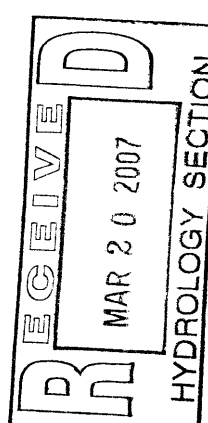


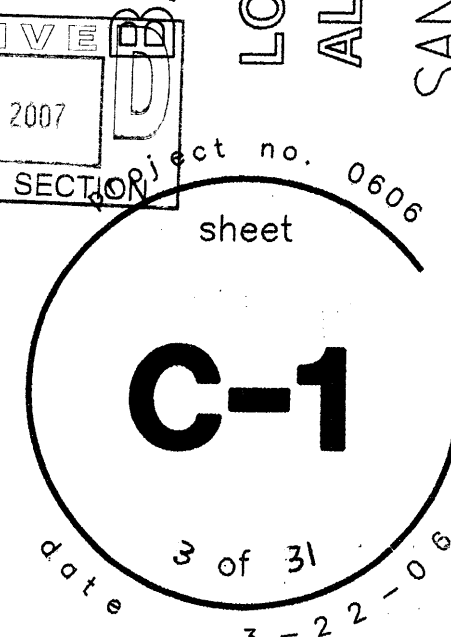
87110 (505) 255-5040 FAX (505) 255-5040
SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040



BAKER CONSTRUCTION OFFICE/WAREHOUSE

LOT 39 ALAMEDA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

SANDERS & ASSOCIATES ARCHITECTS, P.C.



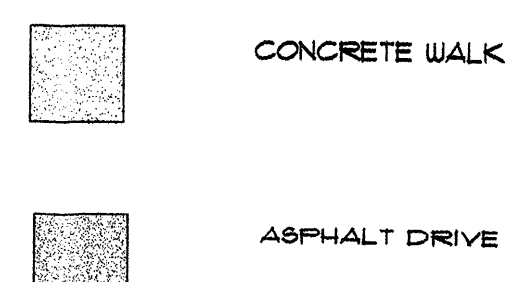
EXTERIOR LIGHT FIXTURES
NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND / OR
ANGLED TO PREVENT LIGHT FROM GLARING ON ADJACENT
PROPERTIES AND ROADWAYS.
TYPE 1: WALL PACK UP 10'-0"
TYPE 2: RECESSED SOFFIT DOWNLIGHT

THE WAREHOUSE HAS A PREFINISHED RIBBED METAL ROOF WHICH SHALL
NOT HAVE A HIGHLY REFLECTIVE SURFACE PER REQUIREMENTS OF THE
ALAMEDA BUSINESS PARK MASTER PLAN.

ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

CURVE DATA
C1
R = 30.00'
D = 90°31'27"
CB = S 44°44'19" E
CH = 42.62'
L = 47.40'
C2
R = 12330.00'
D = 00°37'02"
CB = S 0°47'10" W
CH = 136.84'
L = 132.85'
C3
R = 12180.00'
D = 00°45'12"
CB = S 0°43'27" W
CH = 160.13'
L = 160.14'

LEGEND



LEGAL DESCRIPTION

LOT NUMBERED THIRTY-NINE OF ALAMEDA BUSINESS PARK, (A REPLAT OF TRACT B-1-A-1, LANDS
OF SPRINGER BUILDING MATERIALS CORPORATION), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN
AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO
ON JUNE 29, 1999, IN BOOK 99C, PAGE 167, AS DOC. NO. 1999085494.

ZONING:

SU-2 IP

SHEET INDEX

- C-1 SITE PLAN
- C-2 SITE LANDSCAPING PLAN
- C-3 SITE GRADING PLAN
- A-1 BUILDING ELEVATIONS

PARKING REQUIREMENTS

OFFICE - 3,000 SF. 1 PARKING SPACE PER 200 SF. =
WAREHOUSE - 4,218 SF. 1 PARKING SPACE PER 200 SF. =
TOTAL REQUIRED

15 SPACES
2,100 SPACES

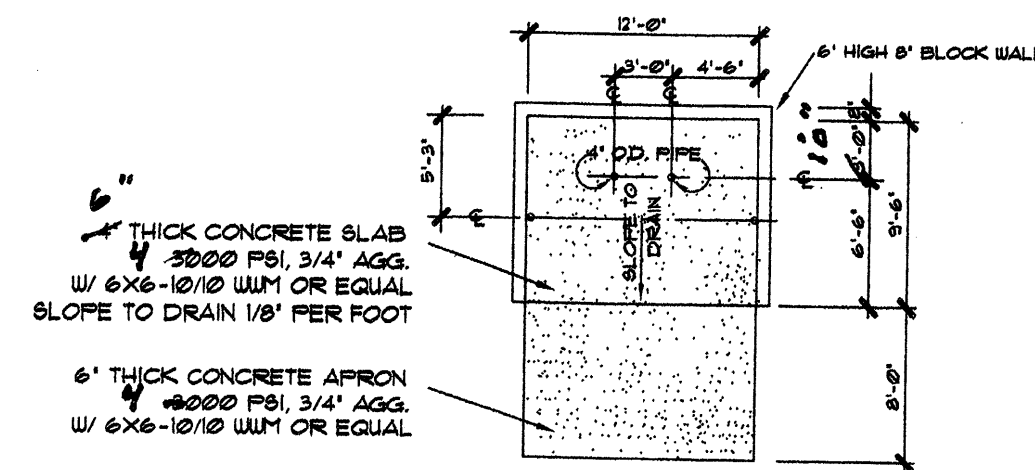
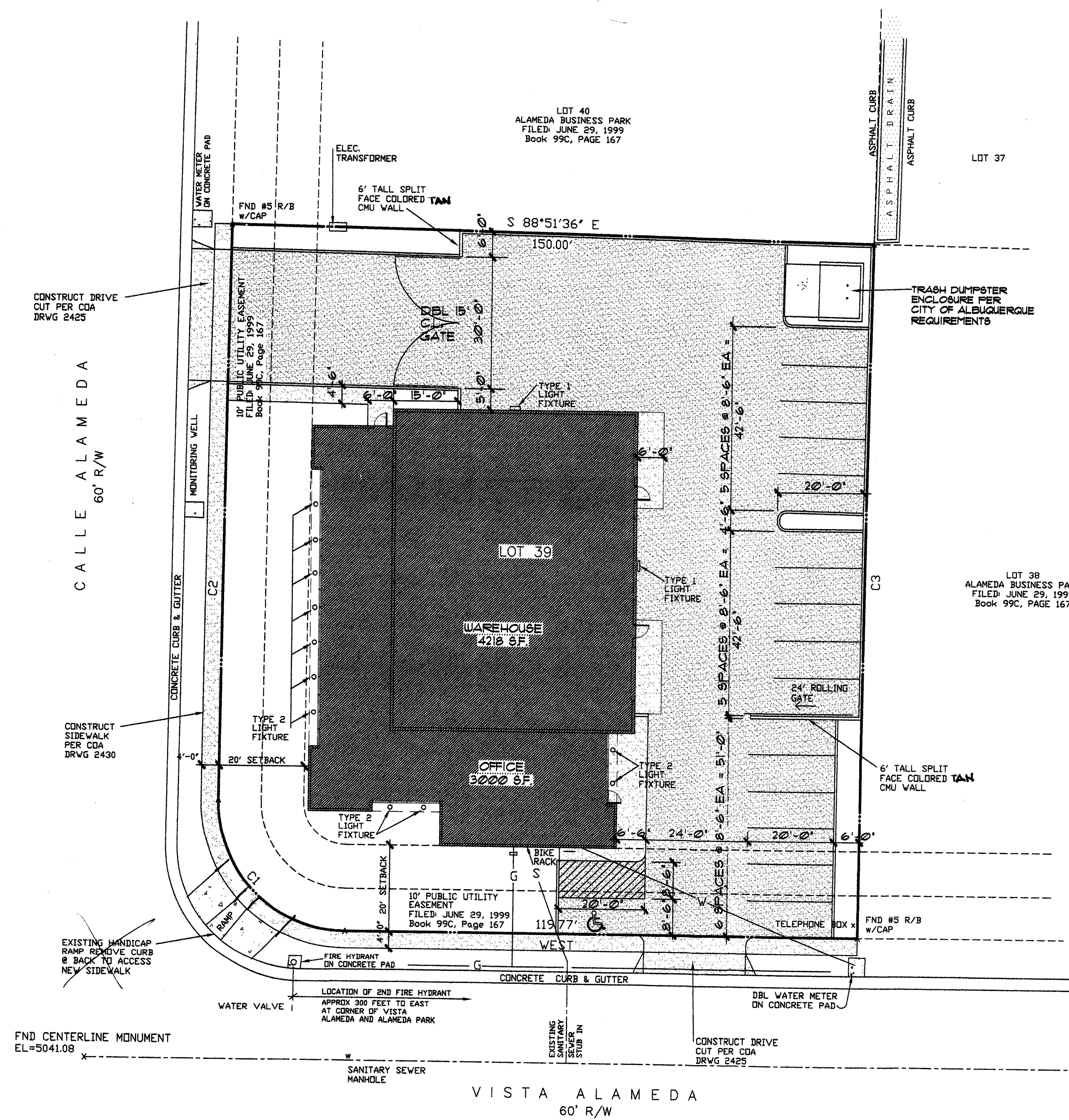
TOTAL PROVIDED
REG CAR
TOTAL PROVIDED
HANDICAP

16 SPACES
1 SPACE
17 SPACES

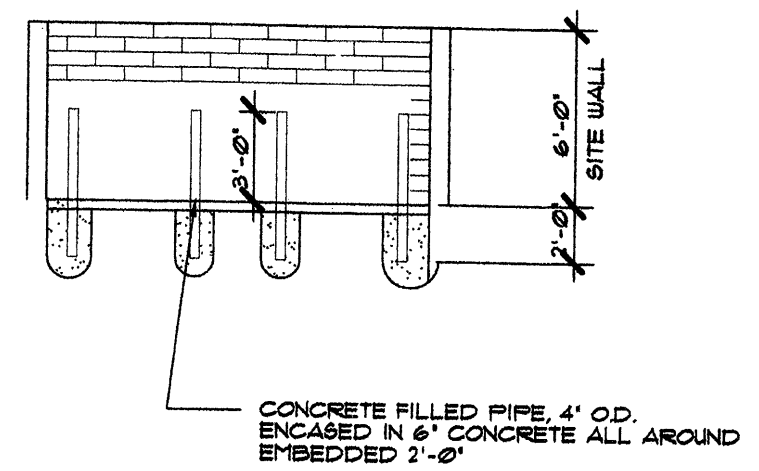
BICYCLE: 1 SPACE PER 20 CARS TOTAL: 1 REQ. 1 PROVIDED

THE TOTAL LANDSCAPED AREA REQUIRED SHALL EQUAL NOT LESS THAN 15%
OF THE NET LOT AREA. NET = TOTAL AREA OF LOT MINUS THE AREA OF
THE LOT COVERED BY BUILDINGS

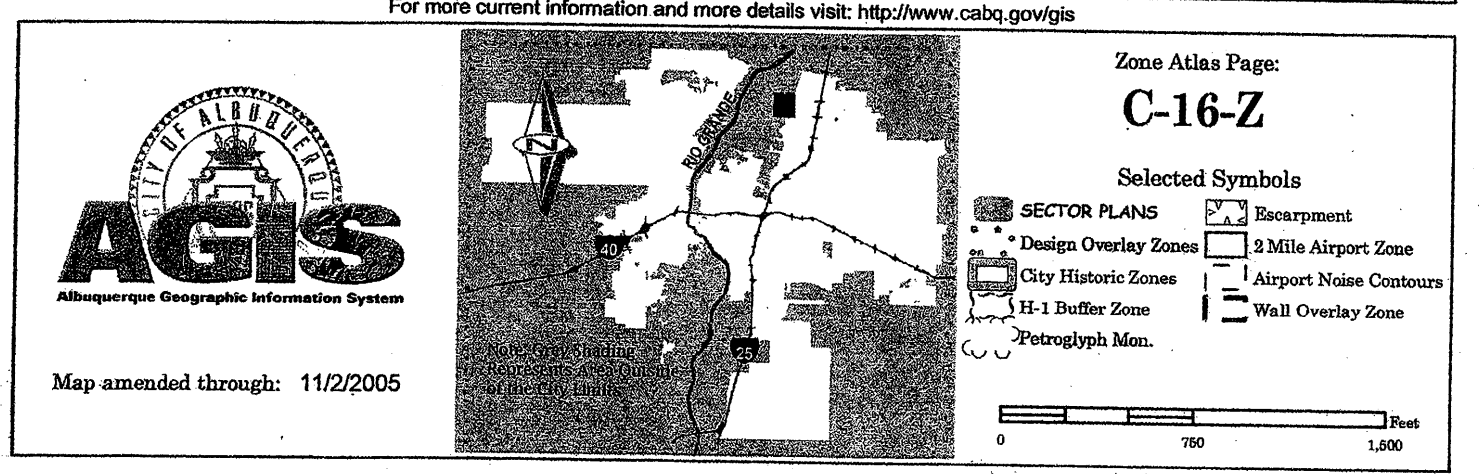
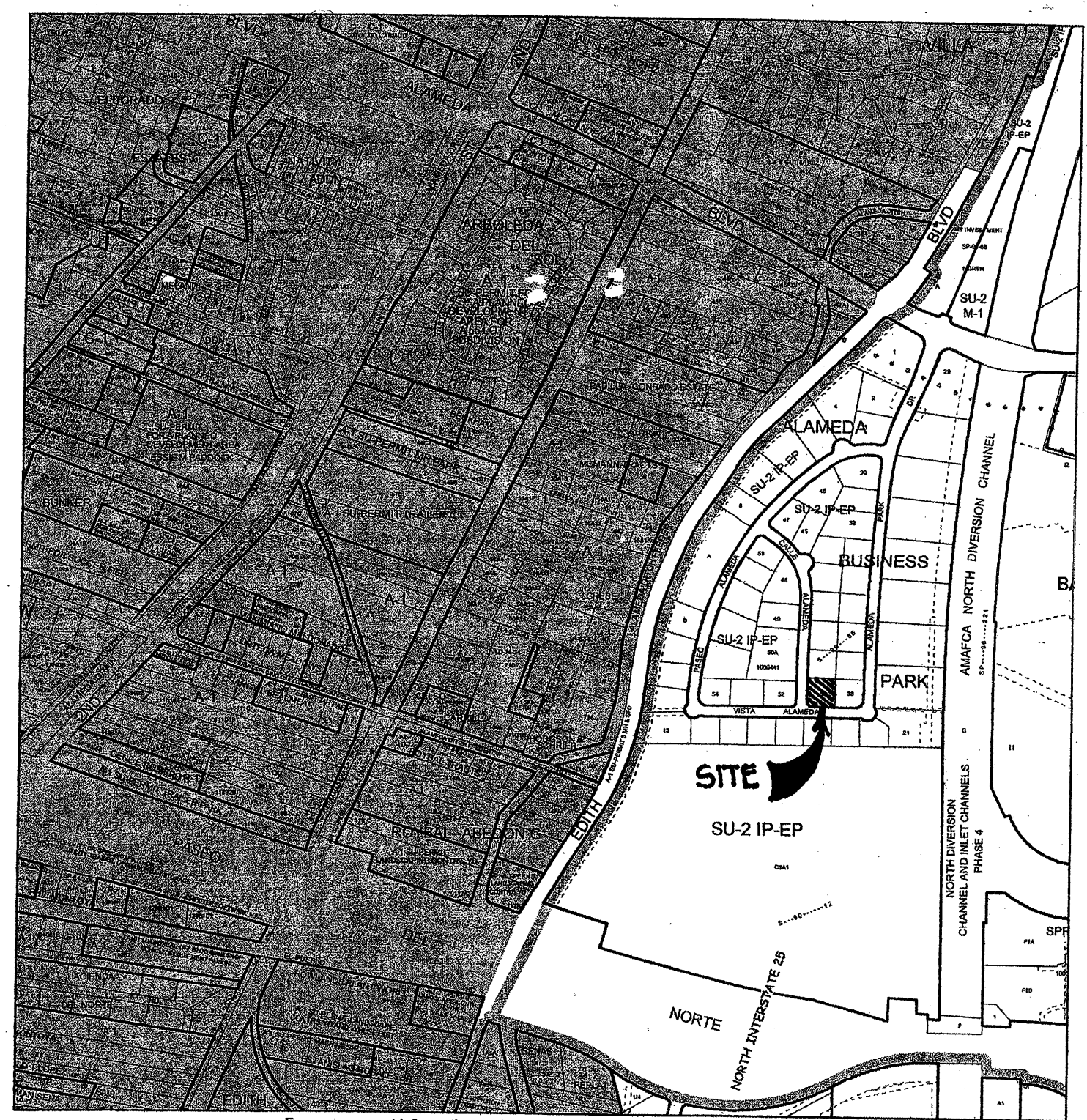
LOT SIZE = 24,032 SF.
- 7,218 SF. BUILDING FOOTPRINT
16,814 SF.
X15%
2,522 SF. LANDSCAPING REQUIRED



1 TRASH DUMPSTER
ENCLOSURE PLAN
SCALE: 1" = 10'-0"



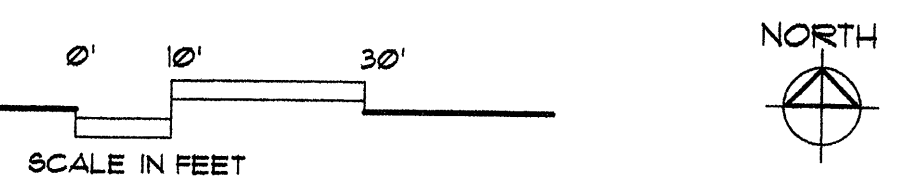
2 ENCLOSURE SECTION
NOT TO SCALE

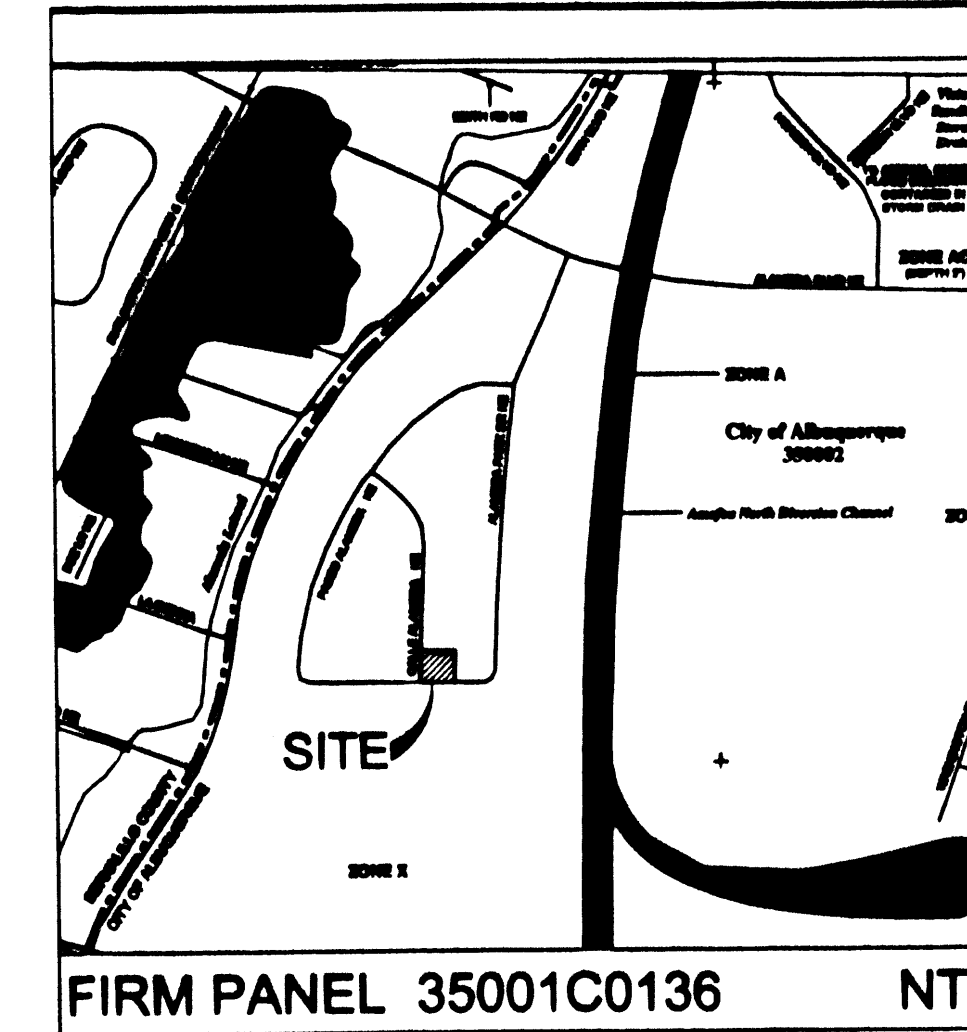
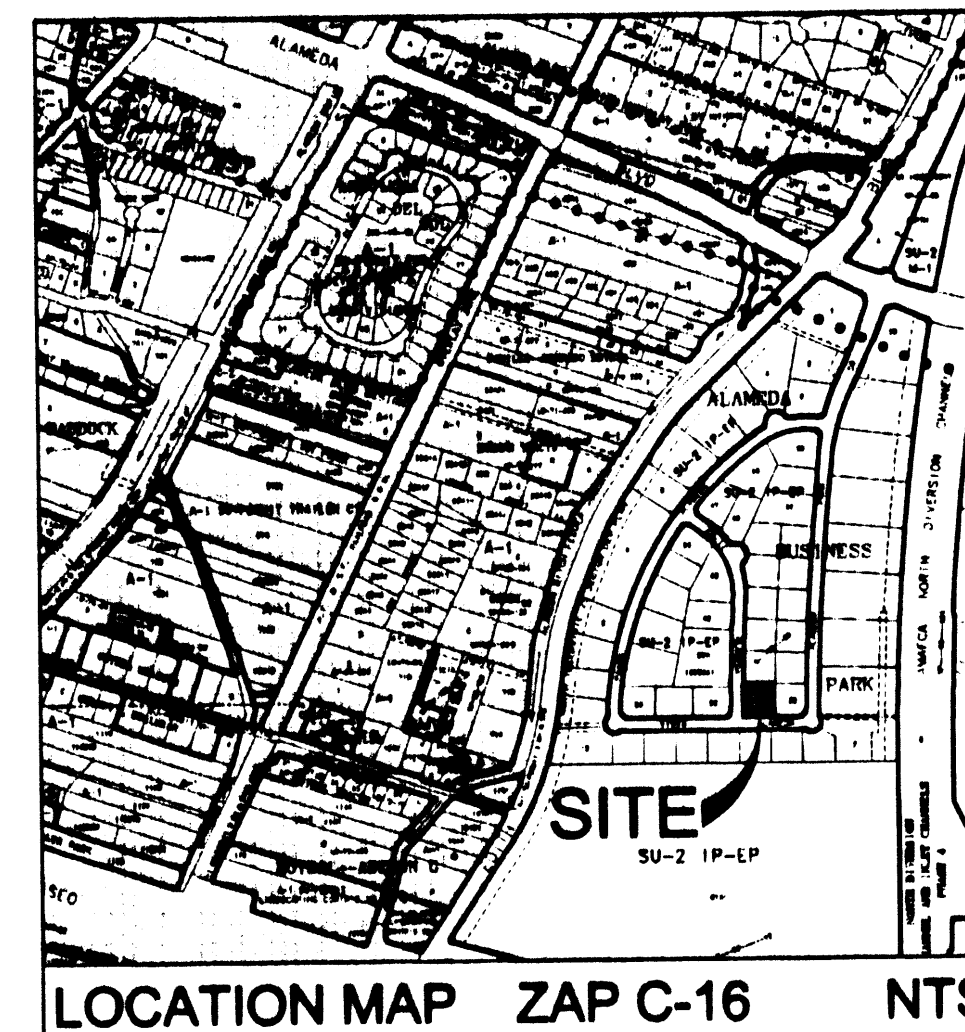
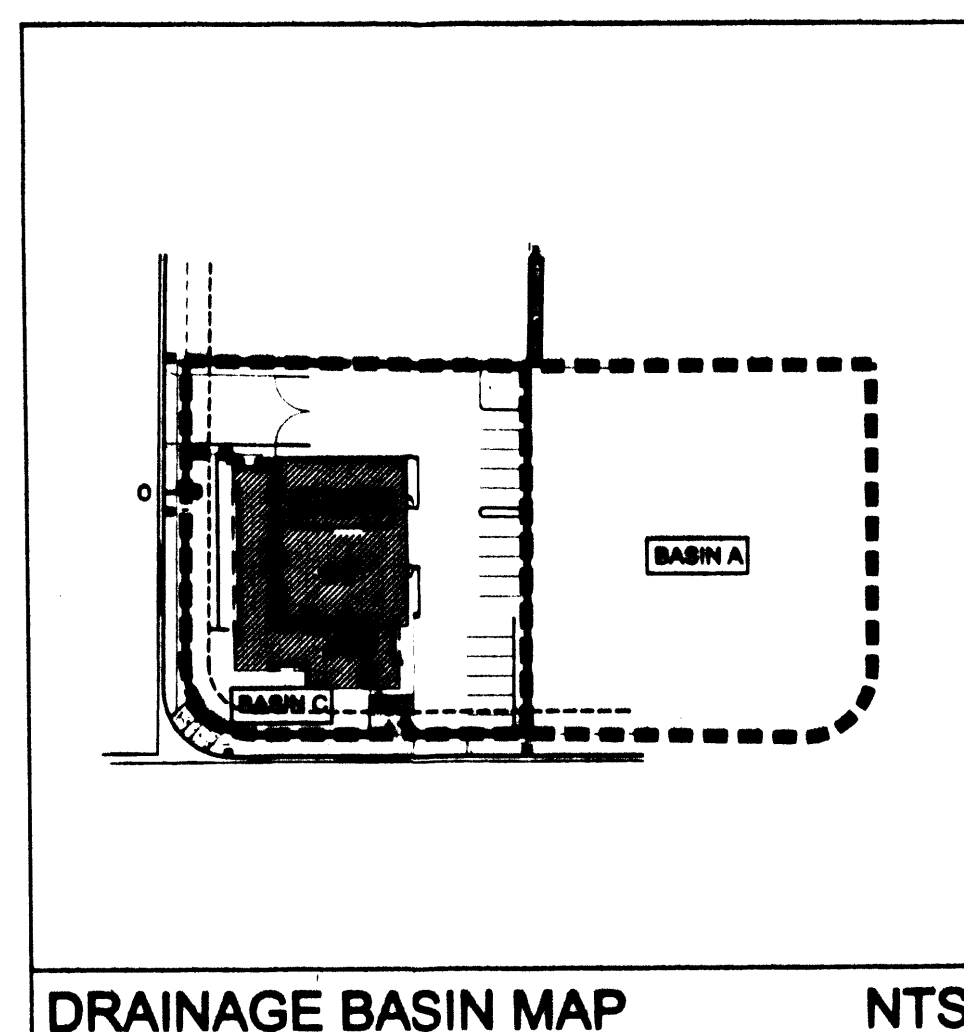
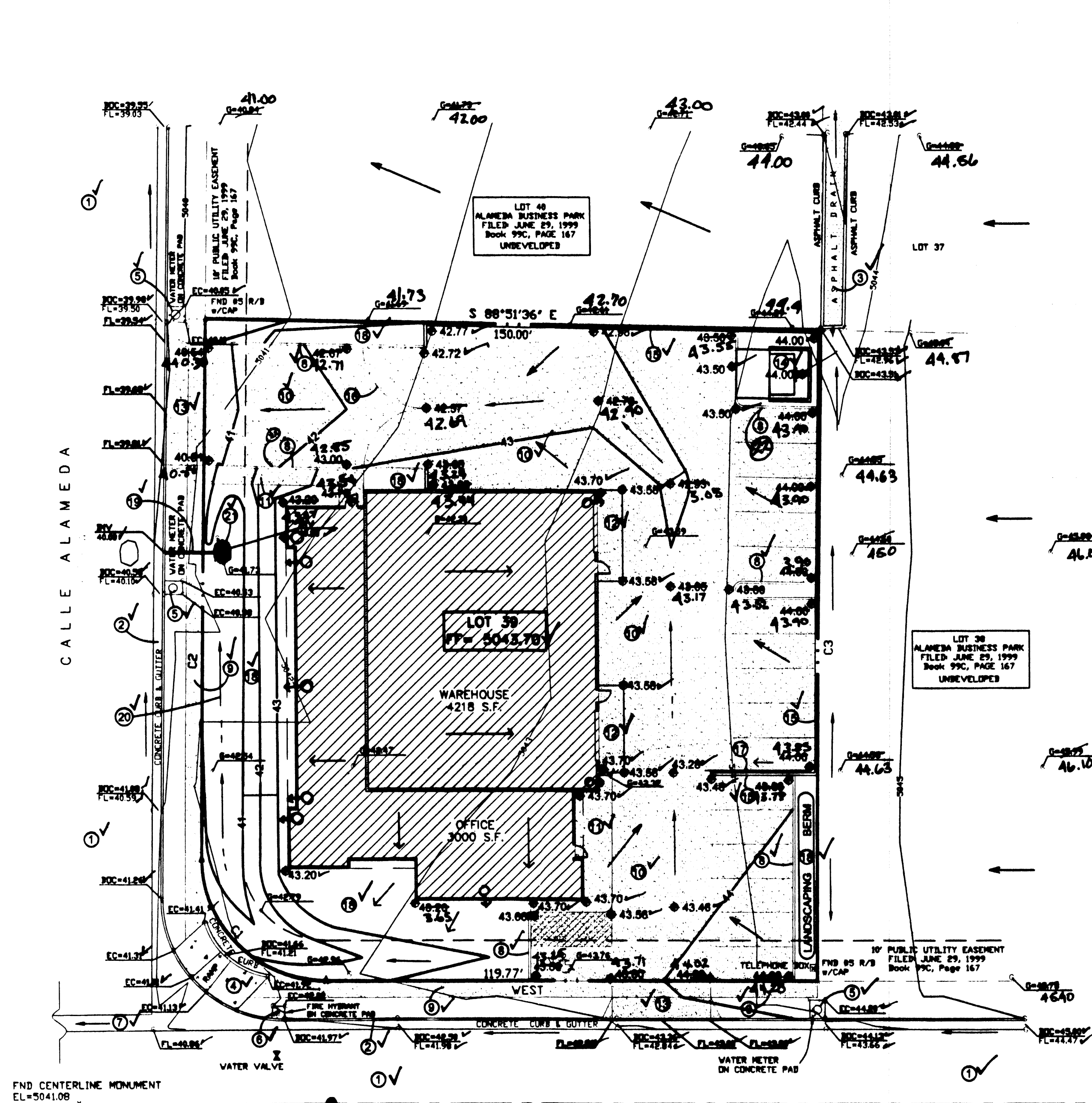


AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

PROJECT NUMBER 1004784 APPLICATION NUMBER 06-00402
"The developers of this site are required to follow the most current version of the "Interim
Guidelines for Development Within One Thousand Feet of a Landfill." A review and approval of
the Site Plan(s), the proposed construction, design drawings, and a certification of construction
will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section".
Is an Infrastructure list required? () yes (X) no If yes, then a set of approved
DRC plans with a work order is required for any construction within the Public Right-of-Way
or for construction of public improvements
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
Signature Date
Environmental Health 4/5/06
Solid Waste Management 3/24/06
Traffic Engineering 4-5-06
Utilities Development 4/5/06
Public & Recreation Dept. 4/5/06
City Engineer 4/5/06
DRB Chairperson, Planning Department 04/25/06
signature block 5/13/05

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





LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	EX 6" W	6" W
SANITARY SEWER	EX 8" SAS	8" SAS
STORM SEWER	EX 36" SD	36" SD
FIRE HYDRANT	—	—
VALVE	—	—
METERED WATER SERVICE	—	—
MANHOLE	—	—
CURB AND GUTTER	—	—
HEADER CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC WITH POWER POLE	EX-OHE	OHE
UNDERGROUND ELEC, GAS, TEL, TV	EX-UGT	UGT
CURB ELEVATIONS	—	—
SPOT ELEV.	—	—
SEWER SERVICE	—	—
RIGHT OF WAY EASEMENT	—	—
POWER POLE (GUYPED)	PP	PP
CENTERLINE	—	—
TOP OF ASPHALT ELEV.	EX TA 16.2	TA 16.2
TOP OF CURB ELEV.	EX TC 16.2	TC 16.2
CONTOUR W/ ELEVATION	—	—
BLOCK WALL	—	—
BASIN DIVIDE	—	—
ASPHALT PAVING	—	—
DRAINAGE SWALE	—	—
DIRECTION OF FLOW	—	—
ROOF DRAIN	—	—

PROJECT DATA
PROPERTY ADDRESS
 8501 CALLE ALAMEDA NE
LEGAL DESCRIPTION
 LOT 39, ALAMEDA BUSINESS PARK
MAPPING
 SUBDIVISION BOUNDARY, IMPROVEMENT SURVEY AND TOPOGRAPHY BY HARRIS SURVEYING, MARCH 2006

CURVE DATA
C1
 R = 30.00'
 D = 90°31'27"
 CB = S 44°44'19" E
 CH = 42.62'
 L = 47.40'
C2
 R = 12330.00'
 D = 0°37'02"
 CB = S 0°47'10" W
 CH = 132.84'
 L = 132.85'
C3
 R = 12180.00'
 D = 0°45'12"
 CB = S 0°45'27" W
 CH = 180.13'
 L = 180.14'

GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

IN ACCORDANCE WITH THE DRAINAGE ORDINANCE FOR THE CITY OF ALBUQUERQUE, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE PROPERTY INTO THE BAKER CONSTRUCTION OFFICE WAREHOUSE. PROPOSED SITE IMPROVEMENTS TO SUPPORT THE BUILDING PERMIT APPLICATION INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 0.55-ACRES AND IS LOCATED AT 8501 CALLE ALAMEDA NE. THE PROJECT SITE IS DESCRIBED AS LOT 39, ALAMEDA BUSINESS PARK. THE SITE IS BOUNDED ON THE NORTH AND EAST BY UNDEVELOPED INDUSTRIAL PARK PROPERTIES, ON THE SOUTH BY VISTA ALAMEDA, AND ON THE WEST BY CALLE ALAMEDA. THE SITE IS PRESENTLY UNDEVELOPED. SITE TOPOGRAPHY SLOPES EAST TO WEST AT APPROXIMATELY 2 PERCENT. ALL ON-SITE RUNOFF DRAINS WEST TO CALLE ALAMEDA. THE SITE IS PRESENTLY IMPACTED BY OFF-SITE FLOWS FROM LOT 38 LOCATED ADJACENT TO THE SITE ON THE EAST. THE TEMPORARY EROSION CONTROL BERM ORIGINALLY CONSTRUCTED ON THE COMMON PROPERTY LINE HAVE WEATHERED, ALLOWING OFF-SITE FLOWS FROM LOT 38 TO ENTER THE SITE. ALL ON-SITE AND OFF-SITE RUNOFF DRAINS TO MASTERPLAN IMPROVEMENTS CONSTRUCTED FOR ALAMEDA BUSINESS PARK. EXISTING PUBLIC STORM DRAINS CONVEY ALL EXCESS RUNOFF TO AN EXISTING REGIONAL RETENTION POND LOCATED ON PASEO ALAMEDA NE. THE POND DRAINS BY A PUMP STATION TO THE AMAFCA NORTH DIVERSION CHANNEL.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS LOCATED WITHIN A DESIGNATED ZONE 'X' (500 YEAR) FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED INTO THE BAKER CONSTRUCTION OFFICE WAREHOUSE. THE DRAINAGE CRITERIA FOR THE SITE WAS ESTABLISHED BY THE DRAINAGE MASTERPLAN FOR ALAMEDA BUSINESS PARK, PREPARED BY BOHANNON HUSTON, FEBRUARY 1999. PER THE MASTERPLAN, ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES, CONVEYING RUNOFF TO THE EXISTING PERIMETER STREETS. AS SHOWN BY THE DRAINAGE BASIN MAP, OFF-SITE BASIN 'A' WILL BE DIVERTED NORTH TO AN EXISTING DRAINAGE CHANNEL BY A NEW BLOCK WALL. A PORTION OF BASIN 'A' WILL BE DIVERTED SOUTH TO VISTA ALAMEDA BY A PROPOSED ON-SITE LANDSCAPING BERM. UPON DEVELOPMENT OF LOT 38 ALL OFF-SITE RUNOFF FROM BASIN 'A' WILL DRAIN NORTH TO THE PRIVATE CHANNEL, WHICH DRAINS NORTH AND WEST TO CALLE ALAMEDA. ON-SITE BASIN 'B' WILL DRAIN WEST TO CALLE ALAMEDA, AND BASIN 'C' WILL DRAIN WEST TO CALLE ALAMEDA.

TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SILT FENCING IS RECOMMENDED ALONG THE CONSTRUCTION BOUNDARIES. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. PROJECTS DISTURBING MORE THAN 1.0 ACRES MUST COMPLY WITH THE EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100-YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

PROJECT HYDROLOGY									
LOT 39, ALAMEDA BUSINESS PARK									
AHYMO									
PRECIP ZONE: 2									
P _{6 HOUR} : 2.35"									
P _{10 DAY} : 3.95"									
UNDEVELOPED:									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	0.55	0.00	0.00	0.00	0.00	1.13	1.7	0.0018	
A	0.54	0.00	0.00	0.54	0.00	1.13	1.7	0.0009	
DEVELOPED (PROPOSED):									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
SITE	0.55	0.00	0.00	0.10	0.37	1.75	2.2	0.0002	
A	0.54	0.00	0.00	0.03	0.05	0.46	1.95	0.0078	
B	0.40	0.00	0.04	0.05	0.31	1.79	1.7	0.0097	
C	0.15	0.00	0.04	0.05	0.06	1.45	0.4	0.0181	

HYDROLOGY CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, STEVEN K. MORROW, NMPE 13679, of the firm Brasher & Lorenz, Inc., 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 8-12-06. 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 Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and is 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.

Steven K. Morrow, NMPE 13679



DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 7.
3. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS

Inspector: *[Signature]* 3-22-07
 DATE

KEYED NOTES

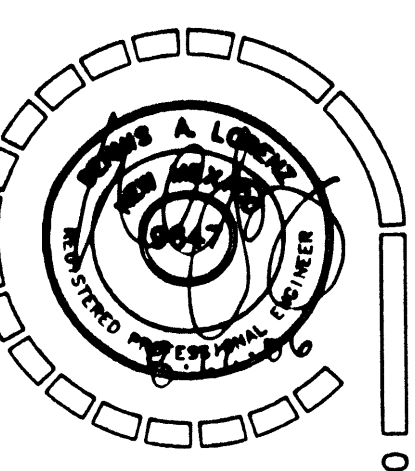
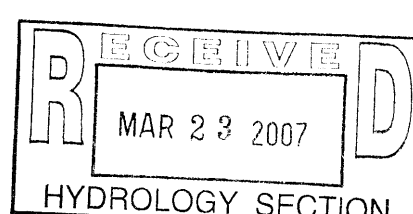
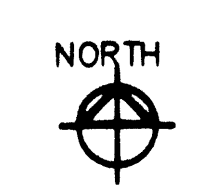
1. EXISTING ASPHALT PAVING TO REMAIN.
2. EXISTING CONCRETE CURB AND GUTTER.
3. EXISTING ASPHALT CHANNEL.
4. EXISTING HC ACCESS RAMP.
5. EXISTING WATER METER BOX.
6. EXISTING FIRE HYDRANT.
7. EXISTING CONCRETE VALLEY GUTTER.
8. NEW 8" CONCRETE CURB.
9. NEW 4" CONCRETE SIDEWALK.
10. NEW ASPHALT PAVEMENT SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
11. NEW CONCRETE SIDEWALK.
12. NEW CONCRETE APRON.
13. REMOVE AND DISPOSE EXISTING CONCRETE CURB AND GUTTER. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG 2425.
14. NEW REFUSE ENCLOSURE PER COA SPEC.
15. NEW CMU WALL- 8" HIGH.
16. NEW SWING GATE- MAX COM-PLATE 2' LONG AS SHOWN.
17. NEW SLIDING GATE- MAX COM-PLATE 2' LONG AS SHOWN.
18. NEW LANDSCAPING. SEE LANDSCAPE PLAN.
19. CONSTRUCT 4" PVC CURB PENETRATION PER COA STD DWG 2235.
20. LANDSCAPE DRAINAGE SWALE SEE LANDSCAPE PLAN.
21. INSTALL 3" COBBLES AT PIPE INLET TO MITIGATE EROSION.
22. CURB DETAIL.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



BRASHER & LORENZ
 CONSULTING ENGINEERS
 2201 San Pedro NE, Building 1, Suite 1200
 Albuquerque, New Mexico 87110
 Ph: 505-888-6088 Fax: 505-888-6188

BAKER CONSTRUCTION OFFICE/WAREHOUSE
 LOT 39 CALLE ALAMEDA
 ALBUQUERQUE, NEW MEXICO
 SANDERS & ASSOCIATES ARCHITECTS, P.C. 600 CENTRAL AVE. S.W. SUITE 111 ALBUQUERQUE N.M. 87102 (505) 842-8413 FAX (505) 242-2280

