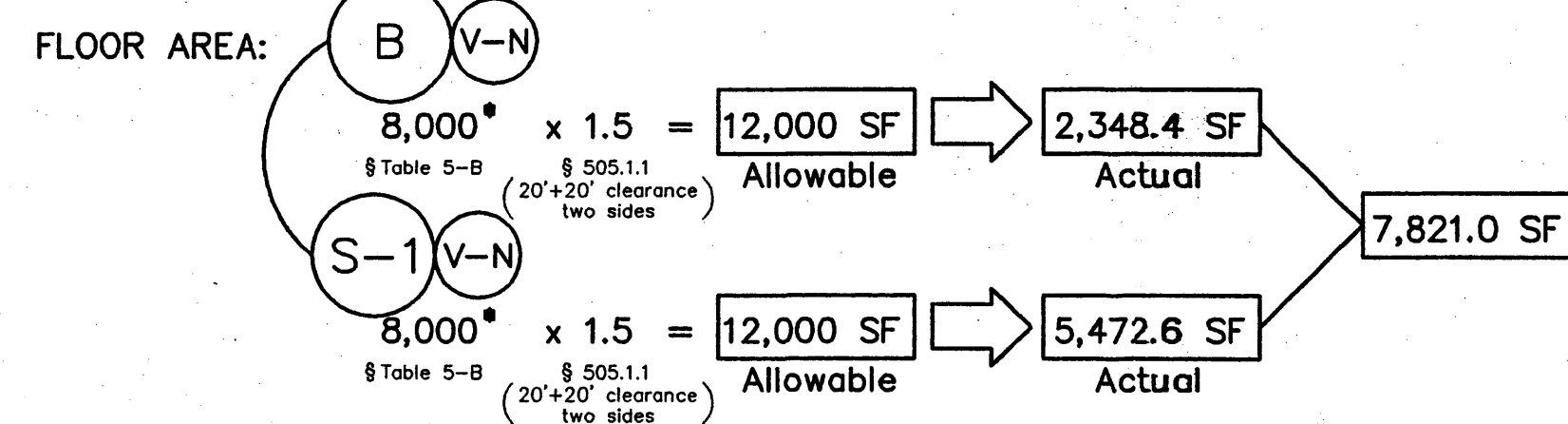


1997 UNIFORM BUILDING CODE  
ICC/ANSI 117.1

# CODE INFORMATION

OCCUPANCY GROUP: B; S-1 § 304.1  
CONSTRUCTION: TYPE V, N (NON-RATED CONSTRUCTION) § Table 6-A



ALLOWABLE NUMBER OF FLOORS: 2 § Table 5-B  
AREA SEPARATIONS REQUIRED: NONE § Table 3-B  
FIRE RESISTANCE: EXTERIOR WALLS: NON-RATED  
SEISMIC ZONE: 2b

1997 NEW MEXICO BUILDING CODE: 14.7.2.49  
ICC/ANSI A117.1-1998, CDA ZONING CODE §14-16-3-1

# PARKING

OFFICE  
2,348.4 SF ÷ 200 = 12  
(S.F. PER SPACE)

WAREHOUSE  
5,472.6 SF ÷ 2,000 = 3  
(S.F. PER SPACE)

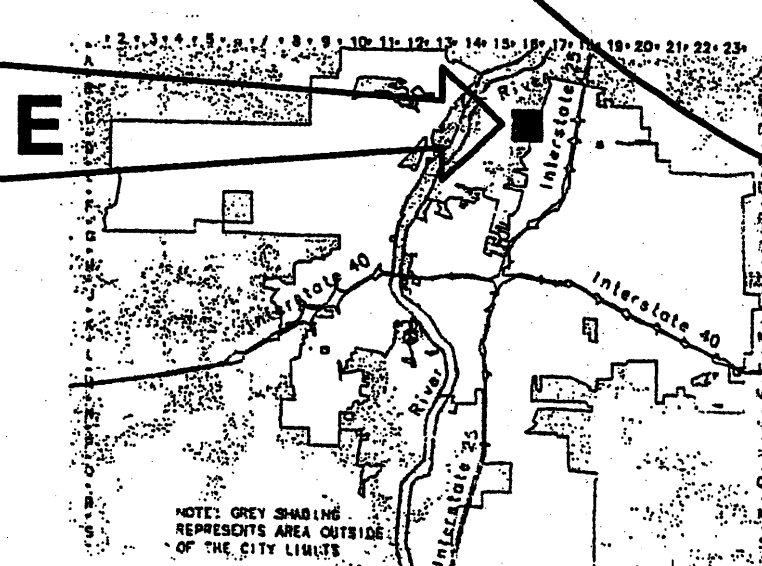
TOTAL  
15 Required  
18 Provided

# LEGAL DESCRIPTION

PROPERTY ADDRESS: 8515 PASEO ALAMEDA, NE  
ZONING: SU-2 IP-EP  
LOT/BLOCK/SUBDIVISION: 9, 0000, ALAMEDA BUSINESS PARK  
ZONE MAP PAGE: C-16  
UPC #: 101606432323940113

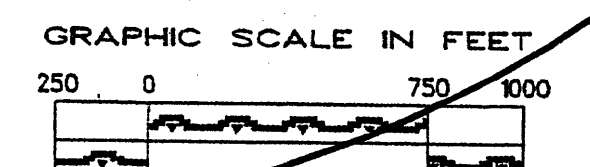
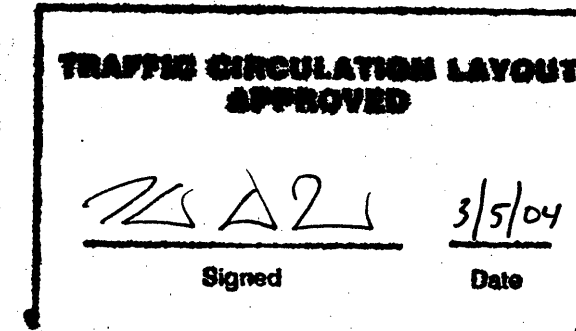


SITE

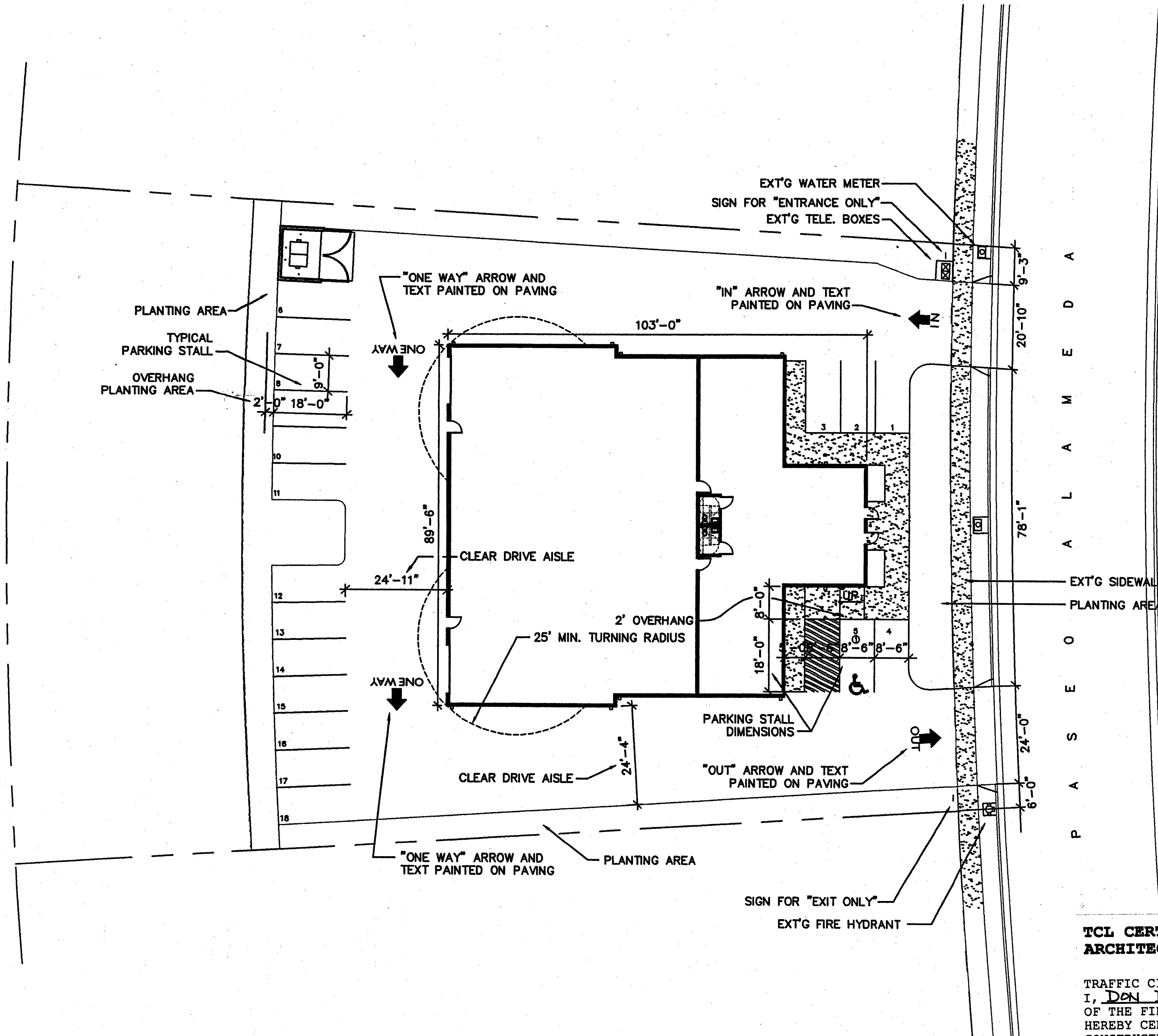


VICINITY MAP

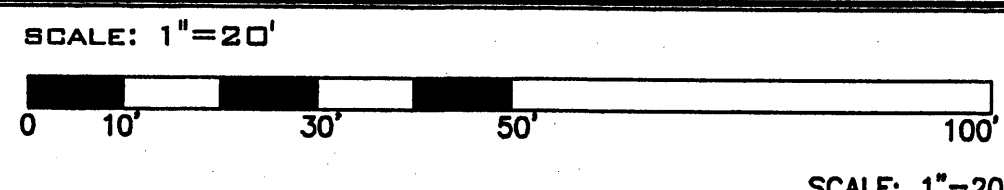
SCALE: 1" = 500 FEET



Zone Atlas Page  
**C-16-Z**  
Map Amended through January 21, 2003



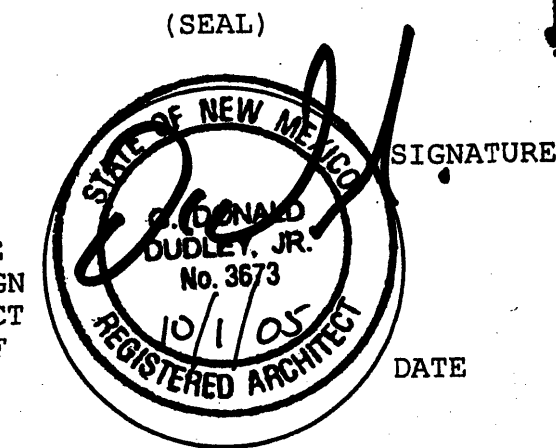
1  
TCL  
TRAFFIC CONTROL LAYOUT



TCL CERTIFICATION WITH VERIFICATION BY  
ARCHITECT OF RECORD

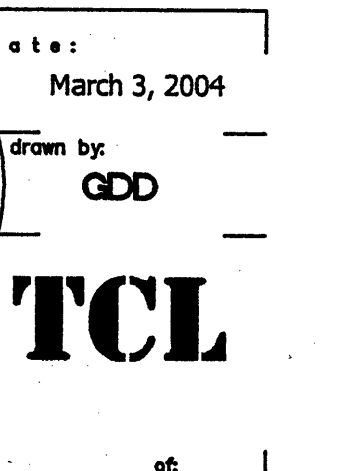
TRAFFIC CIRCULATION LAYOUT CERTIFICATION  
I, DON DUDLEY  
OF THE FIRM G. DONALD DUDLEY ARCHITECT  
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN  
CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL  
COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN  
INTENT OF THE APPROVED PLAN DATED 3/5/04. THE  
RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN  
DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT  
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS  
SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT  
CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT  
NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY  
SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION  
ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS  
RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT  
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR  
ANY OTHER PURPOSE.



ALAMEDA BUSINESS PARK  
OFFICE WAREHOUSE  
Lot #9  
8515 Paseo Alameda, NE  
Albuquerque, NM

G. DONALD DUDLEY AIA  
ARCHITECT  
SIMMS TOWER STUDIO 850  
400 GOLD AVENUE SW  
ALBUQUERQUE, NEW MEXICO  
8 7 1 0 2  
TEL 505.243.8100  
FAX 505.843.6820



TCL



PROJECT NUMBER: 1003114

Application Number: 03DEB 02000

DRB SITE DEVELOPMENT PLAN APPROVAL:

|  |                       |
|--|-----------------------|
| <i>[Signature]</i>                           | Date: <u>12-10-03</u> |
| Traffic Engineering, Transportation Division | Date: <u>12-10-03</u> |
| <i>[Signature]</i>                           | Date: <u>12/10/03</u> |
| Utilities Department                         | Date: <u>12-10-03</u> |
| <i>[Signature]</i>                           | Date: <u>12-10-03</u> |
| Parks and Recreation Department              | Date: <u>12-10-03</u> |
| <i>[Signature]</i>                           | Date: <u>12-10-03</u> |
| City Engineer                                | Date: <u>12-10-03</u> |
| NA   | Date: <u>12-10-03</u> |
| *Environmental Health (conditional)          | Date: <u>12-10-03</u> |
| <i>[Signature]</i>                           | Date: <u>12/10/03</u> |
| Solid Waste Management                       | Date: <u>12-8-03</u>  |
| DRB Chairperson, Planning Department         | Date: <u>12-8-03</u>  |
| <i>[Signature]</i>                           | Date: <u>12-8-03</u>  |
| Albuquerque Fire Department                  | Date: <u>12-8-03</u>  |

LEGEND

CONCRETE PAVING

PASEO ALAMEDA

FRONT YARD LANDSCAPING BUFFER

FRONT YARD BUILDING SETBACK  
SIGN FOR "EXIT ONLY"

ALAMEDA BUSINESS PARK  
OFFICE WAREHOUSE

Lot #9  
8515 Paseo Alameda, NE  
Albuquerque, NM 87113-1549

G. DONALD DUDLEY AIA

ARCHITECT

SIMMS TOWER STUDIO 850  
400 GOLD AVENUE SW  
ALBUQUERQUE, NEW MEXICO  
8 7 1 0 2  
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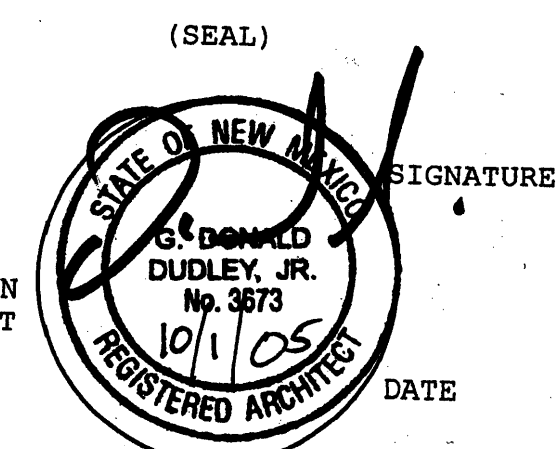
date: March 12, 2004

drawn by: GDD

CL-1

OCT 11 5 2005

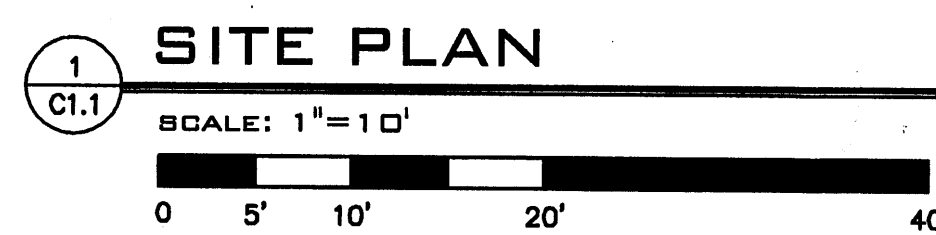
LAND DEVELOPMENT SECTION



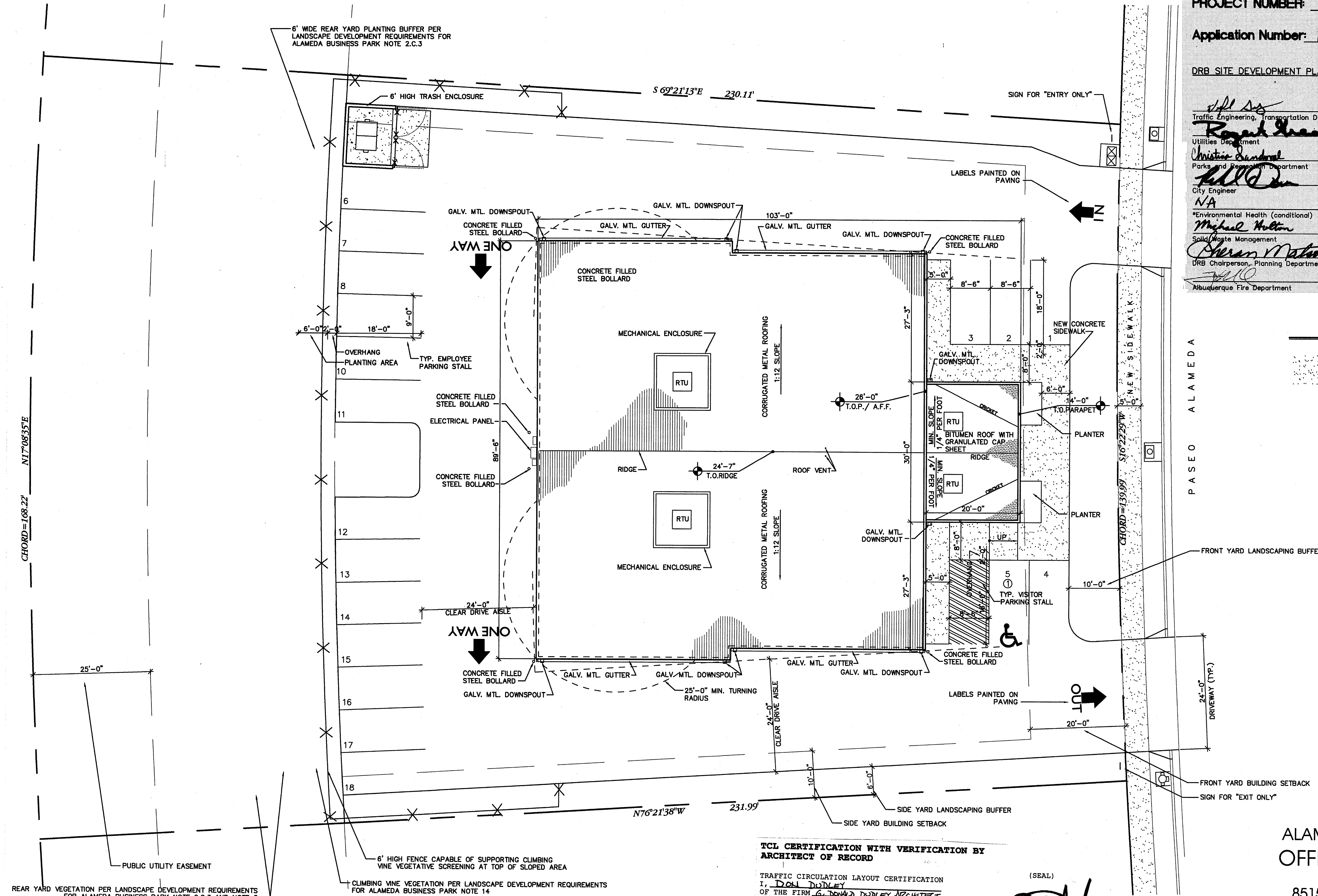
TCL CERTIFICATION WITH VERIFICATION BY  
ARCHITECT OF RECORD

TRAFFIC CIRCULATION LAYOUT CERTIFICATION  
I, G. DONALD DUDLEY, JR.  
OF THE FIRM G. DONALD DUDLEY ARCHITECT  
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN  
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COMPLIANCE WITH THE DESIGN INTENT OF THE  
APPROVED PLAN DATED 3/12/04. THE  
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VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR  
ANY OTHER PURPOSE.



SITE PLAN



REAR YARD VEGETATION PER LANDSCAPE DEVELOPMENT REQUIREMENTS  
FOR ALAMEDA BUSINESS PARK NOTE 2.C.3 AND NOTE 3

CLIMBING VINE VEGETATION PER LANDSCAPE DEVELOPMENT REQUIREMENTS  
FOR ALAMEDA BUSINESS PARK NOTE 14

PUBLIC UTILITY EASEMENT

EDITH BOULEVARD

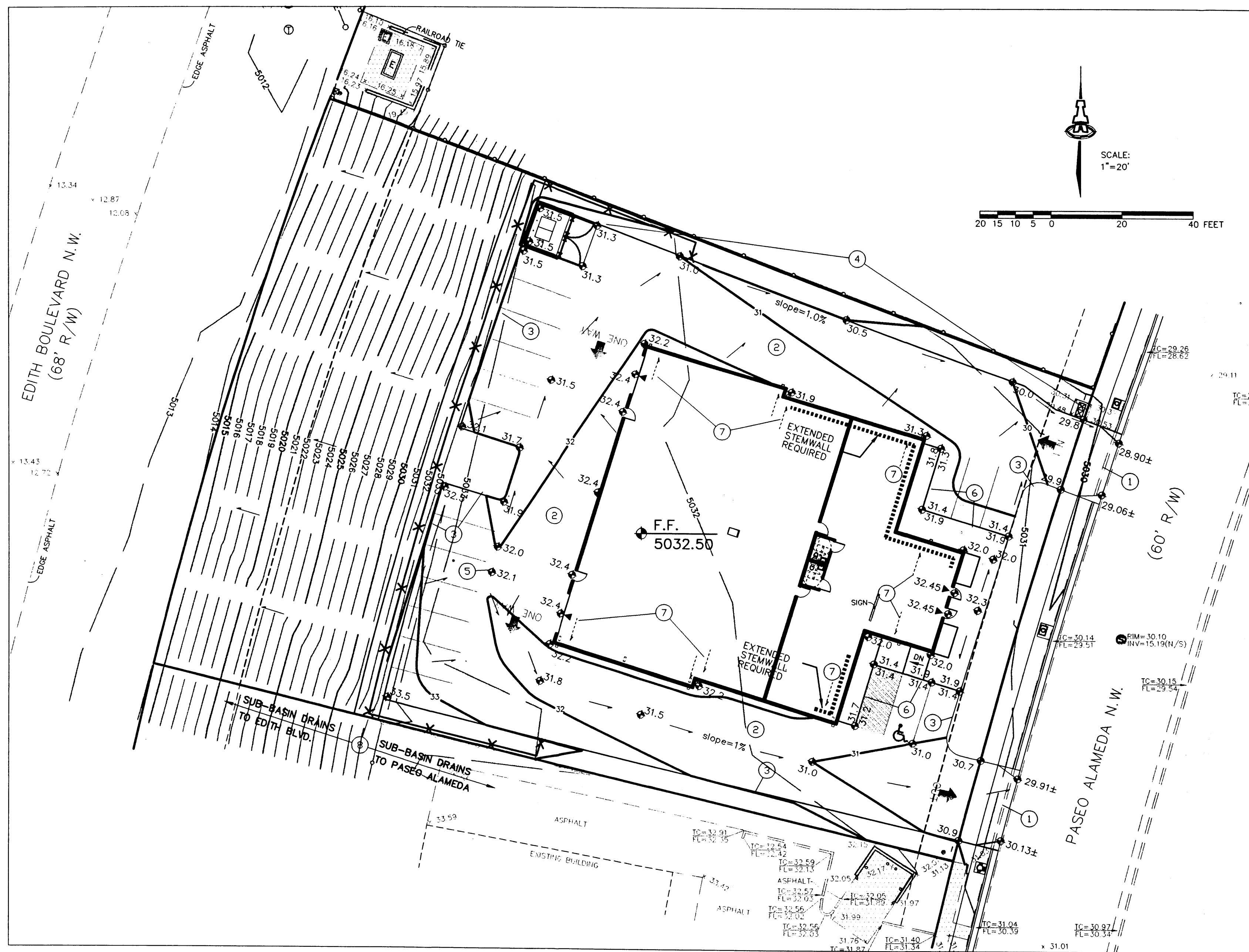
CHORD = 168.22' N17°08'35"E

N76°21'38"W

231.99'

S 69°21'13"E 230.11'





#### GRADING NOTES:

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 THEREFORE. 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.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

#### LEGEND

|                    |                                   |
|--------------------|-----------------------------------|
| ---                | EXISTING CONTOUR                  |
| ---                | PROPOSED CONTOUR                  |
| ◆ 78.3             | PROPOSED SPOT ELEVATION           |
| →                  | FLOW ARROW                        |
| FF = 6881.0        | FINISH FLOOR ELEVATION            |
| ---                | SIDEWALK CULVERT                  |
| TC 81.9<br>FL 81.4 | TOP OF CURB<br>FLOWLINE ELEVATION |
| ---                | PROPOSED FLOODWALL                |
| ⊗                  | AREA DRAIN                        |
| INV=72.5           | INVERT ELEVATION                  |
| ---                | DRAIN LINE WITH SIZE              |
| ---                | STORM DRAIN MANHOLE               |

#### SCOPE

THE PROPOSED IMPROVEMENTS INCLUDE A COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PARKING / LANDSCAPING AND ASSOCIATED SITE IMPROVEMENTS.

THE PRESENT SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY WITHIN THE ALAMEDA BUSINESS PARK. EDITH BLVD. BORDERS THE PROPERTY TO THE WEST. PASEO ALAMEDA BORDERS THE PROPERTY TO THE EAST, THE PROPERTY TO THE NORTH IS AN EXISTING POND / PUMP STATION AND THE PROPERTY TO THE SOUTH IS DEVELOPED COMMERCIAL. THE SITE SLOPES AT APPROXIMATELY 2% TO THE NORTHEAST.

#### THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

#### DRAINAGE PLAN CONCEPT

THE PROPERTY IS DIVIDED INTO TWO BASINS. THE WEST SLOPE DRAINS TO EDITH BLVD. (NO INCREASE IN FLOW DUE TO DEVELOPMENT) AND FLOWS NORTH TO THE EXISTING STORM DRAIN SYSTEM. EAST FLOWS INCLUDING ALL PROPOSED DEVELOPMENT DRAIN TO PASEO ALAMEDA (AN INCREASE OF 1.6 CFS FROM HISTORIC) AND FLOWS NORTH TO THE EXISTING STORM DRAIN INLETS INTO THE EXISTING POND / PUMP STATION.

#### GENERAL INFORMATION

**LEGAL** LOTS 9, OF THE 'ALAMEDA BUSINESS PARK' WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY STATE OF NEW MEXICO. ADDRESS: 8515 PASEO ALAMEDA, NE. UPCM 10106432323940113

**SURVEYOR** ALDRICH LAND SURVEYING

**BENCHMARK** VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT 'NDC 7-1182', A BRASS TABLET SET ON A CONCRETE POST AND HAVING AN ELEVATION OF 5064.4 FEET (MSL) 0.4 MILES SOUTH OF THE RICHFIELD ROAD BRIDGE OVER THE AMAFCA NORTH DIVERSION CHANNEL.

**FLOOD HAZARD** PER FIRM MAP #136, THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

**OFF-SITE DRAINAGE** BASED ON SITE INSPECTION, NO OFF-SITE FLOW PASSES THROUGH THIS PROPERTY.

**EROSION CONTROL** THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

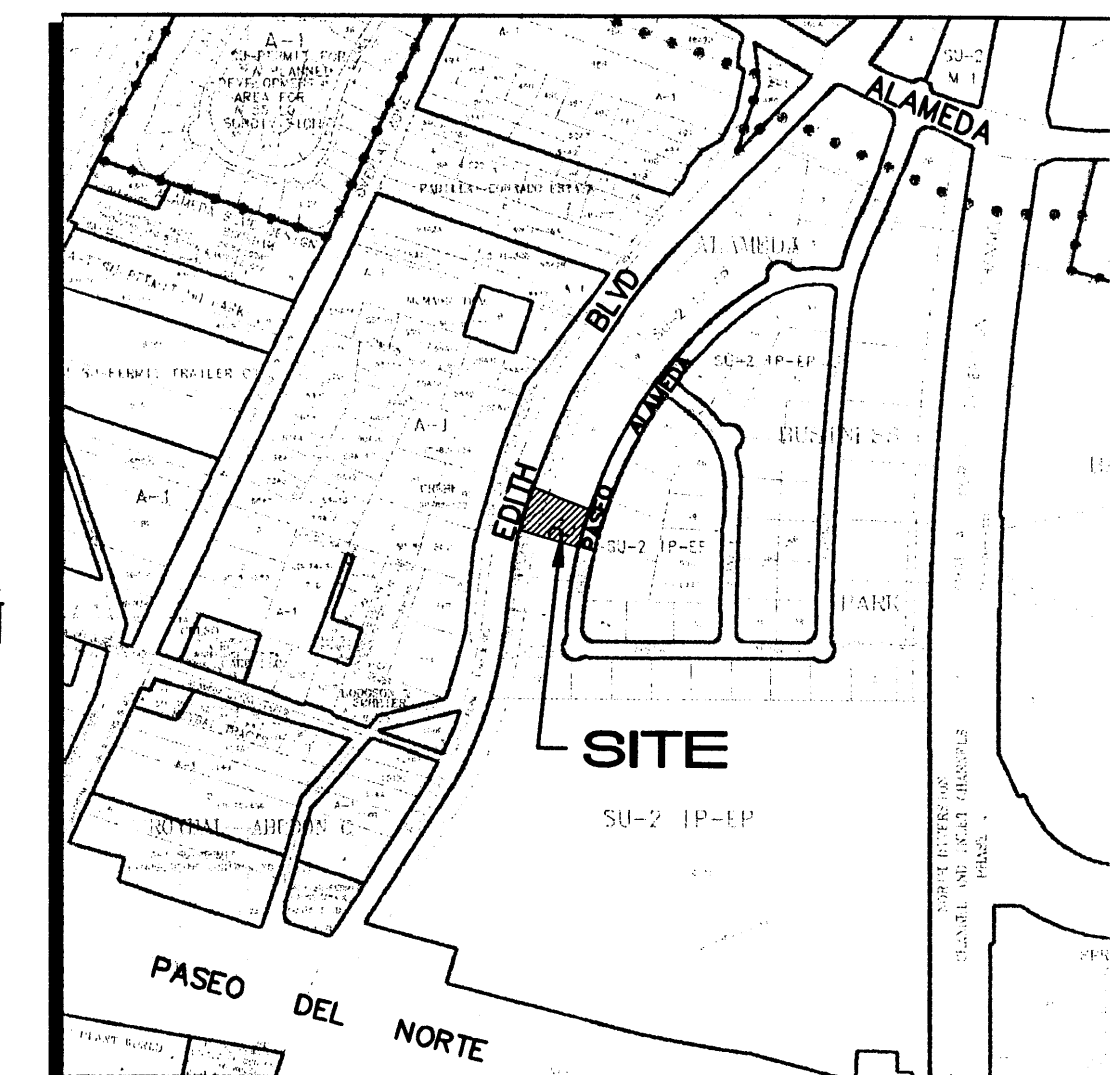
#### CALCULATIONS: Garrett Office / Warehouse : January 12, 2004

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

| ON-SITE                         |                                  |                              |         |
|---------------------------------|----------------------------------|------------------------------|---------|
| AREA OF SITE:                   | 35696.6                          | SF                           | = 0.819 |
|                                 |                                  |                              | Ac.     |
| <b>HISTORIC FLOWS:</b>          | <b>DEVELOPED FLOWS:</b>          | <b>EXCESS PRECIPITATION:</b> |         |
| On-Site Historic Land Condition | On-Site Developed Land Condition | Precip. Zone 2               |         |
| Area a = 25000 SF               | Area a = 0 SF                    | Ea = 0.53                    |         |
| Area b = 0 SF                   | Area b = 2500 SF                 | Eb = 0.78                    |         |
| Area c = 10696.6 SF             | Area c = 10697 SF                | Ec = 1.13                    |         |
| Area d = 0 SF                   | Area d = 22500 SF                | Ed = 2.12                    |         |
| Total Area = 35696.6 SF         | Total Area = 35697 SF            |                              |         |

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

|                                   |   |                          |
|-----------------------------------|---|--------------------------|
| Weighted E =                      | $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$ |                          |
| Historic E =                      | 0.71 in.  | Developed E = 1.73 in.   |
| On-Site Volume of Runoff: V360 =  | $E \cdot A / 12$                                      |                          |
| Historic V360 =                   | 2111 CF   | Developed V360 = 5145 CF |
| On-Site Peak Discharge Rate: Qp = | $QpAa + QpbAb + QpcAc + QpdAd / 43,560$               |                          |
| For Precipitation Zone 2          |   |                          |
| Qpa = 1.56                        | Qpc = 3.14  |                          |
| Qpb = 2.28                        | Qpd = 4.70  |                          |
| Historic Qp =                     | 1.7 CFS   | Developed Qp = 3.3 CFS   |



#### VICINITY MAP

#### KEYED NOTES

- CONSTRUCT SITE ENTRANCE PER C.O.A. STD. DWG. 2425. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. SEE ARCHITECTURAL FOR DIMENSIONS / DETAILS / DEMOLITION OF EXISTING CURBS.
- PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT CONCRETE HEADER CURB PER C.O.A. STD. DWG. 2415 (TYPICAL UNLESS NOTED).
- CONSTRUCT CONCRETE MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 TO CARRY CONCENTRATED FLOW TO STREET.
- PAVING HIGH POINT THIS AREA.
- CONSTRUCT TURNED DOWN CONCRETE WALK PER DETAIL THIS SHEET. SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
- ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED (DASHED ARROWS). ALL ROOF FLOWS TO BE RELEASED DIRECTLY INTO PAVED PARKING LOT. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
- GRADE BREAK

#### DRAINAGE CERTIFICATION

I, FRED C. ARFMAN, P.E., NMPE 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/28/04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR ALAMEDA BUSINESS PARK, OFFICE WAREHOUSE, LOT 9.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

FRED C. ARFMAN  
STATE OF NEW MEXICO  
7322  
09-28-05  
DATE

## ALAMEDA BUSINESS PARK OFFICE WAREHOUSE

Lot #9  
8515 Paseo Alameda, NE  
Albuquerque, NM

G. DONALD DUDLEY AIA

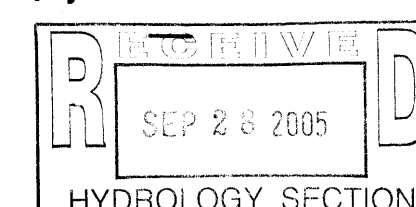
ARCHITECT

SIMMS TOWER STUDIO 850  
400 GOLD AVENUE SW  
ALBUQUERQUE, NEW MEXICO  
8 7 1 0 2  
TEL 505.243.8100  
FAX 505.843.8820

GRADING &  
DRAINAGE PLAN

date:  
January 23, 2004

drawn by:  
thor/bjp



SEP 28 2005  
HYDROLOGY SECTION

sequence no.

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico  
1311GRD.DWG

garrett group, inc.