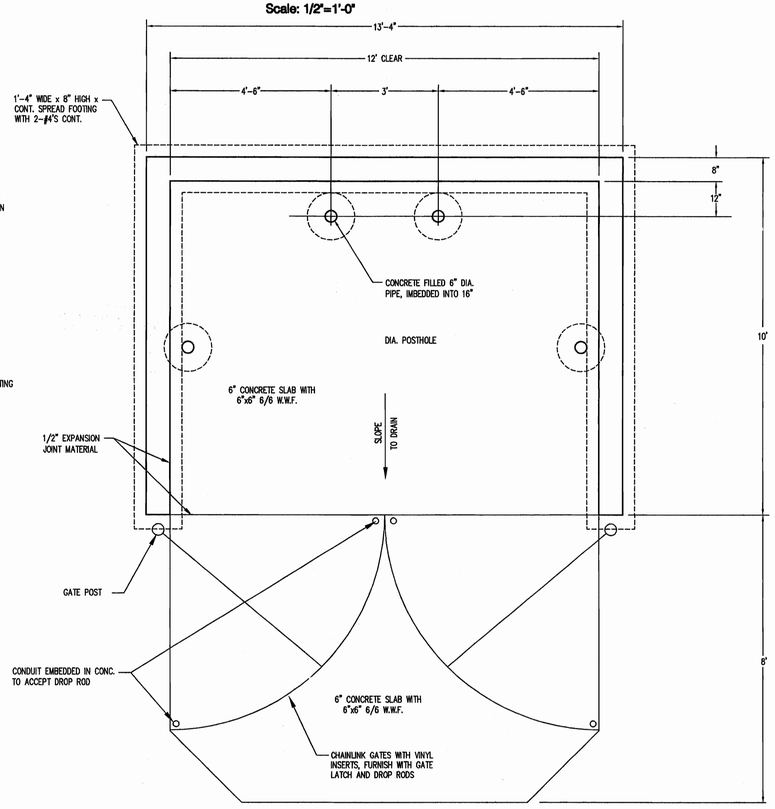


HC Sign Detail
Not to Scale

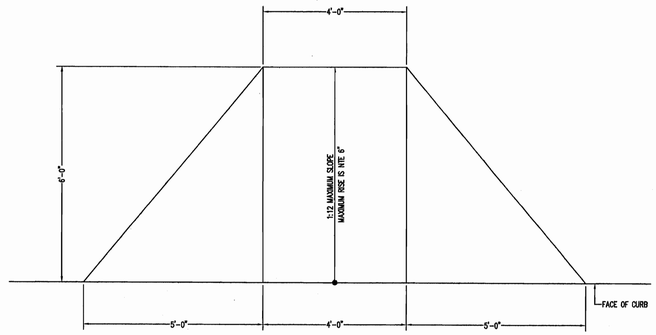


Bollard Detail
Scale: 1/2"=1'-0"



Plan
Scale: 1/2"=1'-0"

Refuse Enclosure Detail



Handicap Ramp Detail
Scale 1/2"=1'-0"

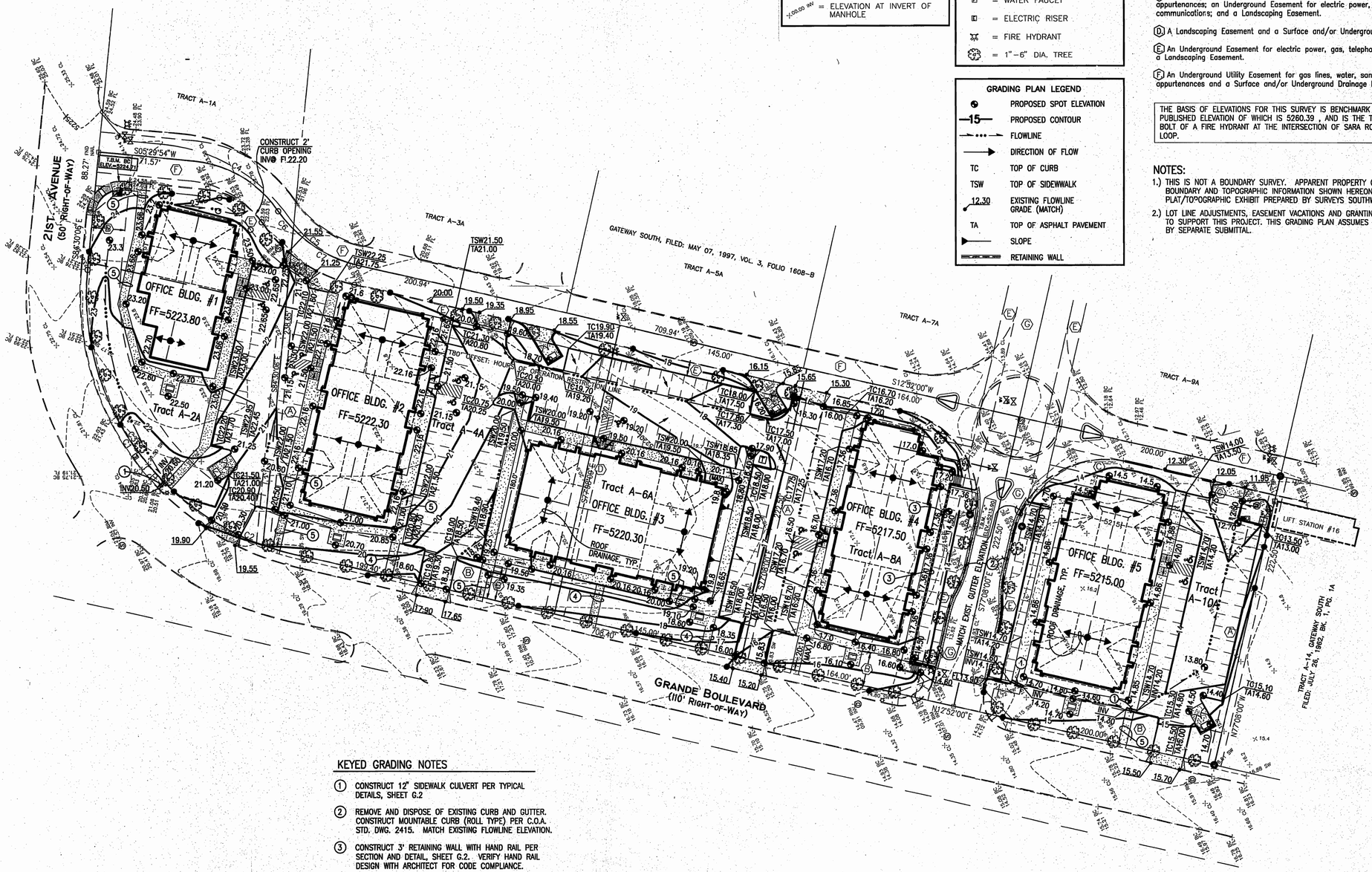
Site Details

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 343-1183 * 2430 Midtown Place NE, Suite A * Albuquerque, NM 87107

Rio Rancho Executive Plaza
Developed by Rio Rancho Executive Plaza, LLC

2320 Grande Boulevard SE
Rio Rancho, New Mexico

C.2



SPOT ELEVATION LEGEND

- X.XX.0 = ELEVATION AT GROUND
- X.XX.00 SW = ELEVATION AT TOP OF SIDEWALK
- X.XX.00 CL = ELEVATION AT CENTERLINE OF DRIVING LANE
- X.XX.00 BC = ELEVATION AT BACK OF CURB
- X.XX.00 FL = ELEVATION AT FLOWLINE OF CURB
- X.XX.00 RIM = ELEVATION AT RIM OF MANHOLE
- X.XX.00 INV = ELEVATION AT INVERT OF MANHOLE

SYMBOLS LEGEND

- = LIGHT POLE
- (S) = SEWER MANHOLE
- (P) = POWER MANHOLE
- (D) = DRAINAGE MANHOLE
- (M) = MANHOLE (TYPE UNKNOWN)
- = WATER VALVE
- T = TRANSFORMER
- = TELEPHONE RISER
- = WATER FAUCET
- = ELECTRIC RISER
- = FIRE HYDRANT
- = 1"-6" DIA. TREE

GRADING PLAN LEGEND

- PROPOSED SPOT ELEVATION
- 15 PROPOSED CONTOUR
- FLOWLINE
- DIRECTION OF FLOW
- TC TOP OF CURB
- TSW TOP OF SIDEWALK
- 12.30 EXISTING FLOWLINE GRADE (MATCH)
- TA TOP OF ASPHALT PAVEMENT
- SLOPE
- RETAINING WALL

LEGAL DESCRIPTION

Tracts A-2A, A-4A, A-6A, A-8A and A-10A of GATEWAY SOUTH situate within the Town of Alameda Grant in projected Section 31, T12N, R3E, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico on September 8, 1997 in Volume 3, folio 1666B.

NOTES

1. Basis of bearings per GATEWAY SOUTH, filed September 8, 1997 in Volume 3, folio 1666B.
2. Bearings and distances are record and field measured.

EASEMENT LEGEND

(A) A Landscaping Easement and Drainage Easement.

(B) A Landscaping Easement and Drainage Easement and an Underground Easement tor electric power, gas, telephone, television and security communications.

(C) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances; an Underground Easement for electric power, gas, telephone, television and security communications; and a Landscaping Easement.

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(F) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances and a Surface and/or Underground Drainage Easement and a Reciprocal Access Easement.

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS BENCHMARK BL1, THE PUBLISHED ELEVATION OF WHICH IS 5260.39 , AND IS THE TOP SOUTH BONNET BOLT OF A FIRE HYDRANT AT THE INTERSECTION OF SARA ROAD AND BARBERA LOOP.

NOTES:

1.) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM THE BOUNDARY SURVEY PLAT/TOPOGRAPHIC EXHIBIT PREPARED BY SURVEYS SOUTHWEST, LTD., DATED 12/06/2005

2.) LOT LINE ADJUSTMENTS, EASEMENT VACATIONS AND GRANTING OF NEW EASEMENTS WILL BE REQUIRED TO SUPPORT THIS PROJECT. THIS GRADING PLAN ASSUMES THAT THESE ISSUES WILL BE ADDRESSED BY SEPARATE SUBMITTAL.

KEYED GRADING NOTES

1. CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL DETAILS, SHEET G.2
2. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER. CONSTRUCT MOUNTABLE CURB (ROLL TYPE) PER C.O.A. STD. DWG. 2415. MATCH EXISTING FLOWLINE ELEVATION.
3. CONSTRUCT 3' RETAINING WALL WITH HAND RAIL PER SECTION AND DETAIL, SHEET G.2. VERIFY HAND RAIL DESIGN WITH ARCHITECT FOR CODE COMPLIANCE.
4. ROUTE NOT ADA ACCESSIBLE - INSTALL STEPS DOWN TO SIDEWALK TO DEMONSTRATE NON-ACCESSIBILITY TO USERS
5. ADA COMPLIANT ROUTE: SLOPE @ 20.1 MAX. (5%) VERIFY SLOPE IN FIELD PRIOR TO CONSTRUCTION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	288.44	200.00	82°37'54"	264.08	N54°10'57"E
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C6	17.67	100.00	10°07'31"	17.65	S50°29'16"W
C7	56.83	100.00	32°33'31"	56.06	S29°08'45"W

Grading Plan

Scale: 1"=40'

0' 10' 20' 40' 80'

North

JMA JOB NO. 2005.082.2

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

File Path: [illegible]
File Name: 50822GR.DWG
Plot Date: 01-18-2006
Plot Time: 2:52 pm

JEFFREY J. GRAEME MEANS NEW MEXICO (13676) REGISTERED PROFESSIONAL ENGINEER
01/18/2006

Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC * (505) 341-0218

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * 2430 Midtown Place NE, Suite A * Albuquerque, NM * 87107

JOB NO: 0525
DATE: 18 JANUARY 2006
REVISIONS

SHEET NO.
G.1

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED SITE IS LOCATED IN SOUTHERN RIO RANCHO AND CONSISTS OF 5 PLATTED LOTS WHICH WERE PREVIOUSLY PREPARED FOR DEVELOPMENT. THE LOTS AND PADS WERE PREVIOUSLY ROUGH GRADED AND THE PERMANENT STREET PAVING, WATER, SANITARY SEWER AND PRIVATE UTILITIES WERE CONSTRUCTED AND INSTALLED BY THE ORIGINAL DEVELOPER. THE SITE WILL NOW BE DEVELOPED WITH 4 NEW COMMERCIAL OFFICE BUILDINGS THAT WILL DRAIN FREELY TO EXISTING PAVED STREETS IN ACCORDANCE WITH THE INTENT OF THE APPROVED MASTER DRAINAGE PLAN FOR THE SITE. DOWNSTREAM PUBLIC DRAINAGE INFRASTRUCTURE IS IN PLACE AND WAS SIZED FOR THIS FREE DISCHARGE. OFFSITE FLOWS DO NOT IMPACT THE SITE. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN BUILDING PERMIT APPROVAL OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THIS GRADING AND DRAINAGE SUBMITTAL DOES NOT ADDRESS THE EASEMENT VACATIONS, NEW EASEMENTS, OR NEW LOT LINES THAT MUST BE CREATED TO SUPPORT THE NEW DEVELOPMENT. THE PLATTING AND PLANNING ASPECTS OF THE PROJECT WILL BE ADDRESSED BY SEPARATE SUBMITTAL.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP B-7 LOCATED ON SHEET G.2, THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF GRANDE BLVD AND 21ST AVENUE, BOTH BEING FULLY DEVELOPED PAVED PUBLIC STREETS WITH CURB AND GUTTER. AS SHOWN BY PANEL 913 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP DATED JULY 16, 1996, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. EXISTING SITE RUNOFF ULTIMATELY DRAINS TO A DOWNSTREAM DETENTION POND THAT DRAINS TO THE NM528 SYSTEM.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

A. DRAINAGE REPORT FOR GATEWAY NORTH AND GATEWAY SOUTH PREPARED FOR AMREP BY COMMUNITY SCIENCES CORPORATION DATED SEPTEMBER 22, 1993. THIS REPORT SUPPORTED THE ORIGINAL CONSTRUCTION OF THE SITE. THE DEVELOPED CONDITIONS ANALYSIS FOR THE SITE ASSUMED AN 80 PER CENT IMPERVIOUS LAND TREATMENT FOR BASIN 132 WHICH INCLUDES ALL OF GATEWAY SOUTH. AS SHOWN BY THE REPORT AND THE ASSOCIATED CONSTRUCTION DRAWINGS DATED 5/19/97 (ALSO BY COMMUNITY SCIENCES) ALL DEVELOPED RUNOFF DRAINS TO THE FRONTING STREETS WHICH CONVEY DOWNSTREAM TO THE SOUTH TO A DETENTION POND ON THE NORTH SIDE OF WESTSIDE BLVD WITH AN OUTFALL TO THE NM 528 CHANNEL.

B. FINAL DRAINAGE REPORT FOR THE NM 528 WIDENING DESIGN & BUILD PROJECT BY WILSON & COMPANY DATED 10/15/2003. THIS REPORT ADDRESSED THE DRAINAGE MODIFICATIONS AND ANALYZED THE HYDROLOGY OF ALL DRAINAGE BASINS IMPACTING THE NM 528 CHANNEL. THE FULL CONDITIONS BUILD AHYMO MODEL IN THIS REPORT HAS THE SUBJECT SITE LOCATED WITHIN BASIN 308 WHICH ASSUMED AN 85 PER CENT IMPERVIOUS LAND TREATMENT AND FREE DISCHARGE TO THE EXISTING DETENTION POND AT WESTSIDE BLVD.

BASED ON THESE 2 REPORTS, THE PROPOSED FREE DISCHARGE OF DEVELOPED RUNOFF TO THE FRONTING STREETS IS APPROPRIATE AND CONSISTENT WITH THE PREVIOUSLY APPROVED MASTER PLAN DOCUMENTS.

IV. EXISTING CONDITIONS:

THE SITE INFRASTRUCTURE AND BUILDING PAD GRADING WAS ACCOMPLISHED BY THE ORIGINAL DEVELOPER IN ANTICIPATION OF 5 INDIVIDUAL BUILDINGS CORRESPONDING TO THE 5 PLATTED LOTS. THE LOTS THEMSELVES ARE UNDEVELOPED EXCEPT FOR THE UTILITY SERVICES AND STUBOUTS INTENDED TO SERVE THE EVENTUAL DEVELOPMENT. EXCEPT FOR A PERIMETER OF STREET TREES, THERE IS VERY LIMITED VEGETATION AND THE SITE IS GRADED AND COMPACTED BARE EARTH (LAND TREATMENT C). THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH, AND THE INDIVIDUAL LOTS ARE CROWNED SUCH THAT THE RUNOFF IS SPLIT ALONG A RIDGE LINE SUCH THE APPROXIMATELY HALF DRAINS TO GRANDE BOULEVARD AND THE OTHER HALF DRAINS TO THE PRIVATE INTERNAL STREET TO THE EAST.

V. DEVELOPED CONDITIONS

THE PROPOSED SITE WILL INCLUDE 5 NEW PROFESSIONAL OFFICE BUILDINGS. THE BUILDINGS WILL HAVE ASSOCIATED PAVED PARKING AND LANDSCAPING IMPROVEMENTS. ALL DEVELOPED RUNOFF WILL BE DIRECTED TO THE FRONTING STREETS IN ACCORDANCE WITH THE APPROVED MASTER DRAINAGE REPORT FOR THE SITE. THE FLOWS WILL DISCHARGE TO THE STREET VIA PAVED PARKING AREAS THAT OUTLET THROUGH NEW DRIVECUTS AND SIDEWALK CULVERTS.

AS DEMONSTRATED BY THE AFOREMENTIONED REFERENCE DOCUMENTS, THE EXISTING DOWNSTREAM DRAINAGE SYSTEM WAS DESIGNED TO ACCOMMODATE THE FREE DISCHARGE OF DEVELOPED RUNOFF FORM THIS SITE IN THE MANNER PROPOSED HEREIN.

VI. GRADING PLAN

THE GRADING PLAN ON SHEET G.1 SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM THE SURVEY PROVIDED BY SURVEYS SOUTHWEST, LTD DATED 12/06/2005, 2) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY, 3) PROPOSED CONTOURS INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1 FT, 0 IN INTERVALS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR AT RIGHT, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE PROPOSED IMPERVIOUS LAND TREATMENT OF 78 PER CENT IS LESS THAN THE 80 PER CENT TREATMENT D SPECIFIED IN THE ORIGINAL DRAINAGE REPORT FOR THE OVERALL SITE AND ALSO IS LESS THAN THE 85 PER CENT TREATMENT ASSUMED BY THE NM 52d REPORT.

VIII. CONCLUSIONS

1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE GENERALLY CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE.

2) THE SITE WILL FREELY DISCHARGE DEVELOPED RUNOFF TO THE FRONTING STREETS WHICH WILL CONVEY THE FLOWS TO EXISTING DOWNSTREAM STORM DRAINAGE IMPROVEMENTS SIZED FOR THIS DISCHARGE.

3) THIS SUBMITTAL ADDRESSES THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. A SEPARATE SUBMITTAL WILL BE REQUIRED TO SUPPORT PLANNING, PLATTING AND ZONING ISSUES RELATED TO THE VACATION, RELOCATION AND ADJUSTMENTS OF PROPERTY LINES AND EASEMENTS.

4) THERE ARE NO DESIGN VARIANCES PROPOSED BY THIS PROJECT. DEPENDING ON THE FINAL LOT LINE ARRANGEMENT, CROSS-LOT DRAINAGE EASEMENTS MAY BE REQUIRED.

CALCULATIONS

SITE CHARACTERISTICS

1. PRECIPITATION ZONE = 1
2. $P_{6,100} = P_{360} = 2.20$
3. TOTAL PROJECT AREA (A_T) = 200,201 SF = 4.60 AC
4. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
C	200,201 / 4.60	100

5. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	43,809 / 1.01	22
D	156,392 / 3.59	78

EXISTING CONDITION

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$
$E_W = (0.99*4.60)/4.60 = 0.99$ IN
$V_{100} = (E_W/12)A_T = (0.99/12)4.60 = 0.3792$ AC-FT 16,517 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
$Q_P = Q_{100} = (2.87*4.60) = 13.19$ CFS

DEVELOPED CONDITION

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$
$E_W = (0.67*1.01 + 1.97*3.59)/4.60 = 1.69$ IN
$V_{100} = (E_W/12)A_T = (1.69/12)4.60 = 0.6456$ AC-FT 28,120 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
$Q_P = Q_{100} = (2.03*1.01) + (4.37*3.59) = 17.73$ CFS

COMPARISON

1. VOLUME

$\triangle V_{100} = 28,120 - 16,517 = 11,604$ CF (INCREASE)

2. PEAK DISCHARGE

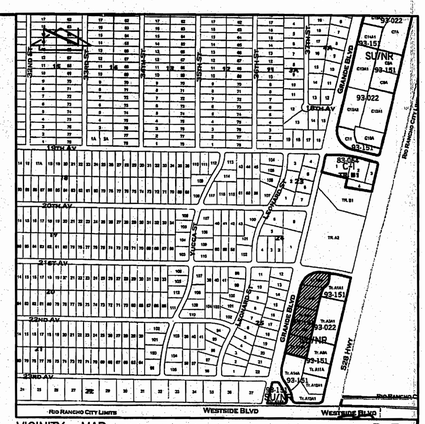
$\triangle Q_{100} = 17.73 - 13.19 = 4.54$ CFS (INCREASE)

CONSTRUCTION NOTES:

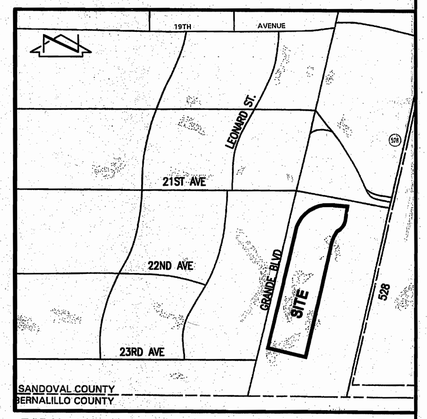
1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

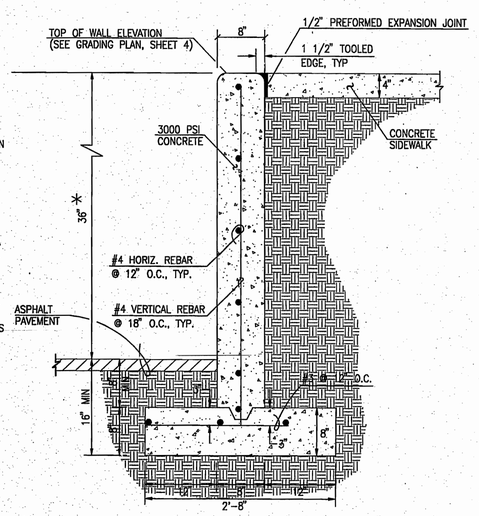
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.



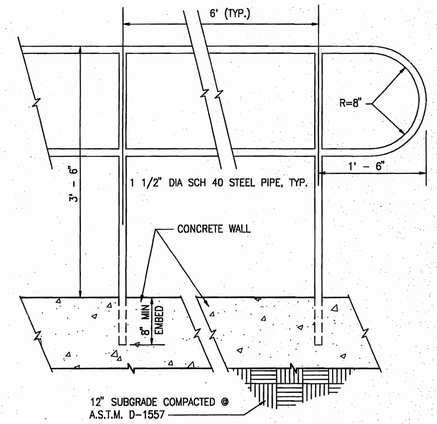
VICINITY MAP — B-7
SCALE: 1" = 750'±



F.I.R.M. — PANEL 913
SCALE: 1" = 500'± — JULY 16, 1996

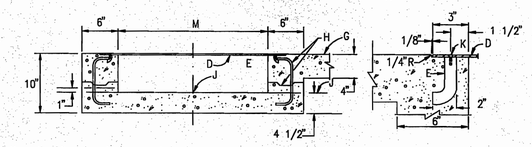


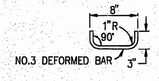
CONCRETE RETAINING WALL SECTION (W/FOOTING)
SCALE: 1"= 1'
*ADD HAND RAIL PER DETAIL AT RIGHT WHEN HEIGHT EXCEEDS 2'-6" (30") AND PAVEMENT ADJOINS HIGH SIDE OF WALL



WELD AND GRIND SMOOTH ALL JOINTS; PRIME THE FABRICATED PIECES COMPLETELY WITH RED OXIDE PRIMER AND FINISH WITH TWO COATS OF EXTERIOR FLAT LATEX PAINT, DARK BROWN CR BROWN/BLACK. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO ARCHITECT.

TYPICAL HAND RAIL
SCALE: 1" = 1'-0"





DOWEL DETAIL

CONSTRUCTION NOTES:

C. 3" RADIUS, (TYPICAL).
D. 3/8" CHECKERED STEEL PLATE.
E. ROD ANCHOR 1" x 5"
G. SIDEWALK GRADE
H. DOWEL AND JOINT, (OPTIONAL).
J. GUTTER FLOWLINE ELEV.
K. 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.
M. DRAIN WIDTH, 24" MAX. 12" MIN.

TYPICAL SIDEWALK CULVERT DETAILS
NOT TO SCALE

Drainage Plan, Calculations, Sections and Details

JMA JOB NO. 2005.082.2

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

File Path: [illegible]
File Name: 50821CAL.DWG
Plot Date: 01-18-2006
Plot Time: 2:55 pm

J. GRAEME MEANS — NEW MEXICO — 13676 — REGISTERED PROFESSIONAL ENGINEER — 01-18-2006

Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC * (505) 341-0216

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * 2430 Midtown Place NE, Suite A * Albuquerque, NM * 87107

JOB NO: 0525
DATE: 18 JANUARY 2006
REVISIONS

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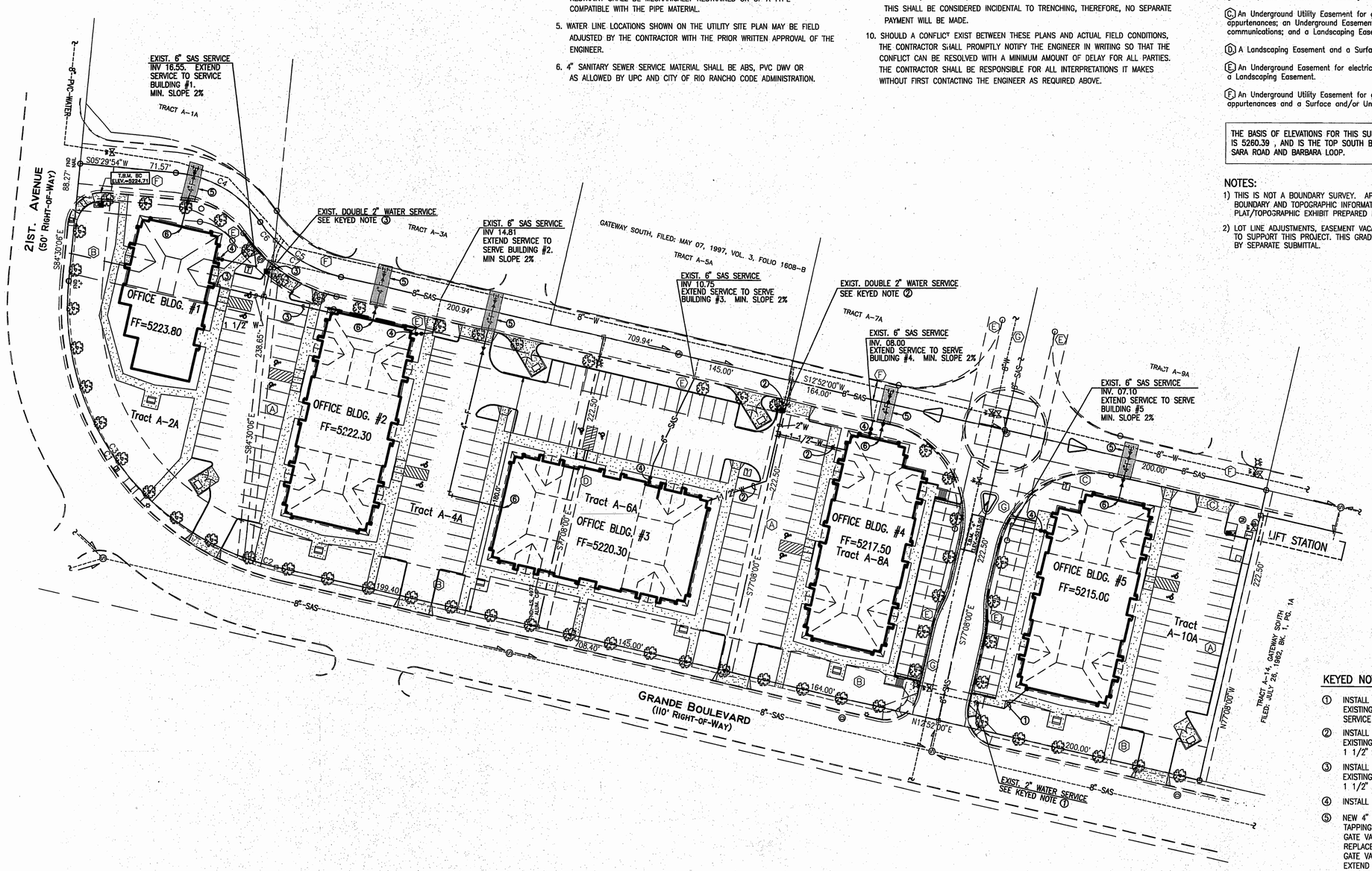
G.2

PRIVATE CONSTRUCTION NOTES:

1. WATER SERVICE LINE MATERIAL FOR LINES SMALLER THAN 4" SHALL BE PVC SCHEDULE 40 OR AS ALLOWED BY UPC AND THE CITY OF RIO RANCHO CODE ADMINISTRATION
2. WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 3' – 0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
3. WATER LINES 4" AND LARGER SHALL BE PVC C-900 OR DUCTILE IRON PIPE. ALL JOINTS AND FITTINGS SHALL BE RESTRAINED.
4. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED OR OF A TYPE COMPATIBLE WITH THE PIPE MATERIAL.
5. WATER LINE LOCATIONS SHOWN ON THE UTILITY SITE PLAN MAY BE FIELD ADJUSTED BY THE CONTRACTOR WITH THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
6. 4" SANITARY SEWER SERVICE MATERIAL SHALL BE ABS, PVC DWV OR AS ALLOWED BY UPC AND CITY OF RIO RANCHO CODE ADMINISTRATION.
7. SANITARY SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 2' – 6" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	288.44	200.00	82°37'54"	264.08	N54°10'57"E
C2	24.82	200.00	07°08'33"	24.80	N16°25'16"E
C3	263.62	200.00	75°31'21"	244.95	N57°44'13"E
C4	75.15	86.02	50°03'07"	72.78	S30°31'27"W
C5	74.50	100.00	42°41'01"	72.79	S34°12'30"W
C6	17.67	100.00	10°07'31"	17.65	S50°29'16"W
C7	56.83	100.00	32°33'31"	56.06	S29°08'45"W

Water, Sanitary Sewer and Fire Protection Plan

Scale: 1"=40'

0' 10' 20' 40' 80'

North

LEGAL DESCRIPTION

Tracts A-2A, A-4A, A-6A, A-8A and A-10A of GATEWAY SOUTH situate within the Town of Alameda Grant in projected Section 31, T12N, R3E, N.M.P.M. City of Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico on September 8, 1997 in Volume 3, folio 1666B.

NOTES

1. Basis of hearings per GATEWAY SOUTH, filed September 8, 1997 in Volume 3, folio 1666B.
2. Bearings and distances are record and field measured.

EASEMENT LEGEND

(A) A Landscaping Easement and Drainage Easement.

(B) A Landscaping Easement and Drainage Easement and an Underground Easement for electric power, gas, telephone, television and security communications.

(C) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances; an Underground Easement for electric power, gas, telephone, television and security communications; and a Landscaping Easement.

(D) A Landscaping Easement and a Surface and/or Underground Drainage Easement.

(E) An Underground Easement for electric power, gas, telephone, television and security communications and a Landscaping Easement.

(F) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances and a Surface and/or Underground Drainage Easement and a Reciprocal Access Easement.

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS BENCHMARK BL1, THE PUBLISHED ELEVATION OF WHICH IS 5260.39 , AND IS THE TOP SOUTH BONNET BOLT OF A FIRE HYDRANT AT THE INTERSECTION OF SARA ROAD AND BARBARA LOOP.

NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM THE BOUNDARY SURVEY PLAT/TOPOGRAPHIC EXHIBIT PREPARED BY SURVEYS SOUTHWEST, LTD., DATED 12/06/2005
2) LOT LINE ADJUSTMENTS, EASEMENT VACATIONS AND GRANTING OF NEW EASEMENTS WILL BE REQUIRED TO SUPPORT THIS PROJECT. THIS GRADING PLAN ASSUMES THAT THESE ISSUES WILL BE ADDRESSED BY SEPARATE SUBMITTAL.

SYMBOLS LEGEND

- ☼ = LIGHT POLE
- Ⓢ = SEWER MANHOLE
- Ⓟ = POWER MANHOLE
- Ⓓ = DRAINAGE MANHOLE
- Ⓜ = MANHOLE (TYPE UNKNOWN)
- ⋈ = WATER VALVE
- T = TRANSFORMER
- ■ = TELEPHONE RISER
- ◘ = WATER FAUCET
- E = ELECTRIC RISER
- ⋇ = FIRE HYDRANT
- ❁ = 1"-6" DIA. TREE
- —●— = PROPOSED CLEANOUT
- ⋈ = PROPOSED GATE VALVE
- F = FIRE
- W = WATER
- SAS = SANITARY SEWER
- —⊙— = EXISTING WATER SERVICE

KEYED NOTES:

① INSTALL ONE NEW 1 1/2" METERED WATER SERVICE CONNECTION ON EXISTING 2" SERVICE LINE PER CITY STANDARDS. INSTALL NEW 1 1/2" SERVICE LINE TO BUILDING 5 AS SHOWN

② INSTALL ONE NEW 1 1/2" METERED WATER SERVICE CONNECTION ON EXISTING 2" SERVICE LINE PER CITY STANDARDS. INSTALL NEW 2" AND 1 1/2" SERVICE LINES TO BUILDINGS 3 & 4 AS SHOWN

③ INSTALL ONE NEW 1 1/2" METERED WATER SERVICE CONNECTION ON EXISTING 2" SERVICE LINE PER CITY STANDARDS. INSTALL NEW 2" AND 1 1/2" SERVICE LINES TO BUILDINGS 1 & 2 AS SHOWN

④ INSTALL DOUBLE CLEANOUT AT POINT OF CONNECTION, TYP.

⑤ NEW 4" FIRELINE CONNECTION. PRESSURE CONNECTION WITH 4"x8"x8" TAPPING SLEEVE ON EXISTING 8" WATER LINE. INSTALL 1-4" TAPPING GATE VALVE WITH VALVE BOX. NEATLY SAWCUT, REMOVE, DISPOSE AND REPLACE EXISTING PAVEMENT AND CURB AND GUTTER. INSTALL: 1-4" GATE VALVE AND VALVE BOX ON WEST SIDE OF CURB LINE. EXTEND 4" PVC C-900 LINE TO BUILDING AND RESTRAIN ALL JOINTS AND FITTINGS FROM TEE TO BUILDING.

⑥ CONNECT FIRELINE TO BUILDING. INSTALL BACKFLOW PREVENTION AS REQUIRED BY CITY.

JMA JOB NO. 2005.082.3

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

File Path: L:\JMA\JOBS\2005.082\DWG\
File Name: 5082202.DWG
Plot Date: 01-18-2006
Plot Time: 2:54 pm

REGISTERED J. GRAEME MEANS NEW MEXICO (13676) PROFESSIONAL ENGINEER 1/18/2006

Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC # (505) 341-0218

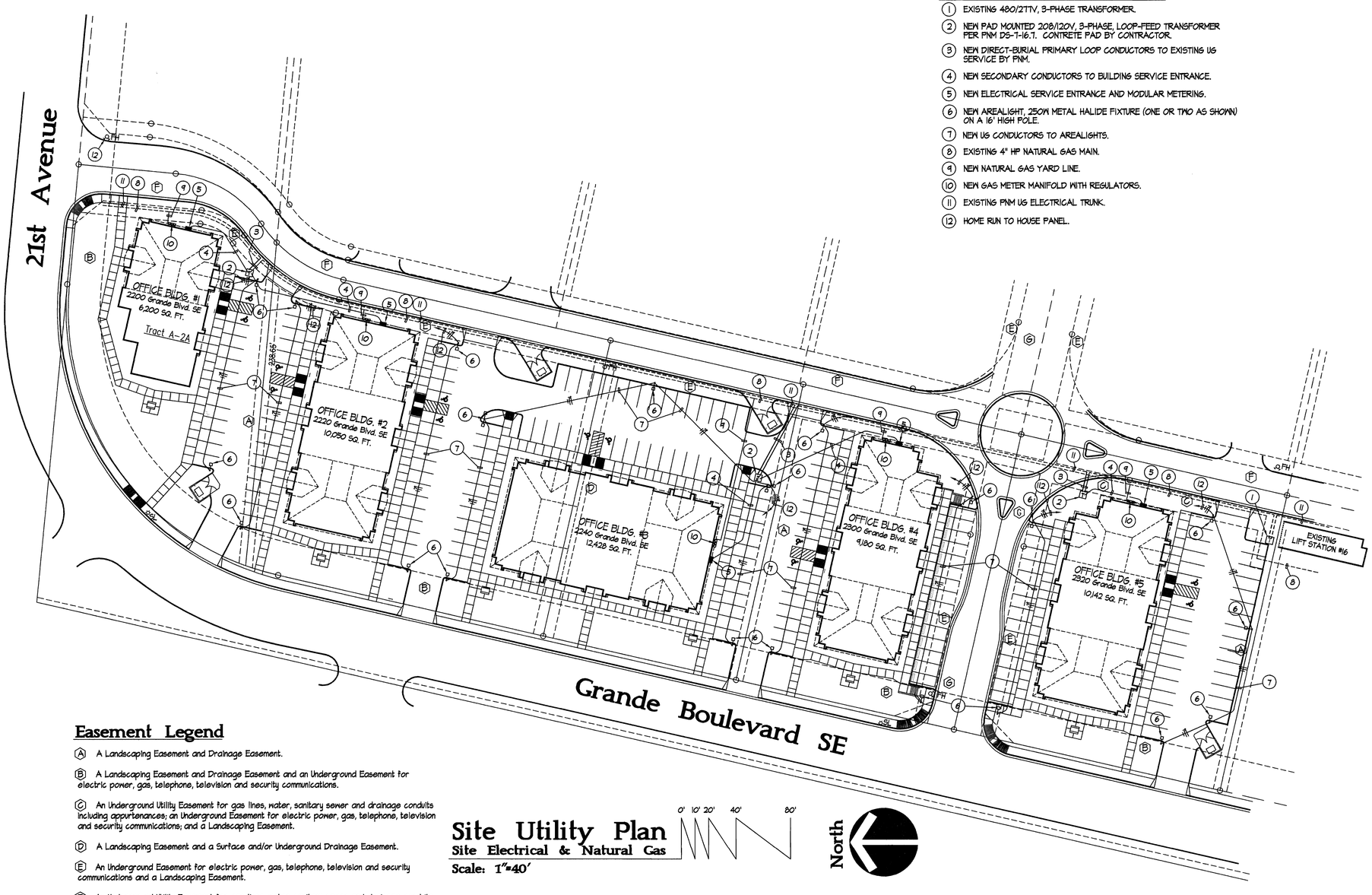
KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 • 2430 Midtown Place NE, Suite A • Albuquerque, NM • 87107

JOB NO: 0525
DATE: 18 JANUARY 2006
REVISIONS

SHEET NO.
U.1

Keyed Notes

1. EXISTING 480/277V, 3-PHASE TRANSFORMER.
2. NEW PAD MOUNTED 208/120V, 3-PHASE, LOOP-FEED TRANSFORMER PER PNM DS-7-16.7. CONTRETE PAD BY CONTRACTOR.
3. NEW DIRECT-BURIAL PRIMARY LOOP CONDUCTORS TO EXISTING UG SERVICE BY PNM.
4. NEW SECONDARY CONDUCTORS TO BUILDING SERVICE ENTRANCE.
5. NEW ELECTRICAL SERVICE ENTRANCE AND MODULAR METERING.
6. NEW AREALIGHT, 250W METAL HALIDE FIXTURE (ONE OR TWO AS SHOWN) ON A 16' HIGH POLE.
7. NEW UG CONDUCTORS TO AREALIGHTS.
8. EXISTING 4" HP NATURAL GAS MAIN.
9. NEW NATURAL GAS YARD LINE.
10. NEW GAS METER MANIFOLD WITH REGULATORS.
11. EXISTING PNM UG ELECTRICAL TRUNK.
12. HOME RUN TO HOUSE PANEL.



Easement Legend

(A) A Landscaping Easement and Drainage Easement.

(B) A Landscaping Easement and Drainage Easement and an Underground Easement for electric power, gas, telephone, television and security communications.

(C) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances; an Underground Easement for electric power, gas, telephone, television and security communications; and a Landscaping Easement.

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(F) An Underground Utility Easement for gas lines, water, sanitary sewer and drainage conduits including appurtenances and a Surface and/or Underground Drainage Easement and a Reciprocal Access Easement.

Site Utility Plan

Site Electrical & Natural Gas

Scale: 1"=40'

0' 10' 20' 40' 80'

North

Shell Only Permit for Building No. 5 at 2320 Grande Blvd. SE

Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC * (505) 341-0218

STATE OF NEW MEXICO
KENNETH R HOVEY
NO. 1055
REGISTERED ARCHITECT

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 345-1183 * 2430 Midtown Place NE, Suite A * Albuquerque, NM * 87107

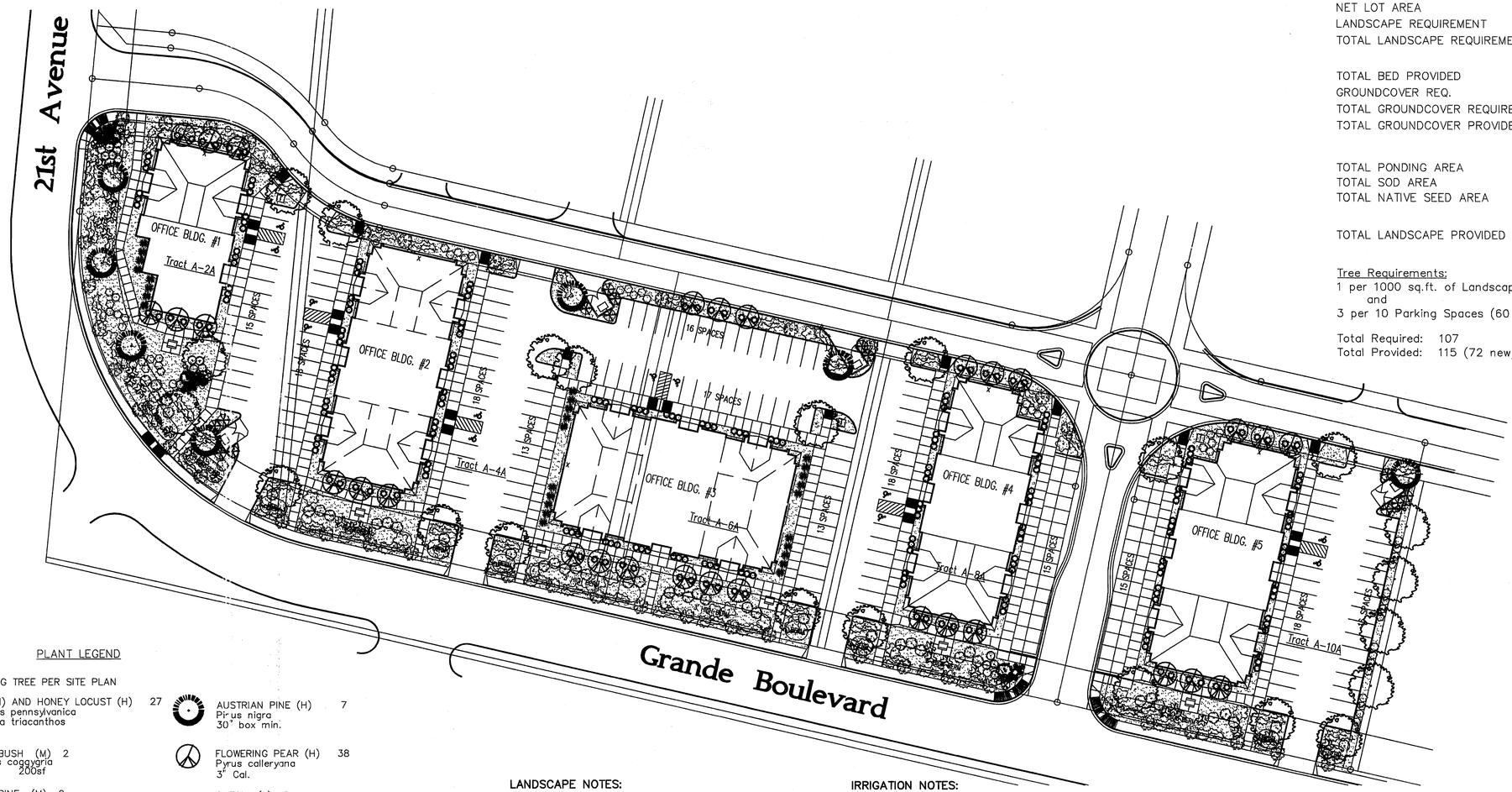
JOB NO: 0525

DATE: 24 JANUARY 2005

REVISIONS

SHEET NO.

U.2



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	199380	square feet
TOTAL BUILDINGS AREA	48000	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	151380	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22707	square feet
TOTAL BED PROVIDED	46661	square feet
GROUNDCOVER REQ.	85%	square feet
TOTAL GROUNDCOVER REQUIREMENT	39661	square feet
TOTAL GROUNDCOVER PROVIDED	39662 (85%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	46661	square feet

Tree Requirements:
1 per 1000 sq.ft. of Landscape Area (47 req.)
and
3 per 10 Parking Spaces (60 req.)

Total Required: 107
Total Provided: 115 (72 new/43 existing)

PLANT LEGEND

	EXISTING TREE PER SITE PLAN		
	ASH (H) AND HONEY LOCUST (H) 27 Fraxinus pennsylvanica Gleditsia triacanthos 3" Cal.		AUSTRIAN PINE (H) 7 Pirus nigra 30" box min.
	SMOKEBUSH (M) 2 Cotinus coggygria 5 Gal. 200sf		FLOWERING PEAR (H) 38 Pyrus calleryana 3" Cal.
	MUGO PINE (M) 2 Pinus mugo 15 Gal.		SOTOL (L) 2 Dasylirion wheeleri 5 Gal. 25sf
	OCOTILLO (L) 2 Fouquieria splendens 5 Gal. 25sf		LENA/MOONLIGHT BROOM (M) 76 Cytisus x 'Lena' Cytisus scoparius 'Moonlight' 5 Gal. 9sf
	SILVERBERRY (M) 13 Elaeagnus pungens 5 Gal. 100sf		BLUE MIST SPIREA (M) 10 Caryopteris clandonensis 5 Gal. 9sf
	CURLLEAF MTN MAHOGANY (L) 45 Carcorpus ledfolius 5 Gal. 225sf		SPANISH BROOM (M) 21 Spartium junceum 5 Gal. 100sf
	RED YUCCA (L) 31 Hesperaloe parviflora 5 Gal. 9sf		ROSEMARY (M) 162 Rosmarinus officianalis 5 Gal. 36sf
	BIRD OF PARADISE (L) 29 Caesalpinia gilliesii 5 Gal. 100sf		INDIAN HAWTHORN (M) 2 Raphiolepis indica 5 Gal. 36sf
	APACHE PLUME (L) 4 Fallugia paradoxa 5 Gal. 25sf		RUSSIAN SAGE (M) 8 Perovskia atriplicifolia 5 Gal. 36sf
	PHOTINIA (M) 55 Photinia fraseri 5 Gal. 64sf		BLUE CHIP JUNIPER (L) 58 Juniperus horizontalis 'Blue Chip' 5 Gal. 200sf
	3/4" GRAY GRAVEL WITH FILTER FABRIC		OVERSIZED GRAVEL & BOULDERS

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Rio Rancho Water Conservation Landscaping and Water Waste 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.

3/4" Crushed Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

NOTE: Rio Rancho City Requirements state that tree shall be 30" boxed or 3" caliper in size and 12' in height with full crown. (1/1000 sf of total landscape)

Shrubs: 5 gallon min. size to be credited as Live Plant Material.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to 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.

Legal Description

TRACTS A-2A, A-4A, A-6A, A-8A & A-10A,
GATEWAY SOUTH,
RIO RANCHO, NEW MEXICO

Landscape Plan

Scale: 1"=40'

0' 10' 20' 40' 80'

North

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

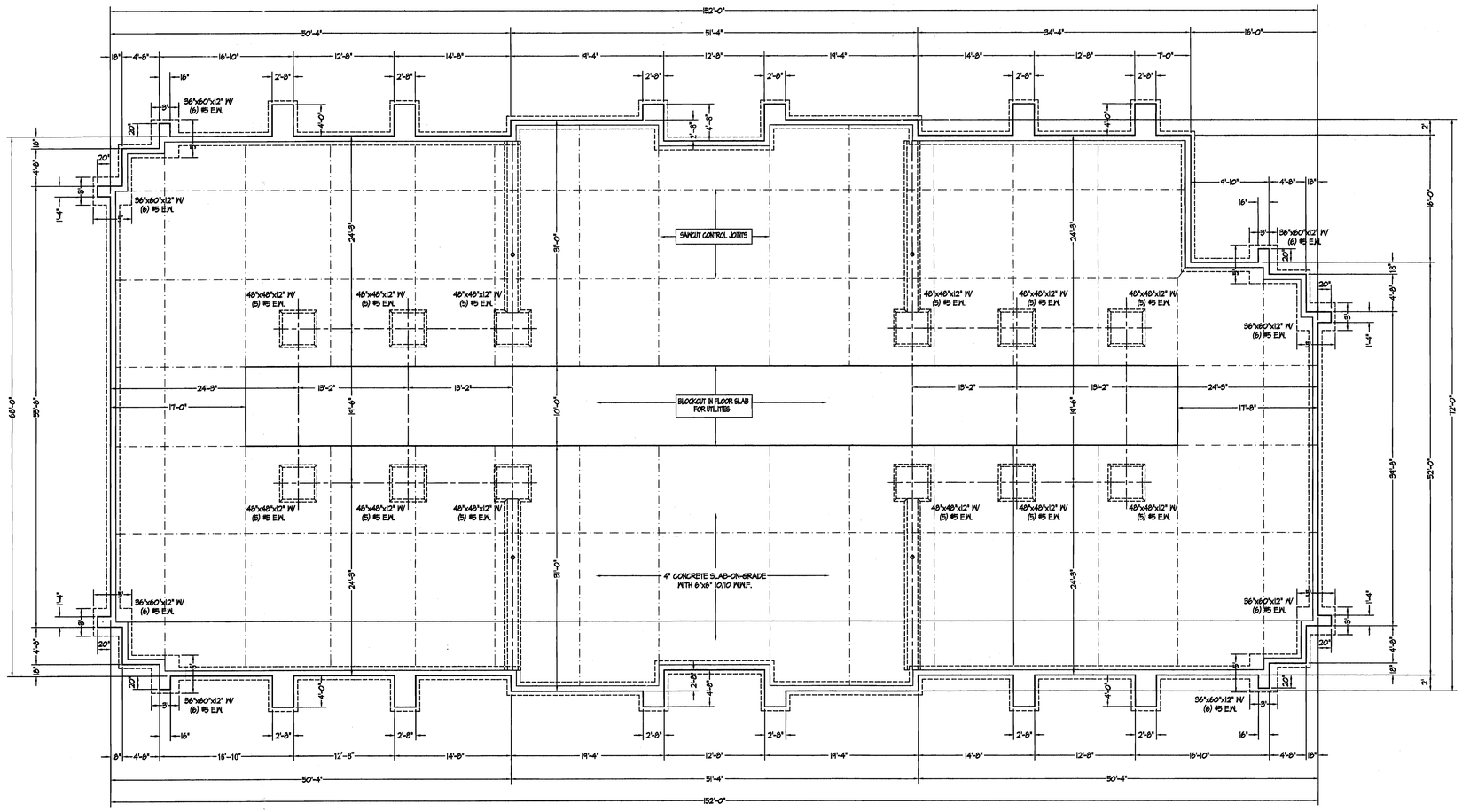
Rio Rancho Executive Plaza

GRANDE BOULEVARD, RIO RANCHO, NEW MEXICO
DEVELOPMENT BY RIO RANCHO EXECUTIVE PLAZA, LLC * (505) 341-0218

Ken Hovey, Architects
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 343-1183 * 2400 Midtown Place NE, Suite A * Albuquerque, NM * 87107

JOB NO: 0525
DATE: 9 JANUARY 2005
REVISIONS

SHEET NO.
L.1



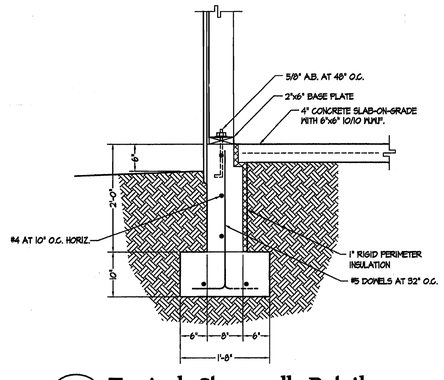
Foundation Plan Bldg. No. 5

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

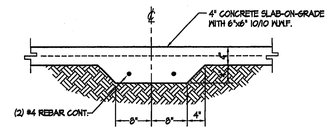
North

Ref. North



A S.5.1 **Typical Stemwall Detail**

Scale: 3/4"=1'-0"



B S.5.1 **Thickened Slab Footing**

Scale: 3/4"=1'-0"

Design Criteria:

SOIL BEARING CAPACITY:	2000 PSF
COMPACTION::	SOIL BELOW FOOTINGS AND CONCRETE SLABS-ON-GRADE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
SEISMIC DESIGN CATAGORY:	D
CONCRETE STRENGTH:	3,000 PSI @ 28 DAYS, EXTERIOR CONCRETE AIR-ENTRAINED
SLAB REINFORCING MESH:	AT 4" SLABS-ON-GRADE, 6"x6" 10/10 WWF.
REINFORCING STEEL:	#4 AND SMALLER TO BE ASTM A615, GRADE 40 #5 AND LARGER TO BE ASTM A615, GRADE 40 OR 60 ALL REINFORCING STEEL SHALL BE TIED. LAP REINFORCING STEEL A MINIMUM OF 40 BAR DIAMETERS

Engineer:

C. C. KNIPPRATH NEW MEXICO 7397 REGISTERED PROFESSIONAL ENGINEER

Dwg. Date: 1-24-06

Foundation Plan Building No. 5

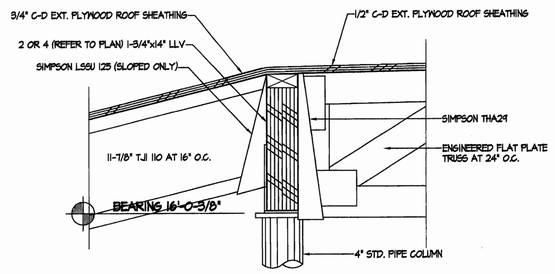
KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 343-1183 * 2430 Midtown Place NE, Suite A * Albuquerque, NM 87107

Rio Rancho Executive Plaza

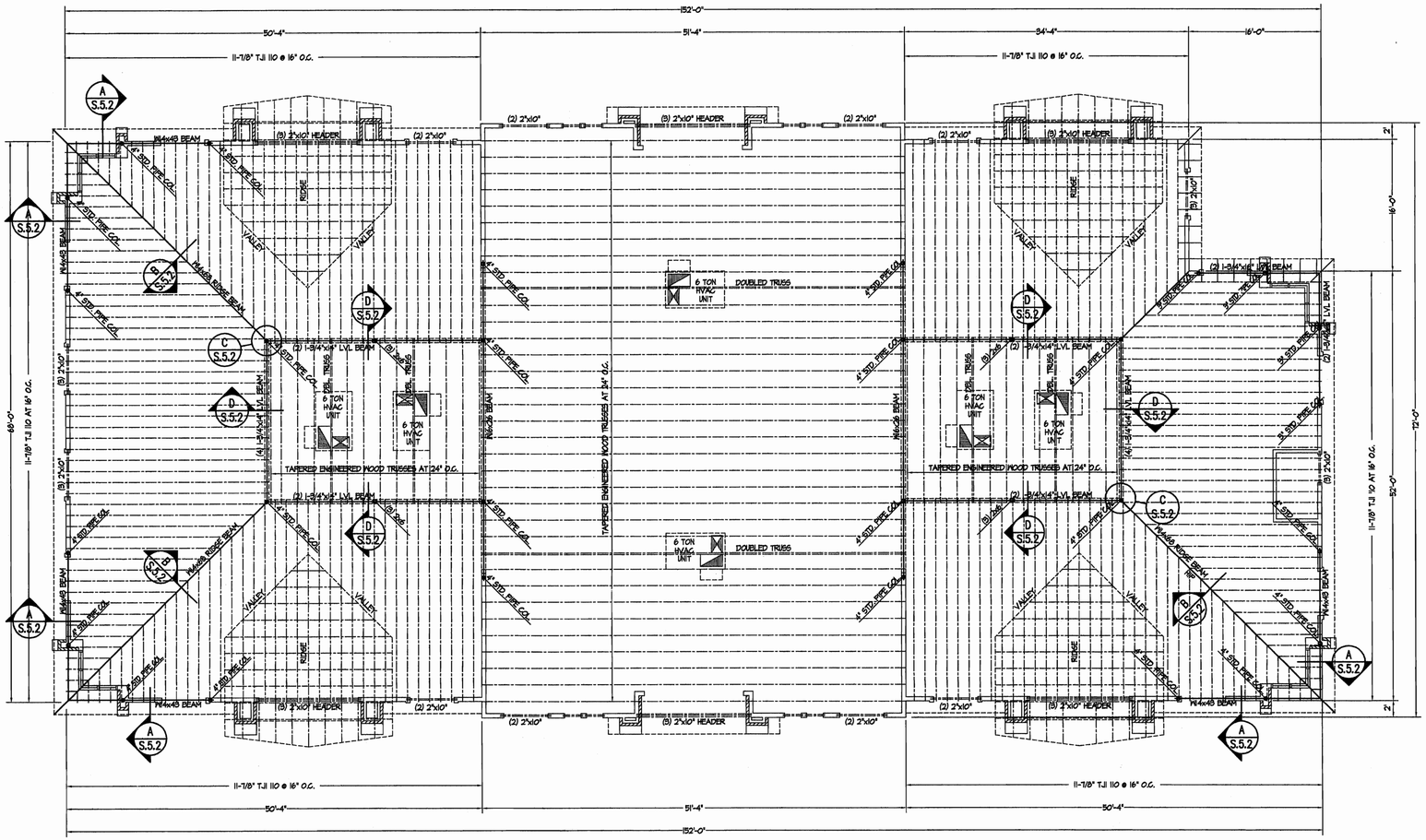
Developed by Rio Rancho Executive Plaza, LLC

2320 Grande Boulevard SE
Rio Rancho, New Mexico

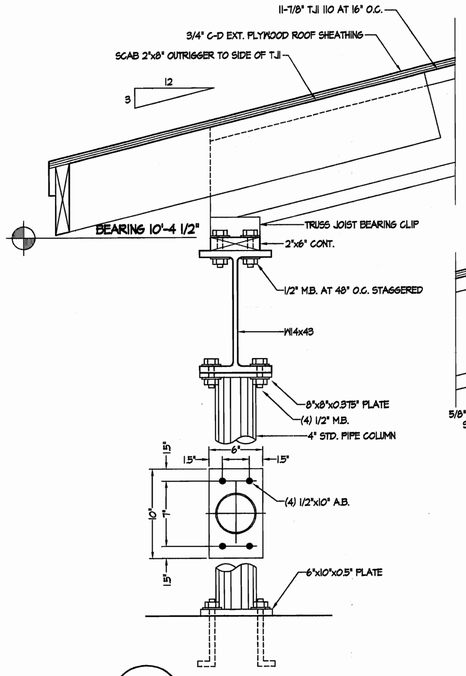
S.5.1



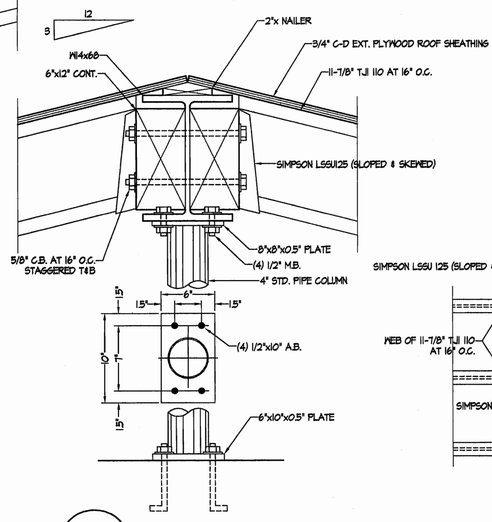
D / S.5.2 **Beam Detail**
Scale: 1-1/2"=1'-0"



Roof Framing Plan Bldg. No. 5
Scale: 1/8"=1'-0"



A / S.5.2 **Beam Detail**
Scale: 1-1/2"=1'-0"



B / S.5.2 **Ridge Beam Detail**
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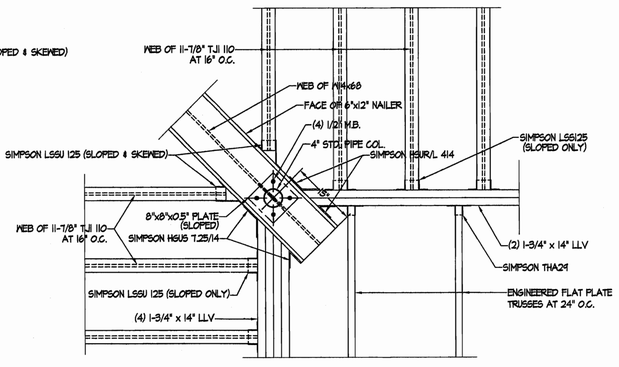

C / S.5.2 **Beam Detail - Plan**
Scale: 3/4"=1'-0"

0 2' 4' 8' 16'

North

Ref. North

Design Criteria:

ROOF LIVE LOAD:	20 PSF
ROOF DEAD LOAD:	
AT CLAY TILE:	25 PSF
AT BUR:	15 PSF
WIND DESIGN SPEED (3-SECOND GUST):	90 MPH
SEISMIC DESIGN CATEGORY:	D
STRUCTURAL STEEL:	ASTM A-36
STRUCTURAL LUMBER:	SPRUCE, PINE OR FIR, NO. 2 OR BETTER Fb=1000 PSI (REPETITIVE), Fv=10, E=1.3
TRUS-JOIST:	TJI 110
LOUISIANA PACIFIC LVL:	Fb=2450 PSI, E=2.0

Engineer:

G. C. KNIPPRATH NEW MEXICO 7397 REGISTERED PROFESSIONAL ENGINEER 1/24/06

Dwg. Date: 1-24-06

Roof Framing Plan Building No. 5

KEN HOVEY, ARCHITECT
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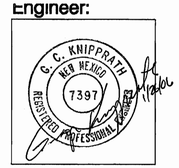
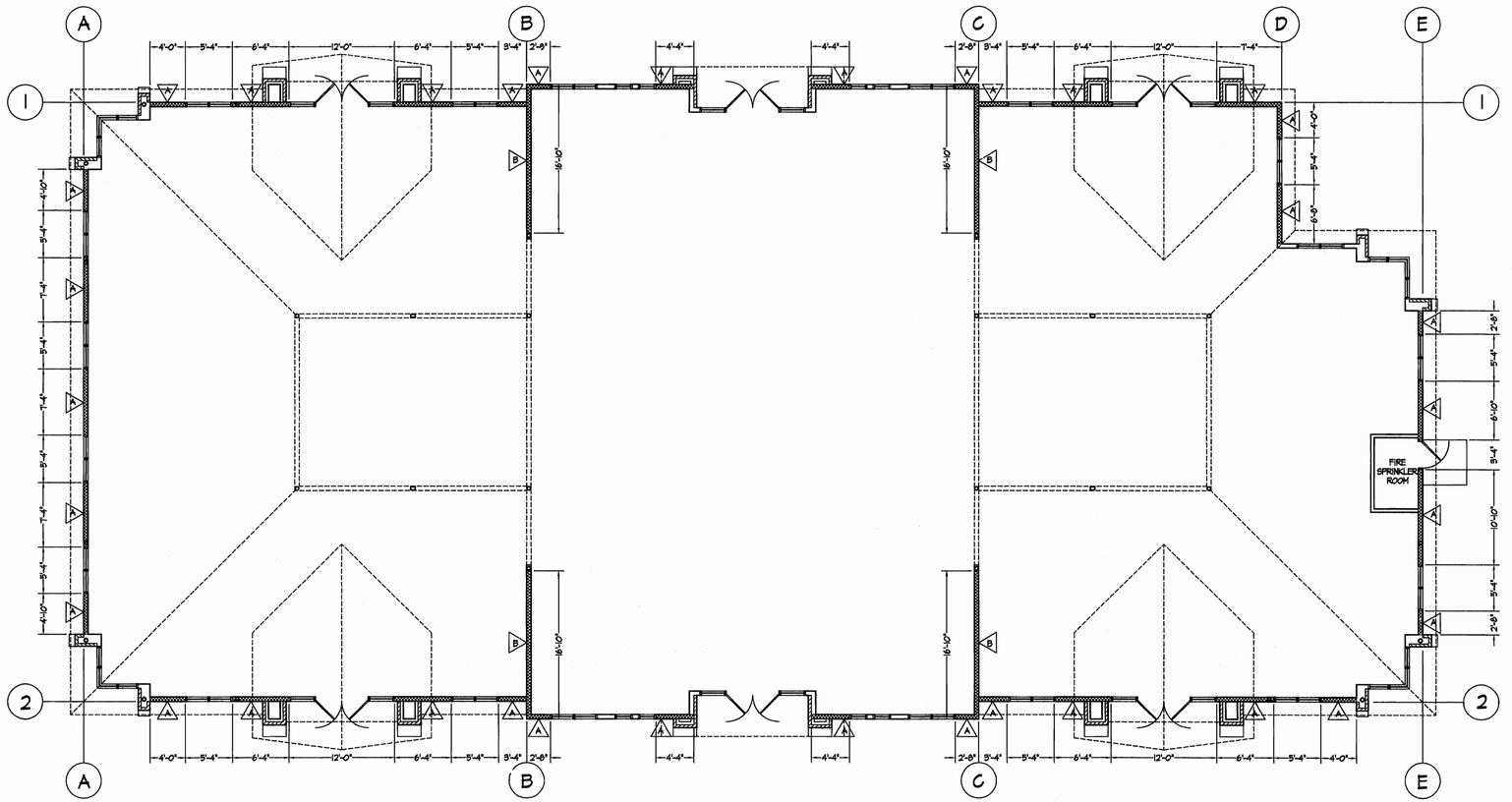
Rio Rancho, New Mexico

S.5.2

Engineer:



Dwg. Date: 1-24-06



Shear Wall Plan Bldg. No. 5

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

North

Ref. North

Shear Wall Legend

A — 7/16" OSB ON 2"x6" STUDS AT 16" O.C. WITH 8d AT 6"/12" O.C.; USE 2-2"x6" STUDS FOR EDGE NAILING (4-2"x6" FOR CORNER INSTALLATION) AND SINGLE 2"x6" FOR SILL NAILING UNLESS OTHERWISE NOTED; USE SIMPSON STHD14 STRAP TIE HOLDOWN AT BOTH ENDS OF PANEL AND 5/8"x10" ANCHOR BOLTS AT 36" O.C. FOR SILL PLATE TO FLOOR; USE LTP4 TOP AT 28" O.C. TOP PLATE TO WALL SHEATHING.

B — 7/16" OSB ON 2"x6" STUDS AT 16" O.C. WITH 8d AT 6"/12" O.C.; USE 2-2"x6" STUDS FOR EDGE NAILING (4-2"x6" FOR CORNER INSTALLATION) AND SINGLE 2"x6" FOR SILL NAILING UNLESS OTHERWISE NOTED; USE SIMPSON HDQ8 STRAP TIE HOLDOWN AT BOTH ENDS OF PANEL AND SIMPSON SSTB8 ANCHOR BOLTS AT 36" O.C. FOR SILL PLATE TO FLOOR; USE LTP4 TOP AT 28" O.C. TOP PLATE TO WALL SHEATHING.

Shear Wall Plan Building No. 5

KEN HOVEY, ARCHITECT
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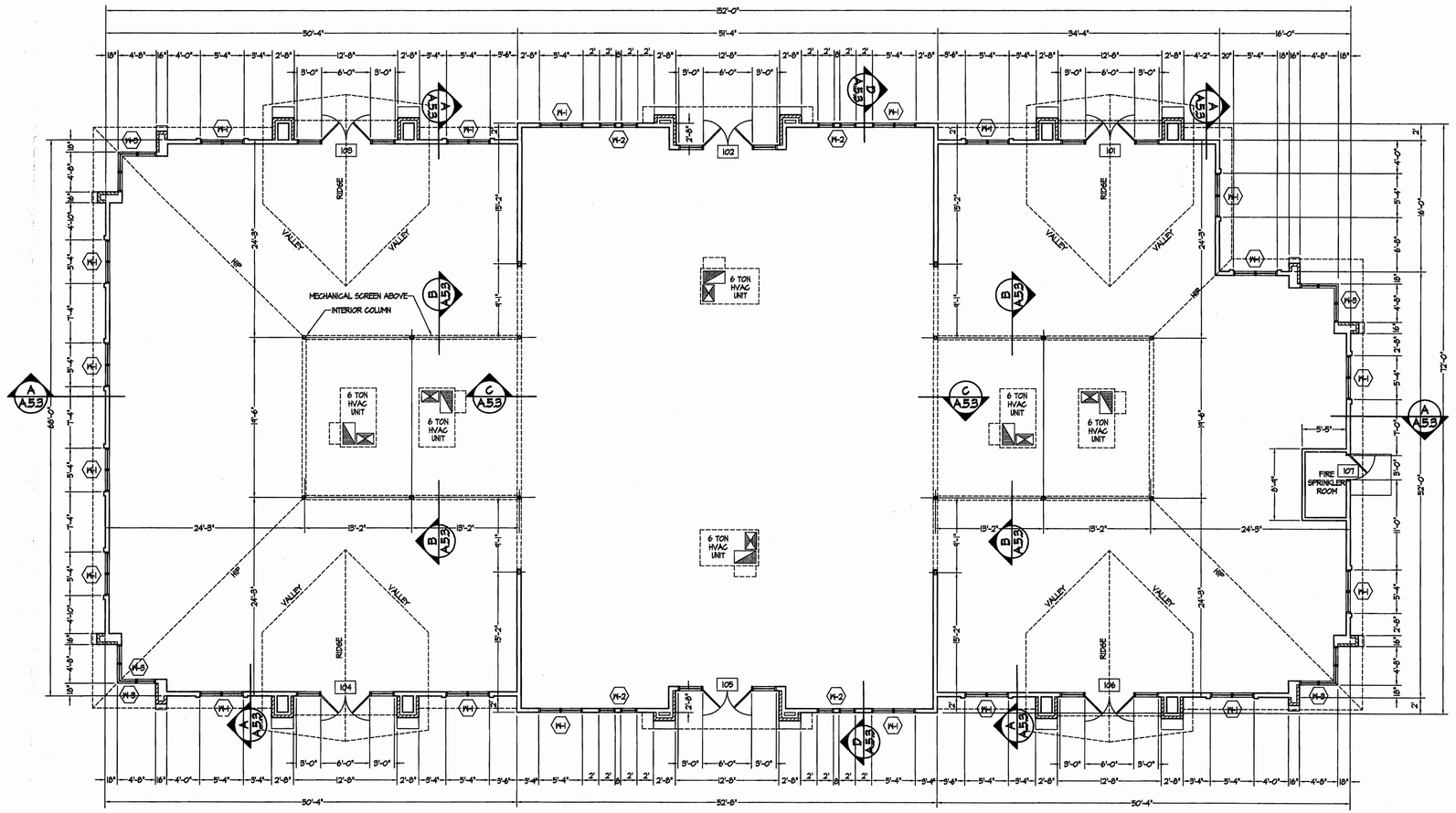
Rio Rancho Executive Plaza

Developed by Rio Rancho Executive Plaza, LLC

2320 Grande Boulevard SE
Rio Rancho, New Mexico

S.5.3



Floor Plan Bldg. No. 5

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

North

Ref. North

Door Schedule

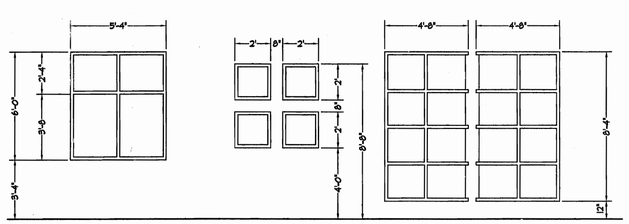
Mk.	Size	Undercut 1" for R.A.	Rating	Type	Frm.	H.W.	Remarks
101	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
102	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
108	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
104	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
105	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
106	PAIR 3'-0" X 7'-0	NO		D-1	ALUM.	1,2,3,4,5,7,8,9	
107	3'-0" X 7'-0" X 1-3/4"	NO		D-2	H.M.	3,6,8,9	

Hardware Notes:

1. ALL HARDWARE AND ACCESSORIES TO HAVE BRUSHED STAINLESS STEEL FINISH.
2. ALL LOCKSETS AND LATCHSETS TO BE LEVER TYPE PER ICC/ANSI A-117.1 SECTION 404.2.7.
3. THRESHOLDS SHALL BE A MAXIMUM OF 1/2" HIGH.
4. COORDINATE ALL KEYING REQUIREMENTS WITH TENANT AND OWNER PRIOR TO PURCHASING HARDWARE.

Hardware:

1. PUSH/PULL
2. DEADBOLT (THUMBPIECE ON INSIDE)
3. CLOSER
4. FLUSHBOLTS T&B
5. LOCKSET (ENTRANCE FUNCTION)
6. LOCKSET (STOREROOM FUNCTION)
7. SIGN ABOVE DOOR : "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
8. THRESHOLD
9. WEATHERSTRIP



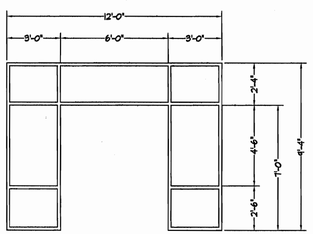
W-1
ALUMINUM STOREFRONT
EQUAL TO KAWNEER TRI-FAB II 451
DARK BRONZE ANODIZED
1" INSULATED TEMPERED GLASS

W-2
ALUMINUM STOREFRONT
EQUAL TO KAWNEER TRI-FAB II 451
DARK BRONZE ANODIZED
1" INSULATED TEMPERED GLASS

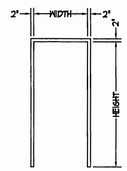
W-3
ALUMINUM STOREFRONT CORNER UNIT
EQUAL TO KAWNEER TRI-FAB II 451
DARK BRONZE ANODIZED
1" INSULATED TEMPERED GLASS

Window Types

Scale: 1/4"=1'-0"



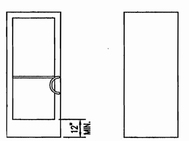
F-1
ALUMINUM STOREFRONT
EQUAL TO KAWNEER TRI-FAB II 451
DARK BRONZE ANODIZED
1" INSULATED TEMPERED GLASS



F-2
TYPICAL H.M. FRAME
@ 6A. WELDED
PRIME AND PAINT

Door Frame Types

Scale: 1/4"=1'-0"



D-1
ALUMINUM ENTRANCE DOOR
EQUAL TO KAWNEER 190
DARK BRONZE ANODIZED
1/4" TEMPERED GLASS

D-2
HOLLOW METAL DOOR
PRIME AND PAINT

Door Types

Scale: 1/4"=1'-0"

Architect:

STATE OF NEW MEXICO
KENNETH R. HOVEY
REGISTERED ARCHITECT

Dwg. Date: 1-24-06

Floor Plan Building No. 5

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
(505) 341-3302 * Fax (505) 343-1183 * 2430 Midtown Place NE, Suite A * Albuquerque, NM 87107

Rio Rancho Executive Plaza

Developed by Rio Rancho Executive Plaza, LLC

2320 Grande Boulevard SE
Rio Rancho, New Mexico

A.5.1

Architect:

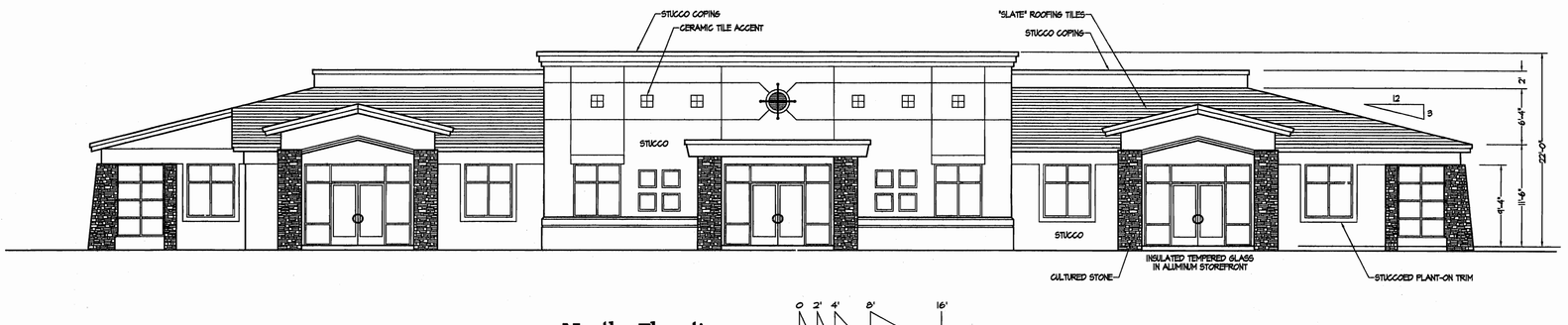
STATE OF NEW MEXICO
KEN HOVEY
NO. 4035
REGISTERED ARCHITECT

Dwg. Date: 1-24-06

South Elevation

Scale: 1/8"=1'-0"

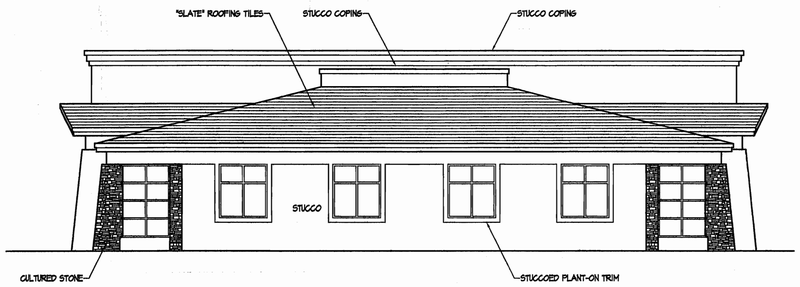
0 2' 4' 8' 16'



North Elevation

Scale: 1/8"=1'-0"

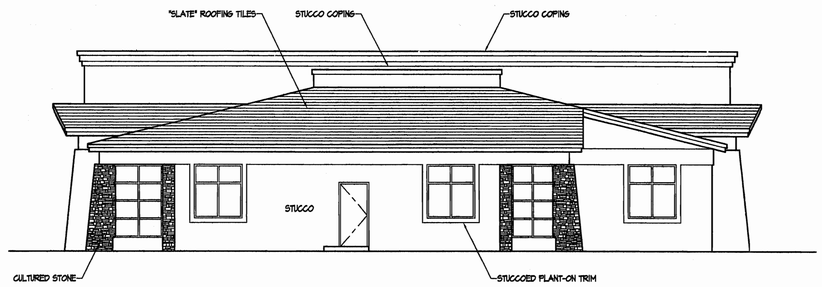
0 2' 4' 8' 16'



West Elevation

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'



East Elevation

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

Elevations Building No. 5

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
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Rio Rancho Executive Plaza

Developed by Rio Rancho Executive Plaza, LLC

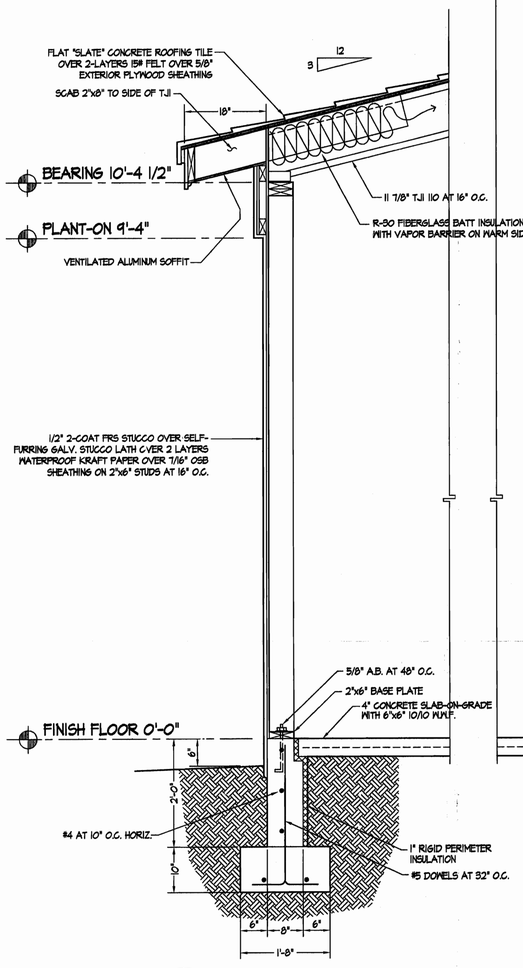
2320 Grande Boulevard SE
Rio Rancho, New Mexico

A.5.2

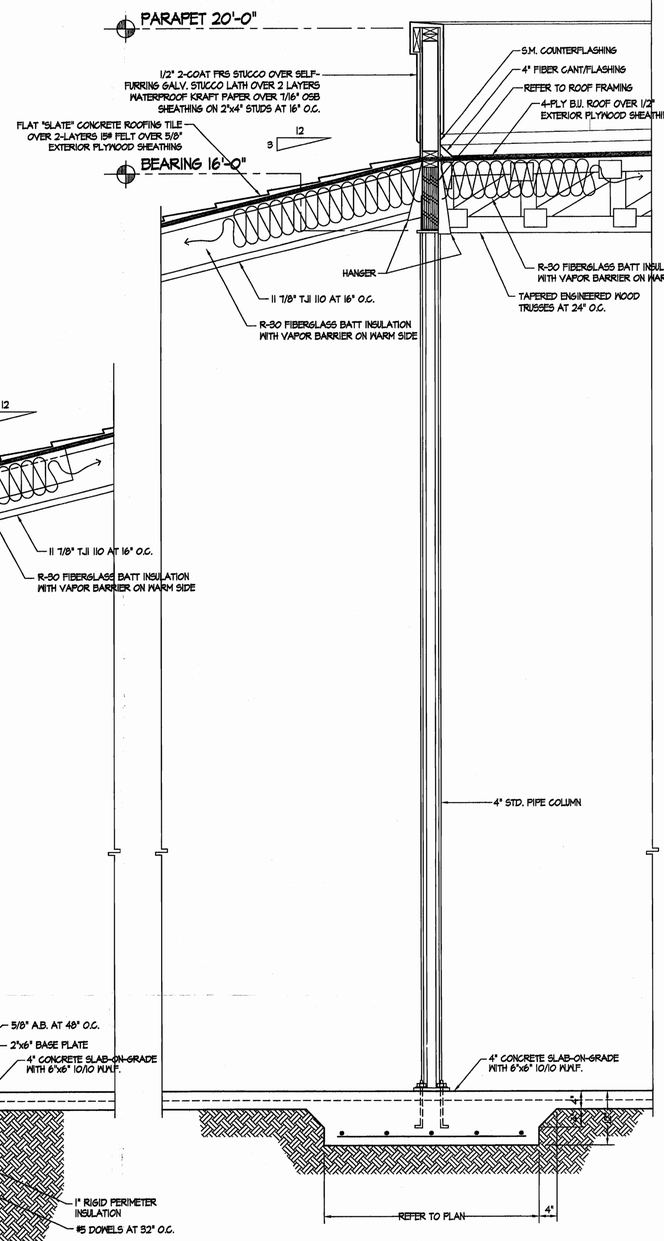
Architect:

STATE OF NEW MEXICO
KENNETH R. HOVEY
NO. 1855
1-24-06
REGISTERED ARCHITECT

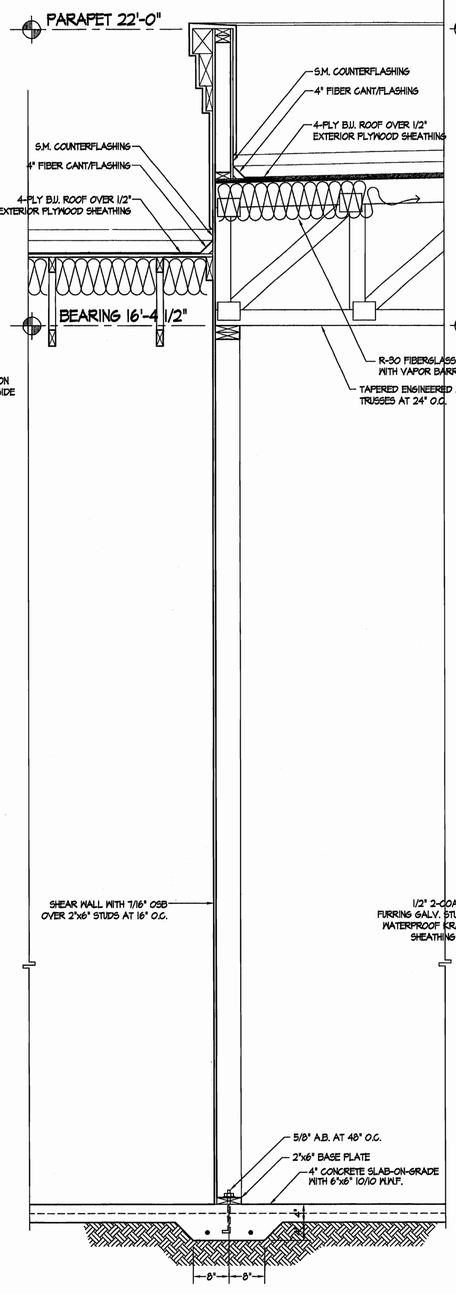
Dwg. Date: 1-24-06



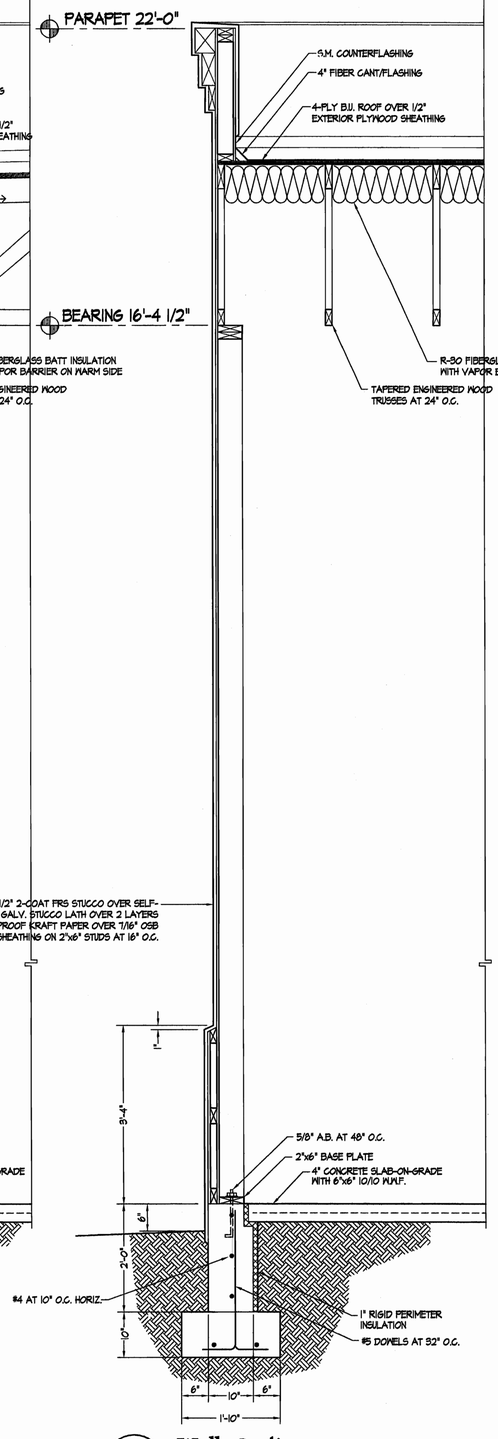
A A.5.3 **Wall Section**
Scale: 3/4"=1'-0"



B A.5.3 **Wall Section**
Scale: 3/4"=1'-0"



C A.5.3 **Wall Section**
Scale: 3/4"=1'-0"



D A.5.3 **Wall Section**
Scale: 3/4"=1'-0"

Wall Sections Building No. 5

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
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Rio Rancho Executive Plaza
Developed by Rio Rancho Executive Plaza, LLC

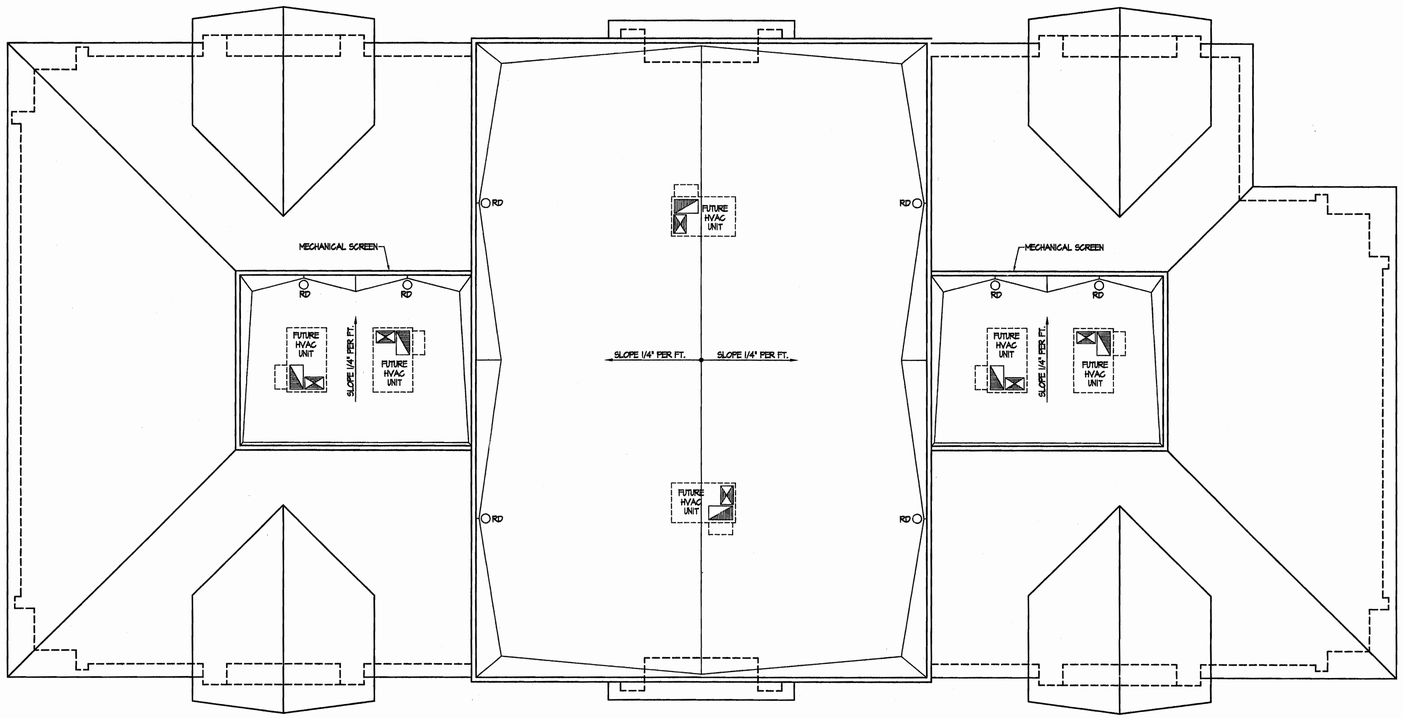
2320 Grande Boulevard SE
Rio Rancho, New Mexico

A.5.3

Architect:

STATE OF NEW MEXICO
KENNETH W. HOVEY
12496
REGISTERED ARCHITECT

Dwg. Date: 1-24-06



Roof Plan Bldg. No. 5
Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

North

Ref. North

Roof Plan Building No. 5

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
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Rio Rancho Executive Plaza
Developed by Rio Rancho Executive Plaza, LLC

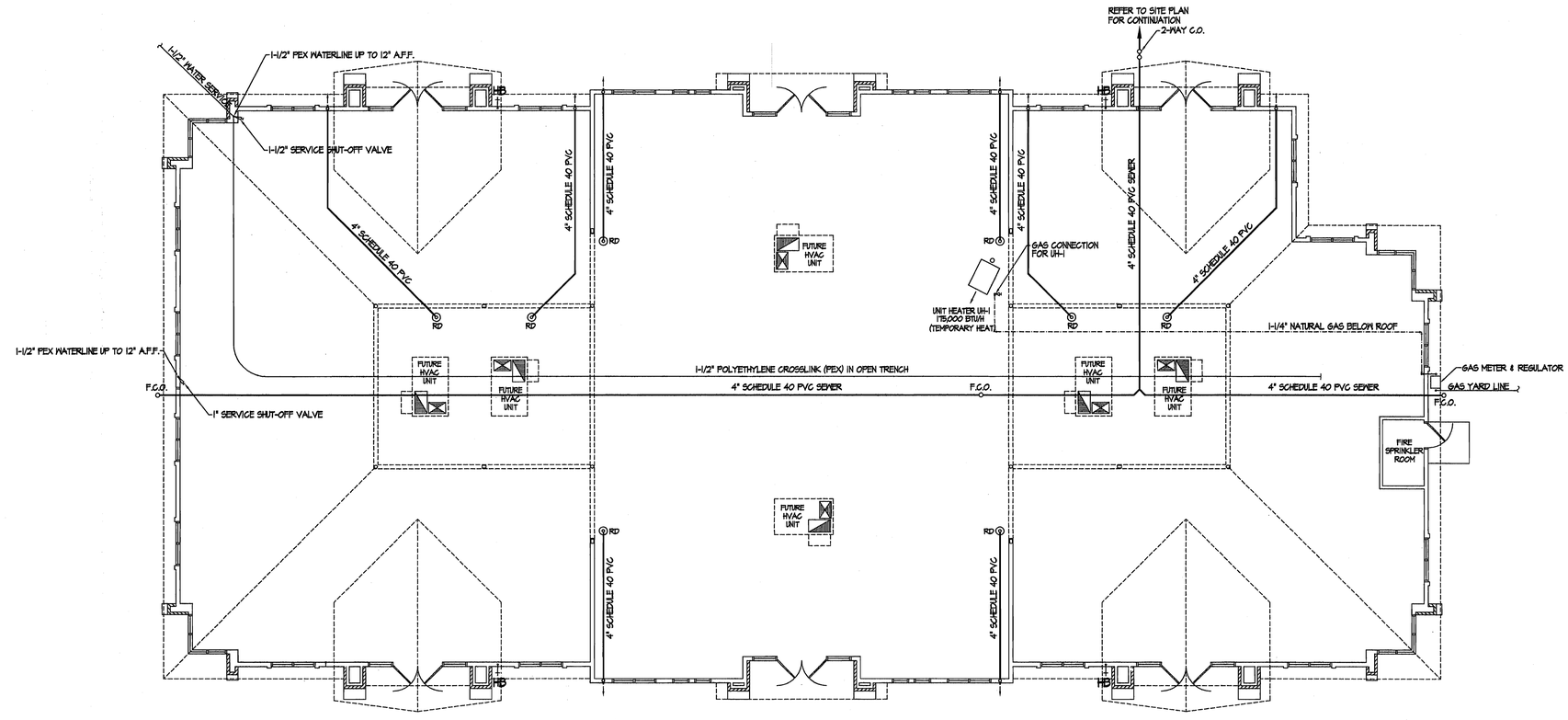
2320 Grande Boulevard SE
Rio Rancho, New Mexico

A.5.4

Architect:

STATE OF NEW MEXICO
KENNETH R. HOVEY
NO. 1055
REGISTERED ARCHITECT

Dwg. Date: 1-24-06



Plumbing/Mechanical Plan Bldg. No. 5

Scale: 1/8"=1'-0"

0 2' 4' 8' 16'

North

Ref. North

Plumbing Notes

1. ALL PLUMBING CONSTRUCTION WORK SHALL COMPLY WITH THE PROVISIONS OF THE UNIFORM PLUMBING CODE, 2003 EDITION, AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
2. SOIL, WASTE AND VENT PIPING WITHIN THE BUILDING AREA SHALL BE SCHEDULE 40 PVC.
3. HOT & COLD WATER PIPING SHALL BE POLYETHYLENE CROSSLINK (PEX).
4. NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH FORGED STEEL WELDING FITTINGS OR THREADED MALLEABLE IRON FITTINGS. THE FINAL CONNECTION TO GAS BURNING APPLIANCES SHALL BE MADE WITH FLEXIBLE PIPING.

Plumbing/Mechanical Plan Building No. 5

KEN HOVEY, ARCHITECT
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Rio Rancho Executive Plaza

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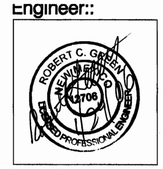
2320 Grande Boulevard SE
Rio Rancho, New Mexico

Engineer::



Dwg. Date: 1-24-06

NEC Load Calculations Panel "H"

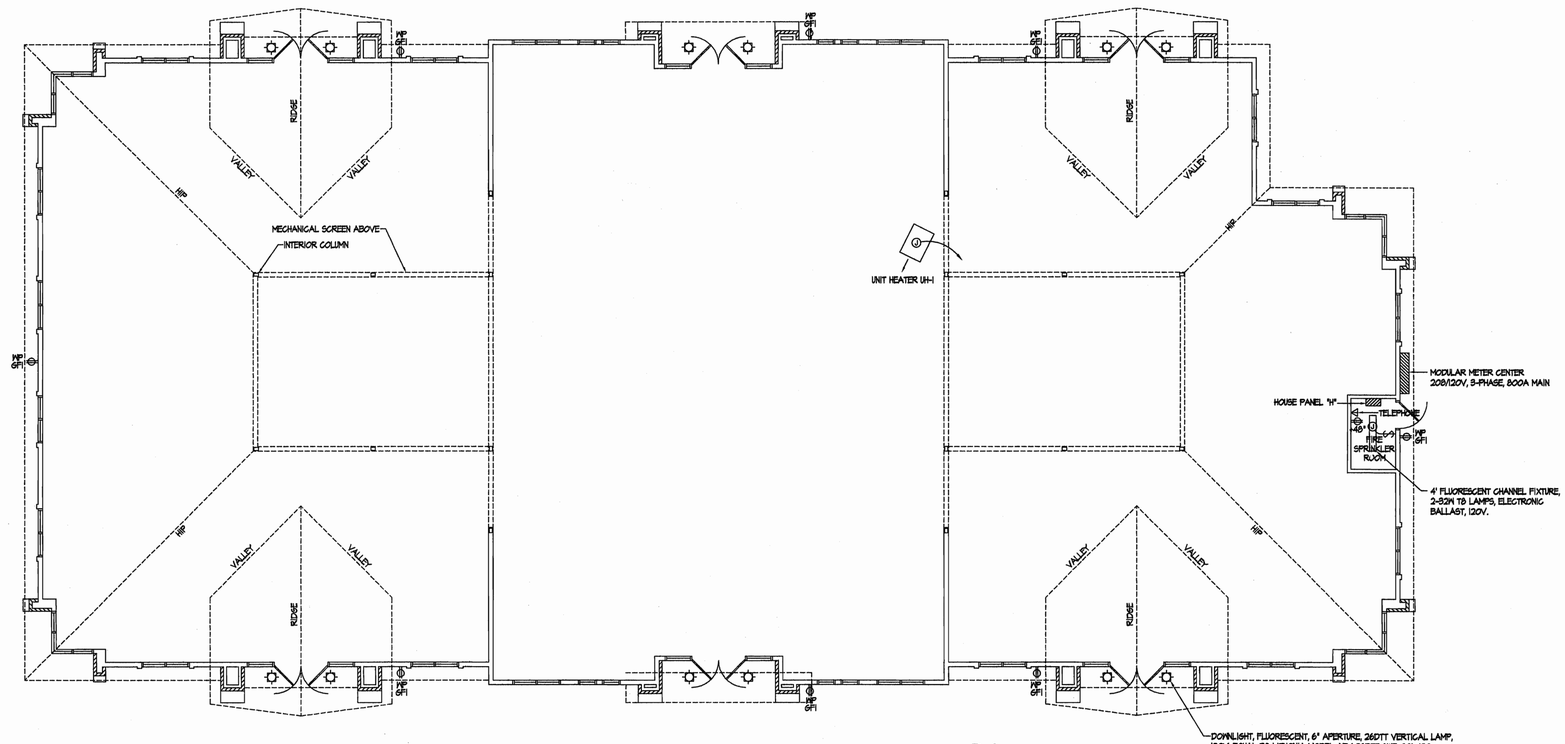
CONNECTED LOAD = 5,352 VA (15 AMPS) AT 208V, 3-PHASE

DEMAND LOAD:
USING N.E.C. ARTICLE 220, METHOD B:

CONTINUOUS LOADS:	
LIGHTING LOADS x 125% = 2.112 x 125% =	2,640 VA
LARGEST MOTOR:	
LARGEST MOTOR x 125% = 600 x 125% =	750 VA
NON-CONTINUOUS LOADS:	
NON-CONTINUOUS LOADS x 100% =	2,640 VA
TOTAL =	6,030 VA

TOTAL DEMAND = 6,030 VA (17 AMPS) AT 120/208V, 3-PHASE

AVAILABLE FAULT CURRENT: 60,000 AMPS AT TRANSFORMER SECONDARIES.



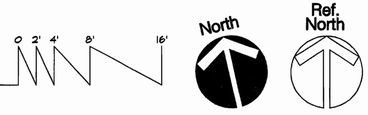
Panel Schedule "H"

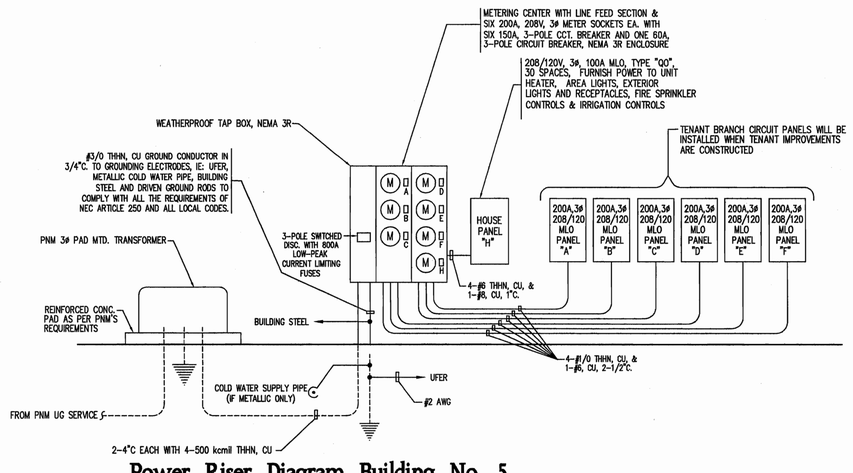
208Y/120 VOLT, 3ϕ, 4W, 100A MLO, SN, TYPE NQOD, 30 SPACES, FLUSH MOUNTED, RATED 10,000 A.I.C. (PANEL IS LIMITED TO 60 AMPS BY BREAKER AT MODULAR METERING)

LOAD DESCRIPTION	LOAD AMPS A	B	C	CKT. NO.	TRIP AMPS	WIRE SIZE	BUS A	B	C	WIRE SIZE	TRIP AMPS	CKT. NO.	LOAD AMPS A	B	C	LOAD DESCRIPTION
UNIT HEATER	5.0			1	20A,1P	#12				#12	20A,1P	2	3.8			EXTERIOR LIGHTING
RECEPTACLES - EXTERIOR		12.0		3	20A,1P	#12				#12	20A,1P	4		6.9		AREA LIGHTS
RECEPTACLE - SPRINKLER CONTROLS			5.0	5	20A,1P	#12				#12	20A,1P	6			6.9	AREA LIGHTS
IRRIGATION CONTROLS	5.0			7	20A,1P	#12					20A,1P	8				SPARE
SPARE				9	20A,1P						20A,1P	10				SPARE
SPARE				11	20A,1P						20A,1P	12				SPARE
SPACE				13								14				SPACE
SPACE				15								16				SPACE
SPACE				17								18				SPACE
SPACE				19								20				SPACE
SPACE				21								22				SPACE
SPACE				23								24				SPACE
SPACE				25								26				SPACE
SPACE				27								28				SPACE
SPACE				29								30				SPACE
SUB-TOTALS	10.0	12.0	5.0										3.8	6.9	6.9	SUB-TOTALS
TOTAL AMPS BUS "A" = 13.8 AMPS							BUS "B" = 18.9 AMPS									BUS "C" = 11.9 AMPS

Electrical Plan Bldg. No. 5

Scale: 1/8"=1'-0"





Power Riser Diagram Building No. 5

Electrical Notes

1. ALL ELECTRICAL CONSTRUCTION WORK SHALL COMPLY WITH THE PROVISIONS OF THE NFPA NATIONAL ELECTRICAL CODE, 2002 EDITION AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
2. ALL BRANCH WIRING SHALL BE COPPER WITH MIN. WIRE SIZE TO BE #12 AWG.
3. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL AND MECHANICAL REQUIREMENTS OF ALL HVAC EQUIPMENT AND CONTROLS AND SHALL INSTALL, CONNECT AND MAKE OPERATIONAL AS REQUIRED.
4. MATERIALS AND EQUIPMENT SHALL BE NEW, CLEAN AND UNDAMAGED WITH THE APPROPRIATE UL. LABELS.
5. THE CONTRACTOR MAY VARY BRANCH CIRCUIT WIRING TO MEET FIELD CONSTRUCTION REQUIREMENTS.
6. MOTORS SHALL HAVE FLEX CONDUIT CONNECTIONS, WEATHERPROOF FLEX AND CONNECTORS SHALL BE USED IN DAMP OR WET LOCATIONS.

Electrical Plan Building No. 5

KEN HOVEY, ARCHITECT
INDUSTRIAL WEST CONSTRUCTORS, LLC
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Rio Rancho, New Mexico

E.5.1