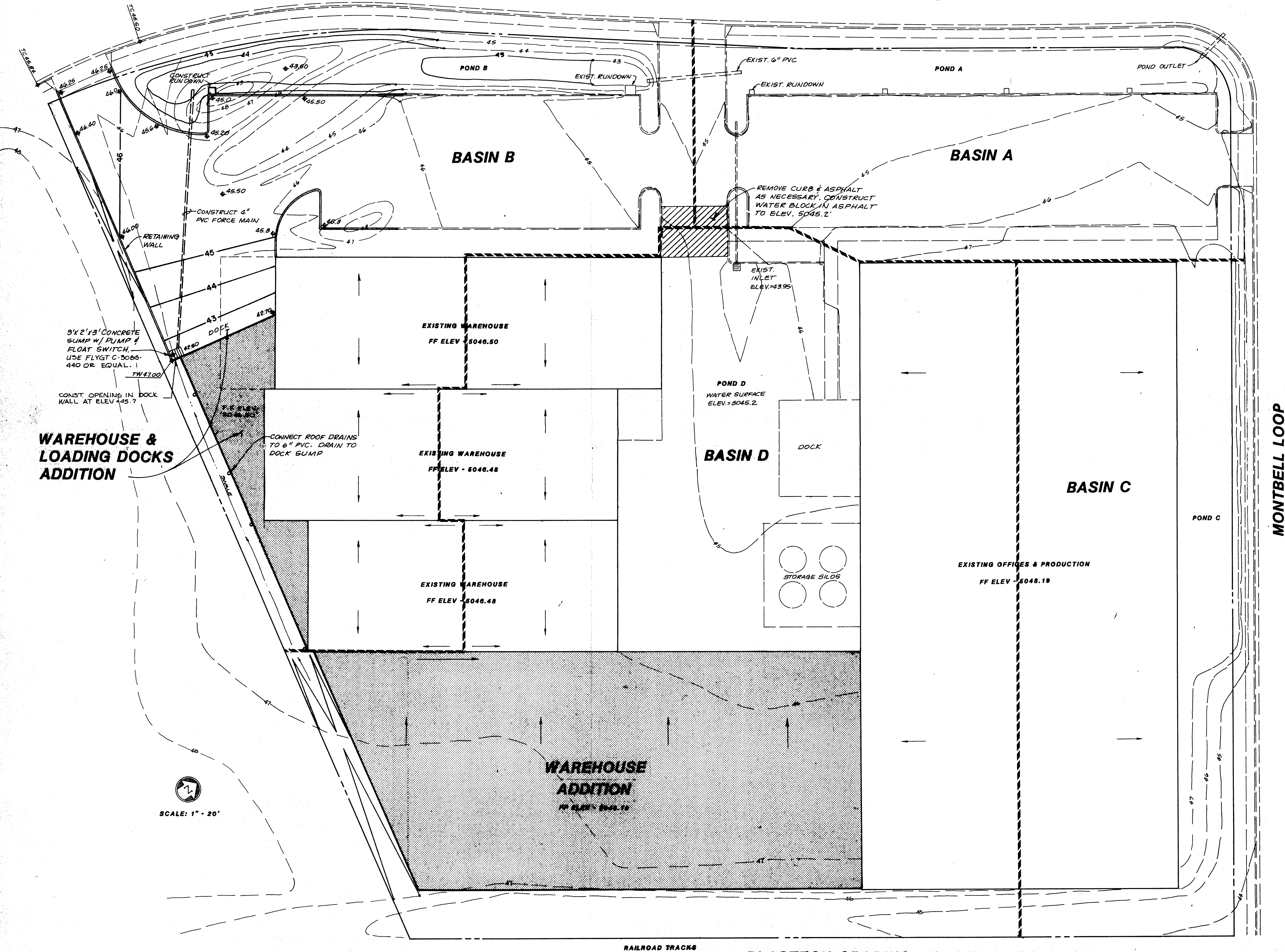


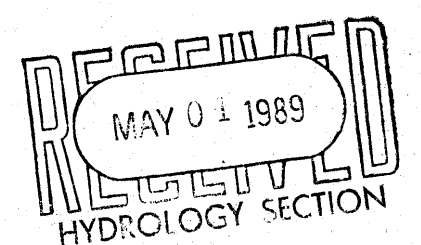
ALEXANDER BOULEVARD

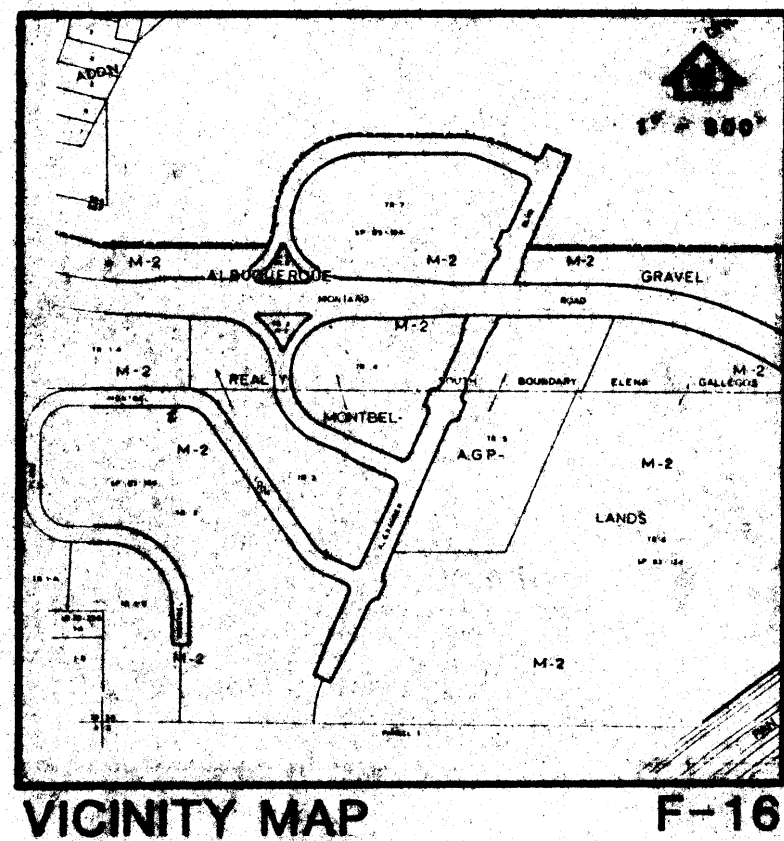


MONTBELL LOOP



2-20-87
3-7-89
4-5-89





VICINITY MAP F-16

LEGAL DESCRIPTION

Tract 6-B Renaissance Center II

ADDRESS

4033 Alexander Boulevard, NE

BENCH MARK

Finished Floor Elevation = 5048.19

LEGEND

EXISTING	NEW	DESCRIPTION
		CURB & GUTTER
		CURB
		SPOT ELEVATION
		CONTOUR
		BUILDING
		DRAINAGE PIPE
		PROPERTY LINE
		BASIN DIVISION LINE
		ROOF DRAINS
		RUNDOWN

CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE 765-1234, FOR THE LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 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.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE PLAN

The following items concerning the Plastech Drainage Plan are contained hereon:

- Vicinity Map
- Grading Plan
- Calculations

The proposed improvements, as shown by the Vicinity Map, are located at the southeast corner of the intersection of Montbel Loop N.E. and Alexander Boulevard N.E. The site has previously been developed. The surrounding sites are undeveloped. The site does not lie within a designated Flood Hazard Zone. A drainage report was prepared by Molzin Corbin and Associates on February 23, 1984 for the original development of this site. This drainage plan will be a modification to that report.

The project site lies in four drainage basins. The basins are shown on the Grading Plan. Basins A and C will not be modified. Basin B drains into Pond B which in turn drains into Pond A. Basin D drains into Pond D which also drains into Pond A. All A outlets to Alexander Boulevard through a controlled outlet. The proposed drainage patterns will be the same. Only internal drainage is modified with this plan. Outlets flows, as before, are negligible.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) continuity between existing and proposed elevations, 3) the limit and character of the proposed improvements and 4) the limit and character of the existing improvements. As shown by this plan, the proposed improvements consist of additional building, a dock and paving in Basin B plus an additional building in Basin D. Roof flows from Basin B will be conveyed into the dock area and then pumped into Pond B. Pond B will be modified to have sufficient capacity to hold the additional flows. The dock area will also act as excess storage. The asphalt area within Basin D will continue to serve as Pond D. The waterblock at the west end will be raised to provide the additional capacity required by the increased flows. The high water elevation will be well below the finished floor elevation.

The calculations which appear below analyze both the existing and developed conditions for the 100 year, 6-hour rainfall event. The Rational and SCS Methods have been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will result in an increase in the runoff discharged from the site. The runoff rate is in accordance with previously established criteria. All additional volumes are contained on site in expanded ponds until released.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate: 21
Hydrologic Soil Group: A and B
Existing Pervious CN = 79 (DPM Plate 22.2 C-2 Pasture or Range Land: poor condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078 L^{0.77/5} = 0.385$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = C i A$

where C varies
 $i = P_6 (4.64) T^{-0.51} = 4.65$ in/hr
 $P_6 = 2.2$ in (DPM Plate 22.2 D-1)
 $T_6 = 10$ min (minimum)
 $A =$ area, acres

SCS Method

Volume: $V = 3630$ (DRO) A

Where DRO = Direct runoff in inches
 $A =$ area, acres

Existing Condition - Basin B

From the Molzin Corbin 2/23/84 Report
 $Q_{100} = 2.14$ cfs
Allowed discharge = 0.51 cfs
Required pond volume = 2215 cf

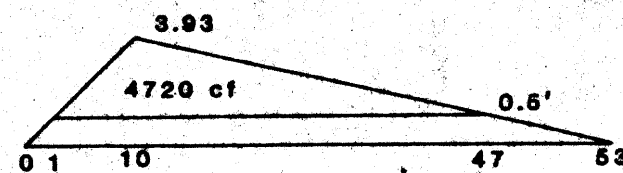
Developed Condition - Basin B

$A_{total} = 46423$ sf = 1.07 ac
 $R_{roof} Area = 17335$ sf = 0.40 ac
Paved area = 19400 sf = 0.45 ac
Landscaped area = 9288 sf = 0.22 ac
 $C = 0.79$ (Weighted average per Emergency Rule, 01/14/86)

$Q_{100} = C i A = 0.79 (4.65) 1.07 = 3.93$ cfs
 $A_{imp} = 37135$ sf; % impervious = 79 %
Composite CN = 94 (DPM Plate 22.2 C-3)
DRO = 1.6 in (DPM Plate 22.2 C-4)
 $V_{100} = 3630$ (DRO) A = 6215 cf

Comparison

$Q_{100} = 3.93 - 2.14 = 1.79$ cfs increase
 $V_{100} = 4720 - 2215 = 2505$ cf increase



Pond Volume

$V = 0.8(400)0.1 + (0.8+9.1)(400)1/2 + (9.1+14.0)(400)1/2 = 6332$ cf

Existing Condition - Basin D

From the Molzin Corbin 2/23/84 Report
 $Q_{100} = 6.06$ cfs
Allowed discharge = 2.54 cfs
Required pond volume = 4300 cf

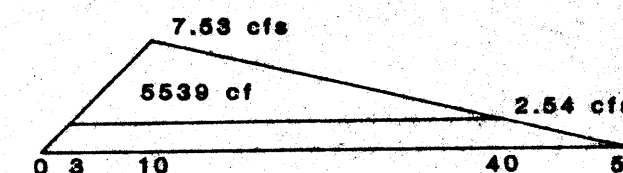
Developed Condition - Basin D

$A_{total} = 78397$ sf = 1.80 ac
 $R_{roof} Area = 58548$ sf = 1.34 ac
Paved area = 18704 sf = 0.43 ac
Landscaped area = 1145 sf = 0.03 ac
 $C = 0.90$ (Weighted average per Emergency Rule, 01/14/86)

$Q_{100} = C i A = 0.90 (4.65) 1.80 = 7.53$ cfs
 $A_{imp} = 77252$ sf; % impervious = 97 %
Composite CN = 97 (DPM Plate 22.2 C-3)
DRO = 1.9 in (DPM Plate 22.2 C-4)
 $V_{100} = 3630$ (DRO) A = 12415 cf

Comparison

$Q_{100} = 7.53 - 6.06 = 1.47$ cfs increase
 $V_{100} = 5539 - 4300 = 1239$ cf increase

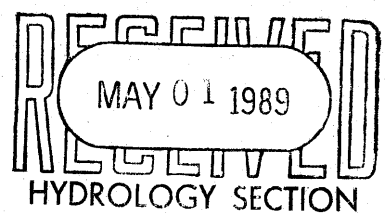


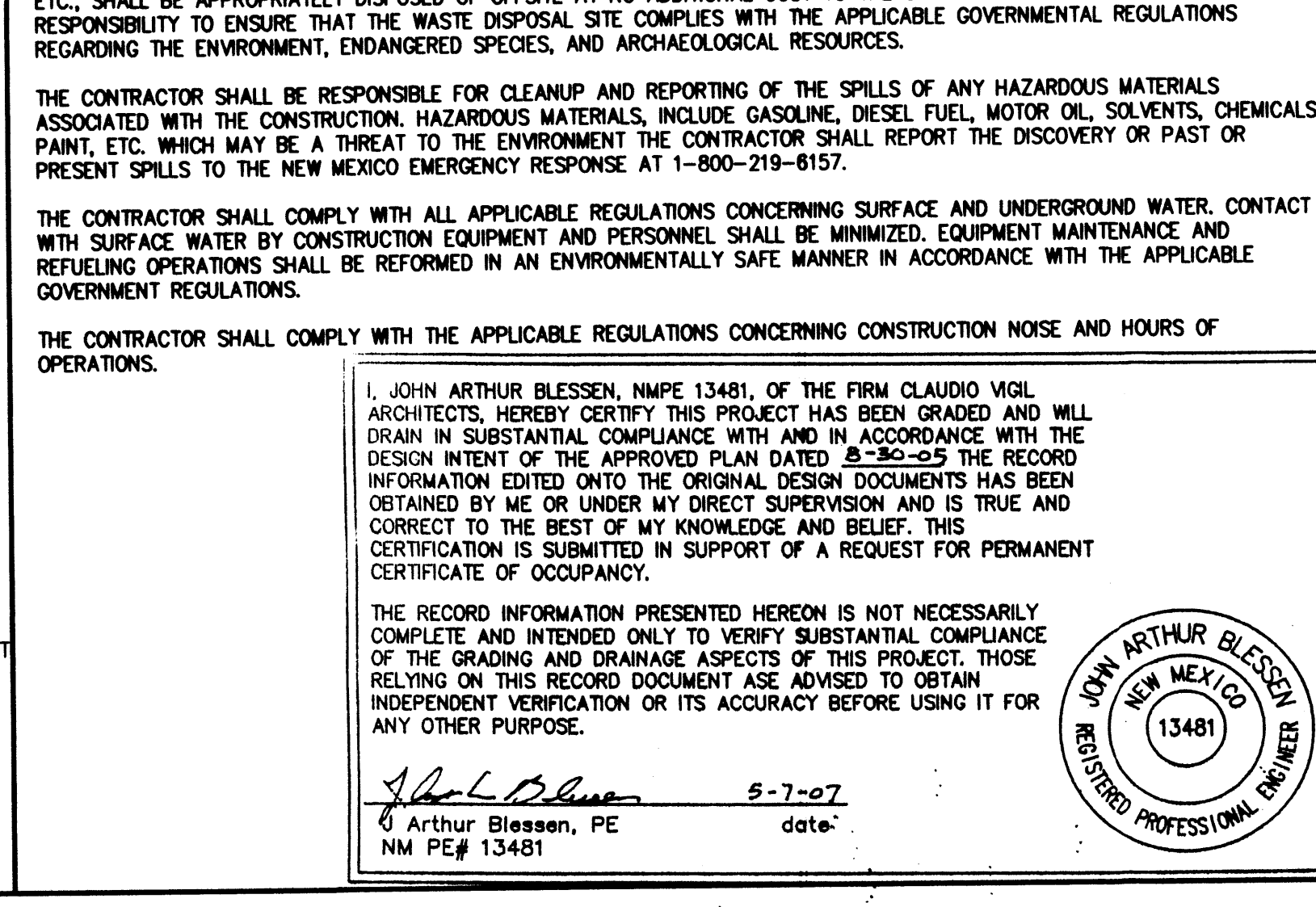
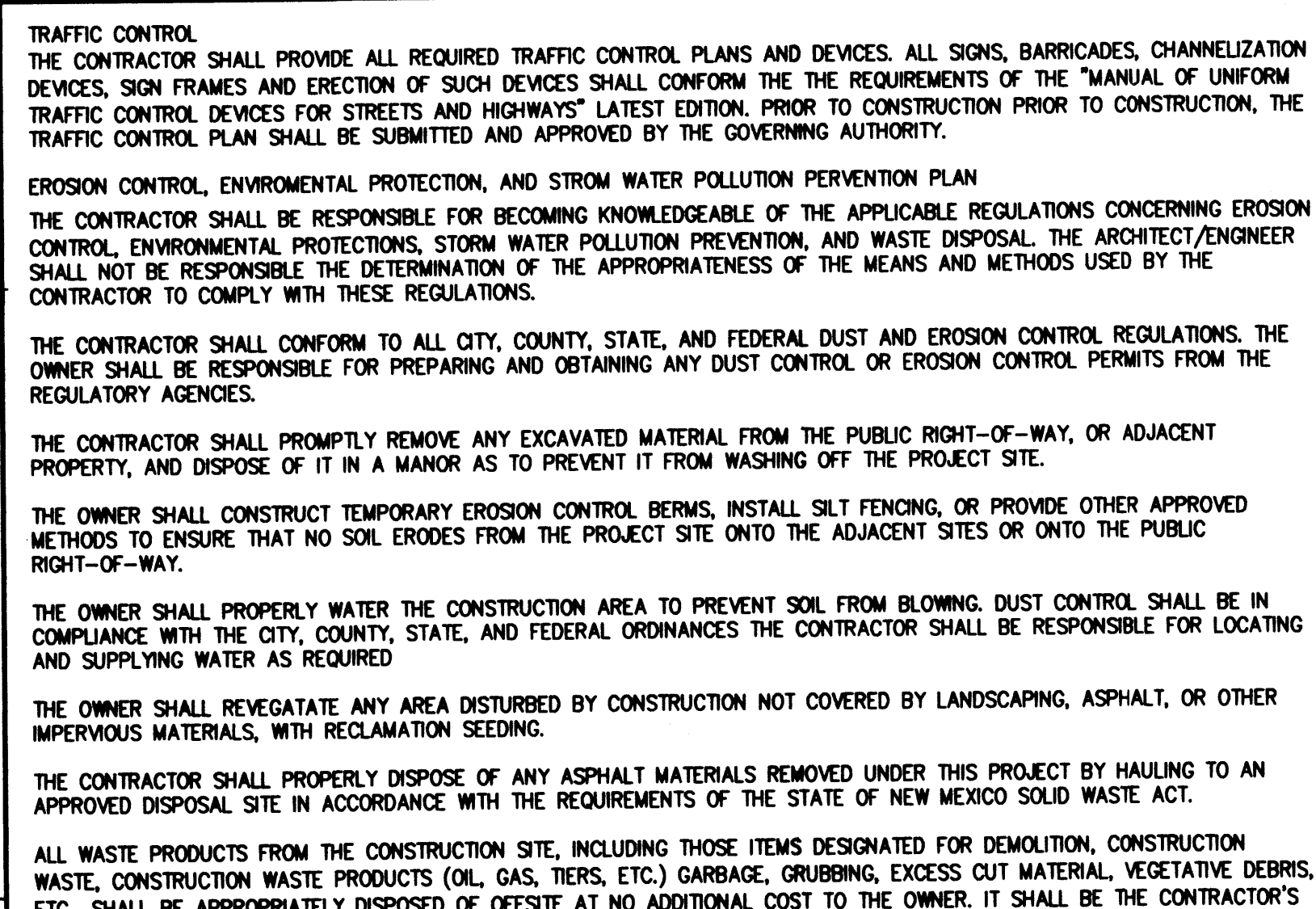
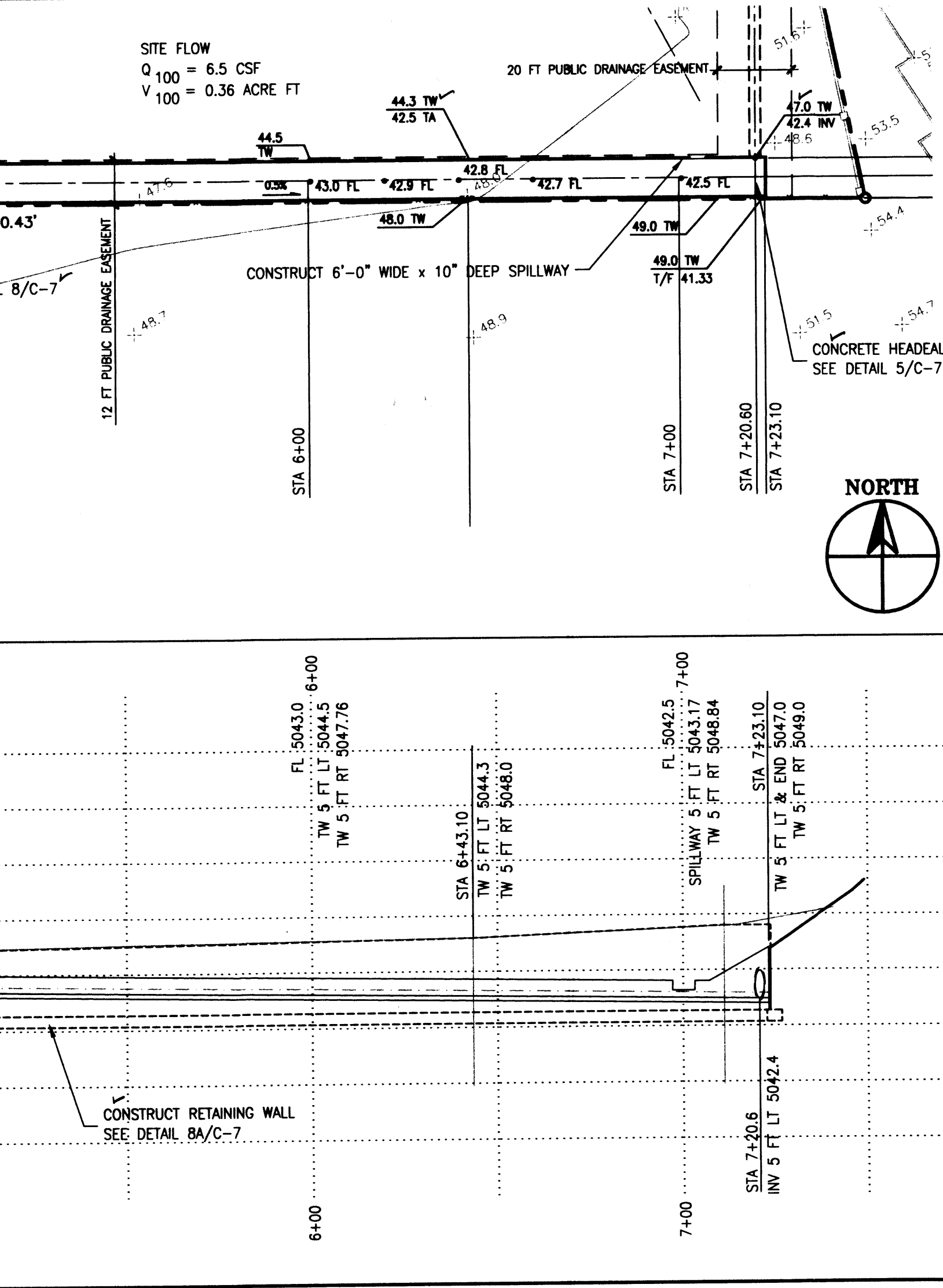
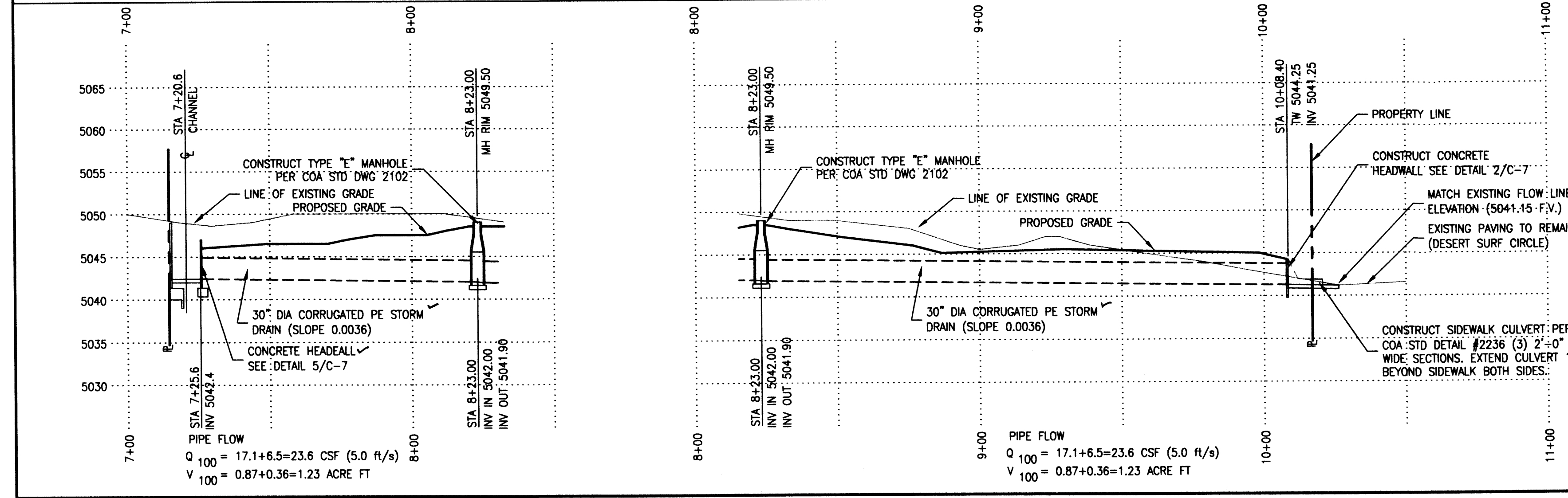
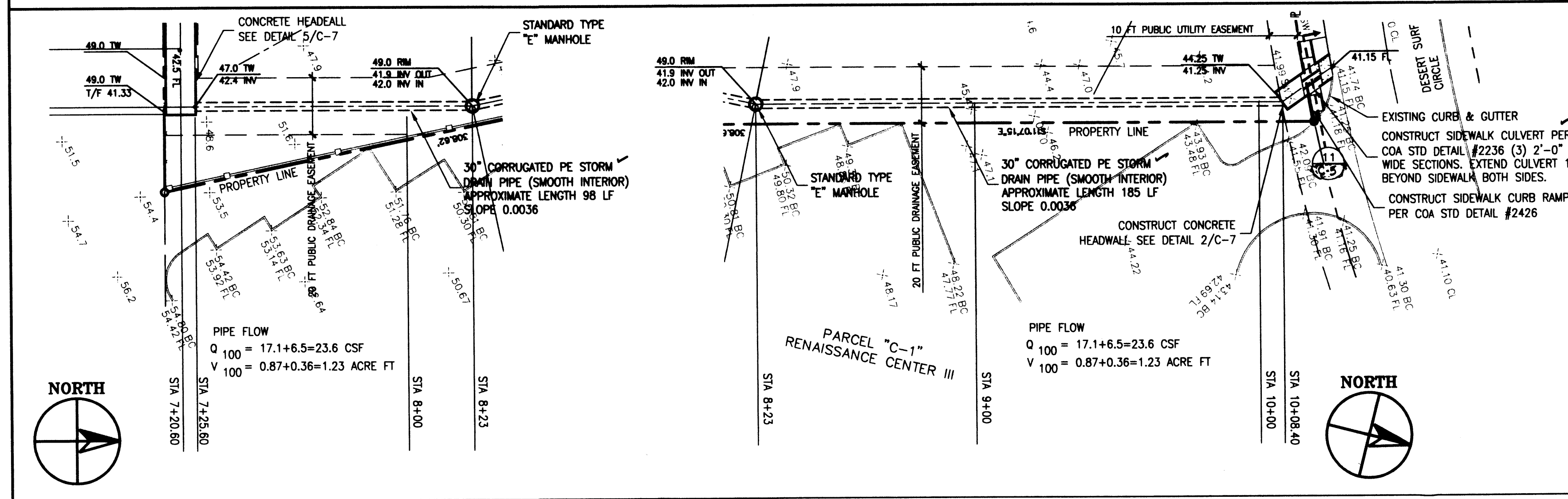
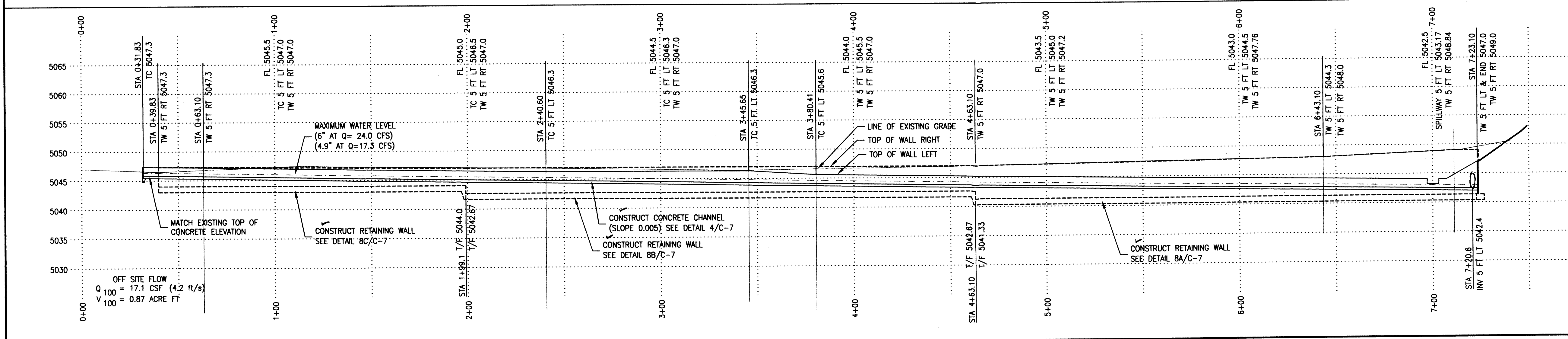
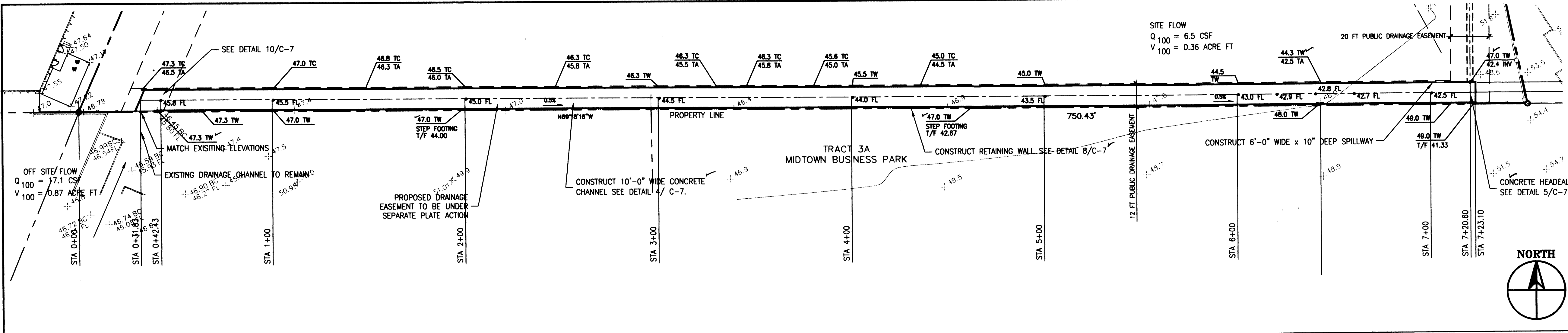
Pond Volume

$V = 1.0(400)0.1 + (1.0+19.8)(400)1/2 + (19.8+22.6)(400)0.2/2 = 5896$ cf



PLASTECH GRADING AND DRAINAGE PLAN





CONSTRUCTION NOTES

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
- ALL POND BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P

AS-BUILT INFORMATION

CONTRACTOR	DATE:
WORK STAKED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:
MICRO-FILM INFORMATION	RECORDED BY
	NO.

SURVEY INFORMATION

FIELD NOTES	DATE
	BY
NO.	

SEAL

NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER
ARTHUR BLESSEN

PLAN AND PROFILES

CLAUDIO VIGIL ARCHITECTS
1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

CITY OF ALBUQUERQUE
PUBLIC WORK DEPARTMENT
ENGINEERING GROUP

TITLE: ALBUQUERQUE TORTILLA COMPANY ADDITION
4300 ALEXANDER BOULEVARD, N.E.
DRAINAGE FACILITY

Design	Review	Committee	City Engineer Approval	NOI/2007/20	NOI/2007/20
DESIGN	REVIEW	COMMITTEE	CITY ENGINEER		

City Project No. **767381** Zone Map No. **F-16** Sheet **C-5** Of **4**

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING KNOWLEDGEABLE OF THE APPLICABLE REGULATIONS CONCERNING EROSION CONTROL, ENVIRONMENTAL PROTECTIONS, STORM WATER POLLUTION PREVENTION, AND WASTE DISPOSAL. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DETERMINATION OF THE APPROPRIATENESS OF THE MEANS AND METHODS USED BY THE CONTRACTOR TO COMPLY WITH THESE REGULATIONS.

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR PREPARING AND OBTAINING ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY EXCAVATED MATERIAL FROM THE PUBLIC RIGHT-OF-WAY, OR ADJACENT PROPERTY, AND DISPOSE OF IT IN A MANNER AS TO PREVENT IT FROM WASHING OFF THE PROJECT SITE.

THE OWNER SHALL CONSTRUCT TEMPORARY EROSION CONTROL BERM, INSTALL SILT FENCING, OR PROVIDE OTHER APPROVED METHODS TO ENSURE THAT NO SOIL ERODES FROM THE PROJECT SITE ONTO THE ADJACENT SITES OR ONTO THE PUBLIC RIGHT-OF-WAY.

THE OWNER SHALL PROPERLY WATER THE CONSTRUCTION AREA TO PREVENT SOIL FROM BLOWING. DUST CONTROL SHALL BE IN COMPLIANCE WITH THE CITY, COUNTY, STATE, AND FEDERAL ORDINANCES THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED

THE OWNER SHALL REVEGETATE ANY AREA DISTURBED BY CONSTRUCTION NOT COVERED BY LANDSCAPING, ASPHALT, OR OTHER IMPERVIOUS MATERIALS, WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY DISPOSE OF ANY ASPHALT MATERIALS REMOVED UNDER THIS PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING THOSE ITEMS DESIGNATED FOR DEMOLITION, CONSTRUCTION WASTE, CONSTRUCTION WASTE PRODUCTS (OIL, GAS, TIERS, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC., SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH THE APPLICABLE GOVERNMENTAL REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REPORTING OF THE SPILLS OF ANY HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION. HAZARDOUS MATERIALS, INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT THE CONTRACTOR SHALL REPORT THE DISCOVERY OR PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-8157.

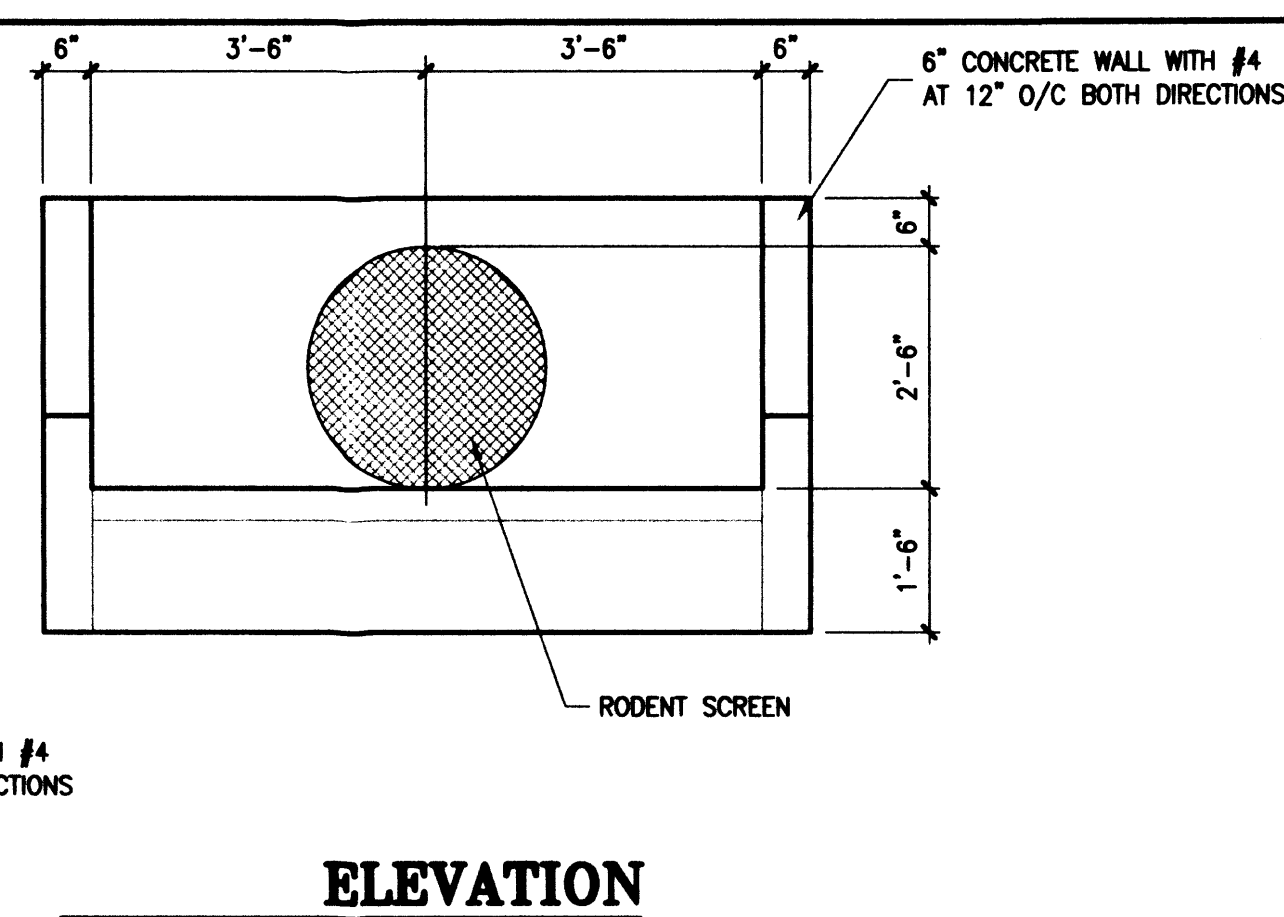
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE REFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH THE APPLICABLE GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH THE APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.

JOHN ARTHUR BLESSEN, NMPE 13481, OF THE FIRM CLAUDIO VIGIL ARCHITECTS, HEREBY CERTIFY THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-30-07. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENTS 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.

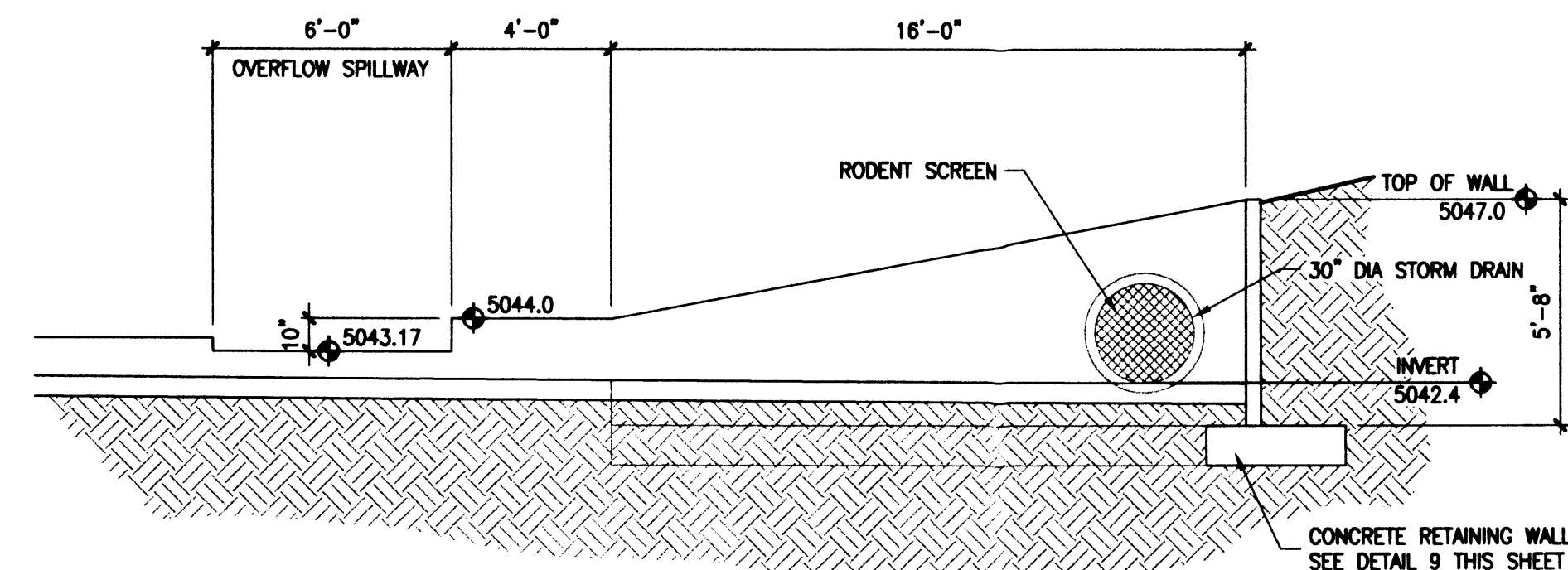
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OR ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

5-7-07
date: 5-7-07
John Arthur BlesSEN, PE
NM PE# 13481



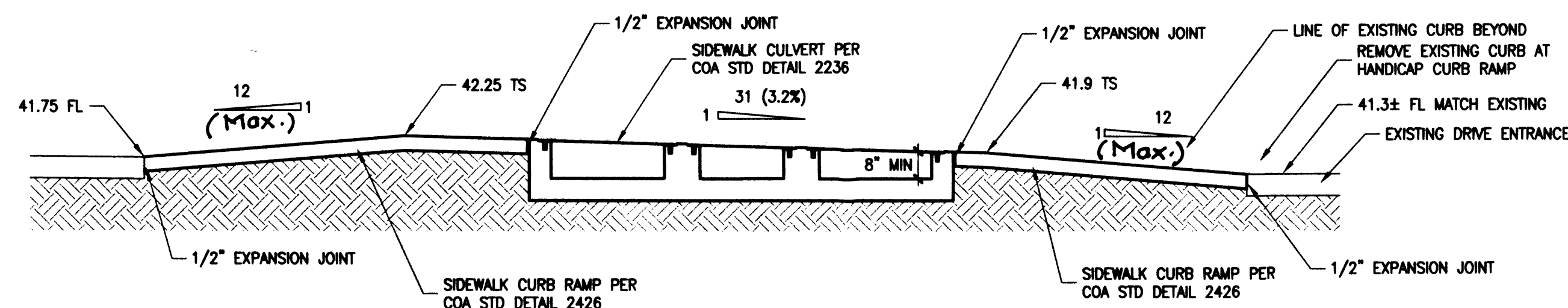
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SCALE: 3/4" = 1'-0"

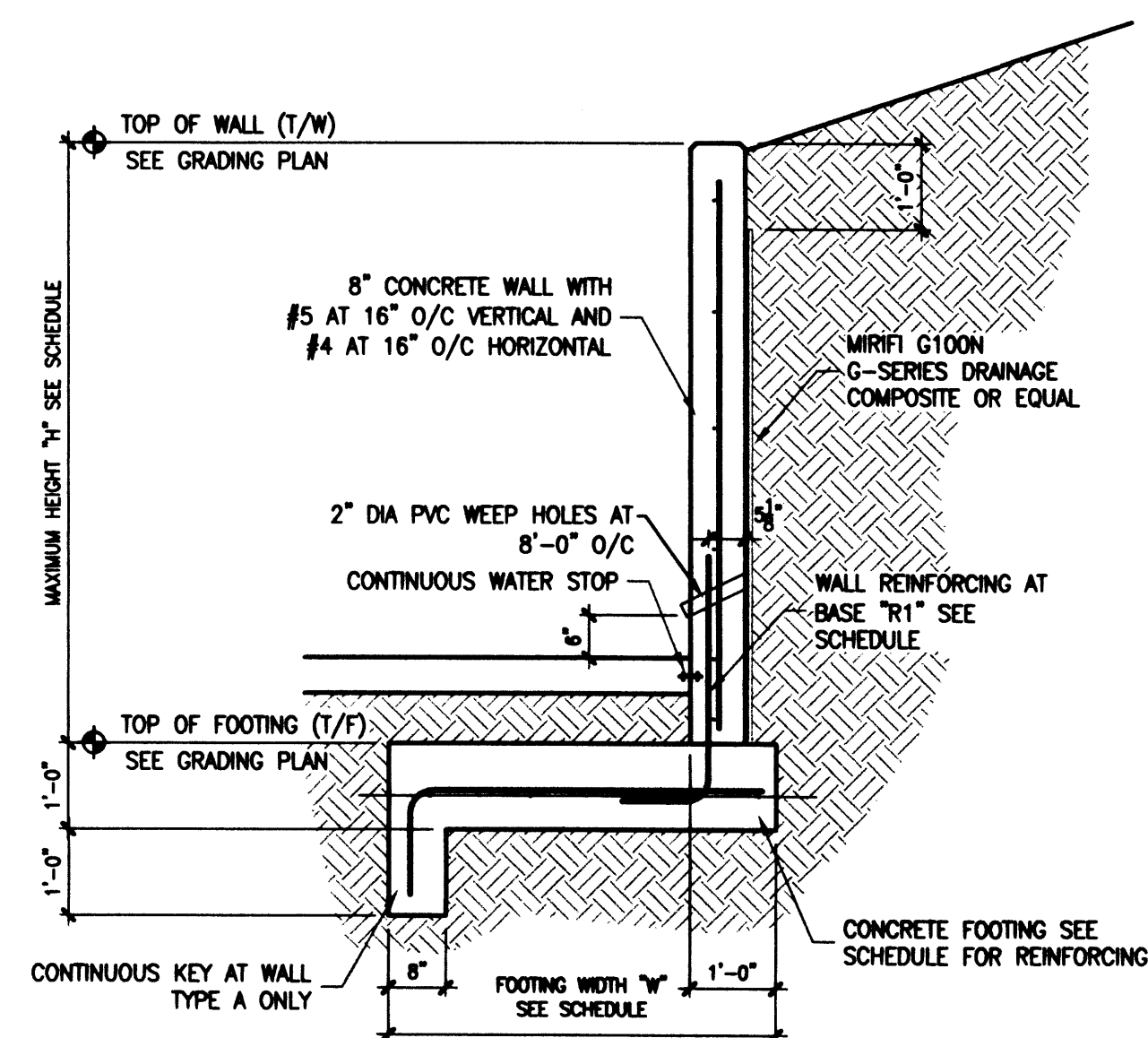


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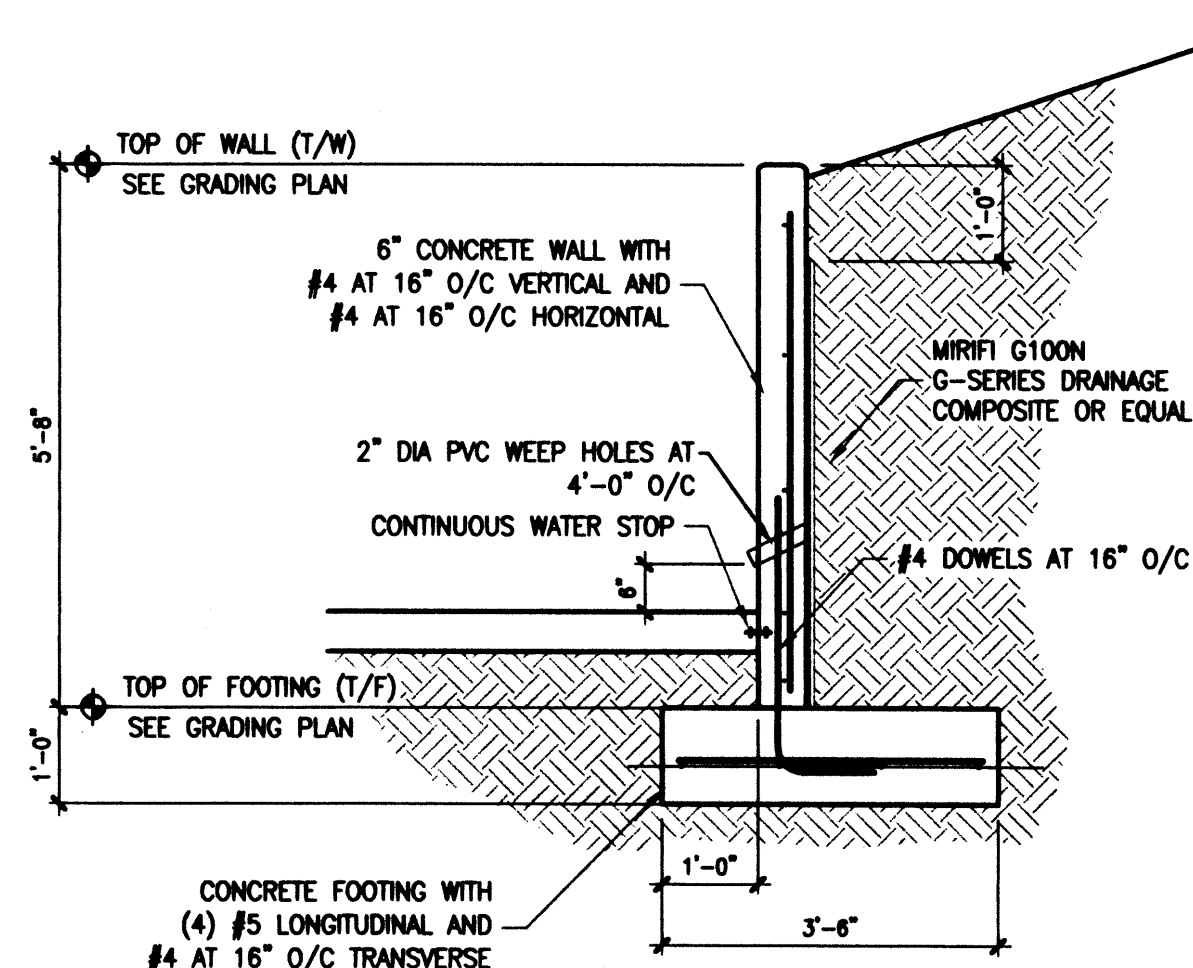
TYPE	RETAINED HEIGHT "H"	FOOTING WIDTH "W"	FOOTING REINFORCEMENT	WALL REINFORCEMENT AT BASE (R1)
A	7'-8" MAX	5'-0"	(5) #5 LONGITUDINAL ## AT 16" O/C TRANSVERSE	#5 AT 8" O/C
B	5'-6" MAX	4'-0"	(5) #5 LONGITUDINAL ## AT 24" O/C TRANSVERSE	#5 AT 16" O/C
C	4'-6" MAX	2'-6"	(5) #5 LONGITUDINAL ## AT 24" O/C TRANSVERSE	#5 AT 16" O/C



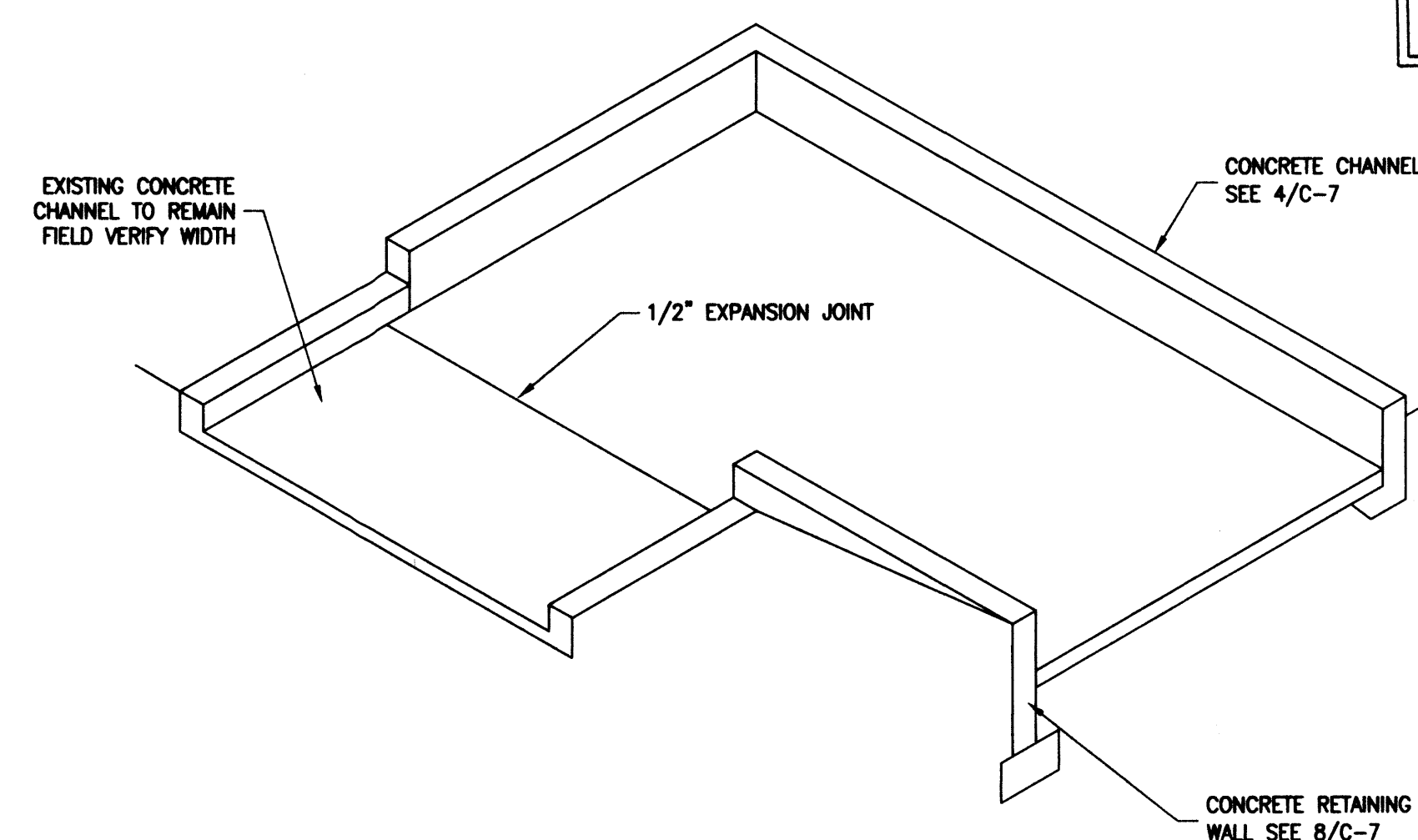
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SCALE: 1/2" = 1'-0"

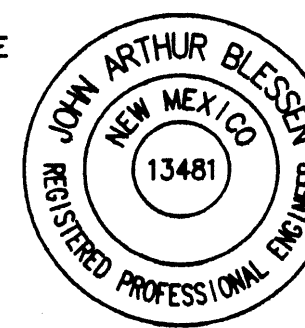


SCALE: 1/2" = 1'-0"



NOT TO SCALE

Arthur Blessen, PE
NM PE# 13481



JUNE 30, 2005 **3/4"=1'-0"**



1801 Rio Grande NW, #2, Albuquerque, NM 87104
Phone: 505/842-1113 Fax: 505/842-1330

TITLE: ALBUQUERQUE TORTILLA COMPANY ADDITION
4300 ALEXANDER BOULEVARD, N.E.
DRAINAGE FACILITY

City Engineer Approval

1990

1000

CITY ENGINEER

U.S. ENGINEERING

	Zone
--	------

COMPANY ADDITION EVARD, N.E. CITY	
MO./DAY/YR. 	MO./DAY/YR.
No. Sheet C-7	Of 5 5

PROJECT BOUNDARY LINE

EXISTING BUILDING WITH APPROX
103,000 S. F.

346'-9"

DELETED CURB

TRANSFORMER & COOLING UNIT
AREA

DELETED CURB

ASPHALT

CONCRETE

EXIST 10' CONCRETE CHANNEL WITHIN A 20' DRAINAGE EASEMENT

PROPOSED 2' CONCRETE RUNDOWN/MATCH EXISTING
FLOWLINE OF EXISTING 10' CONCRETE CHANNEL

GRADING/PAVING PLAN

1' = 20'

ALBUQUERQUE
TORTILLA PROJ.
ZONE 2
PRECIPITATION: 360 = 2.35in.
1440 = 2.75in.
10day = 3.95in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT	AREA	PEAK DISCHARGE
TREATMENT A	0.53in.	1.56 cfs/ac.
TREATMENT B	0.78in.	2.28 cfs/ac.
TREATMENT C	1.13in.	3.14 cfs/ac.
TREATMENT D	2.12in.	4.70 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS:	AREA
TREATMENT A	0ac.	0ac.	0ac.
TREATMENT B	0ac.	0ac.	0ac.
TREATMENT C	0.35ac.	0.06ac.	0.06ac.
TREATMENT D	0ac.	0.29ac.	0.29ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $0.53 \times 0.00 + 0.78 \times 0.00 + 1.13 \times 0.35 + 2.12 \times 0.00 = 0.35ac.$
= 1.13
V100-360 = $1.13 \times 0.35 / 12 = 0.0331ac = f = 1444$ cf

EXISTING PEAK DISCHARGE:

Q100 = $1.56 \times 0.00 + 2.28 \times 0.00 + 3.14 \times 0.35 + 4.70 \times 0.00 = 1.10cfs$

PROPOSED EXCESS PRECIPITATION:

Weighted E = $0.53 \times 0.00 + 0.78 \times 0.00 + 1.13 \times 0.06 + 2.12 \times 0.29 = 0.35ac.$
= 1.94
V100-360 = $1.94 \times 0.35 / 12.0 = 0.0568ac = f = 2478$ cf

V100-1440 = $0.06 + 0.29 \times 2.75 - 2.35 / 12 = 0.0665ac = f = 2899$ cf

V100-10day = $0.06 + 0.29 \times 3.95 - 2.35 / 12 = 0.0955ac = f = 4162$ cf

PROPOSED PEAK DISCHARGE:

Q100 = $1.56 \times 0.00 + 2.28 \times 0.00 + 3.14 \times 0.06 + 4.70 \times 0.29 = 1.55cfs$

INCREASE 1.55 CFS - 1.10 CFS = 0.45 CFS

GRADING/PAVING PLAN

THE FOLLOWING ITEMS CONCERNING LOT 6B SUNDTS INDUSTRIAL PARK (4300 ALEXANDER BLVD. NE), COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, NEW MEXICO ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.352 ACRES. THE SITE IS LOCATED EAST OF THE INTERSECTION OF ALEXANDER BLVD. NE AND MONTBEL NE, AT THE REAR OF THE NEW ALBUQUERQUE TORTILLA CO. FACILITY. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0138D, DATED SEPTEMBER 20, 1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE NOR DOES IT CONTRIBUTE TO DOWN STREAM FLOODING.

PROPOSED CONDITIONS

THE VACANT PIECE OF LAND LOCATED AT THE EAST SIDE OF THE EXISTING WAREHOUSE WILL BE PAVED SO THAT THE TRACTOR TRAILER WHICH DELIVERS BULK FLOUR DAILY CAN UNLOAD INTO THE FLOUR BINS. THE SITE DRAINAGE WILL BE ROUTED TO AN EXISTING CONCRETE DRAINAGE CHANNEL LOCATED ADJACENT TO THE EAST PROPERTY LINE. THE CALCULATIONS SHOWN HEREON: ANALYZE BOTH THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS - AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

① Your plan appears to have some alterations, which caused additional review time.
② IN THE FUTURE
Please explain any deletions or additions to plan in your summary

SYMBOL LEGEND

DESIGNED SPOT ELEVATION

PROPERTY LINE

EASEMENT LINE

FLOW DIRECTION

EXISTING SPOT ELEVATION

DOWN SPOUT

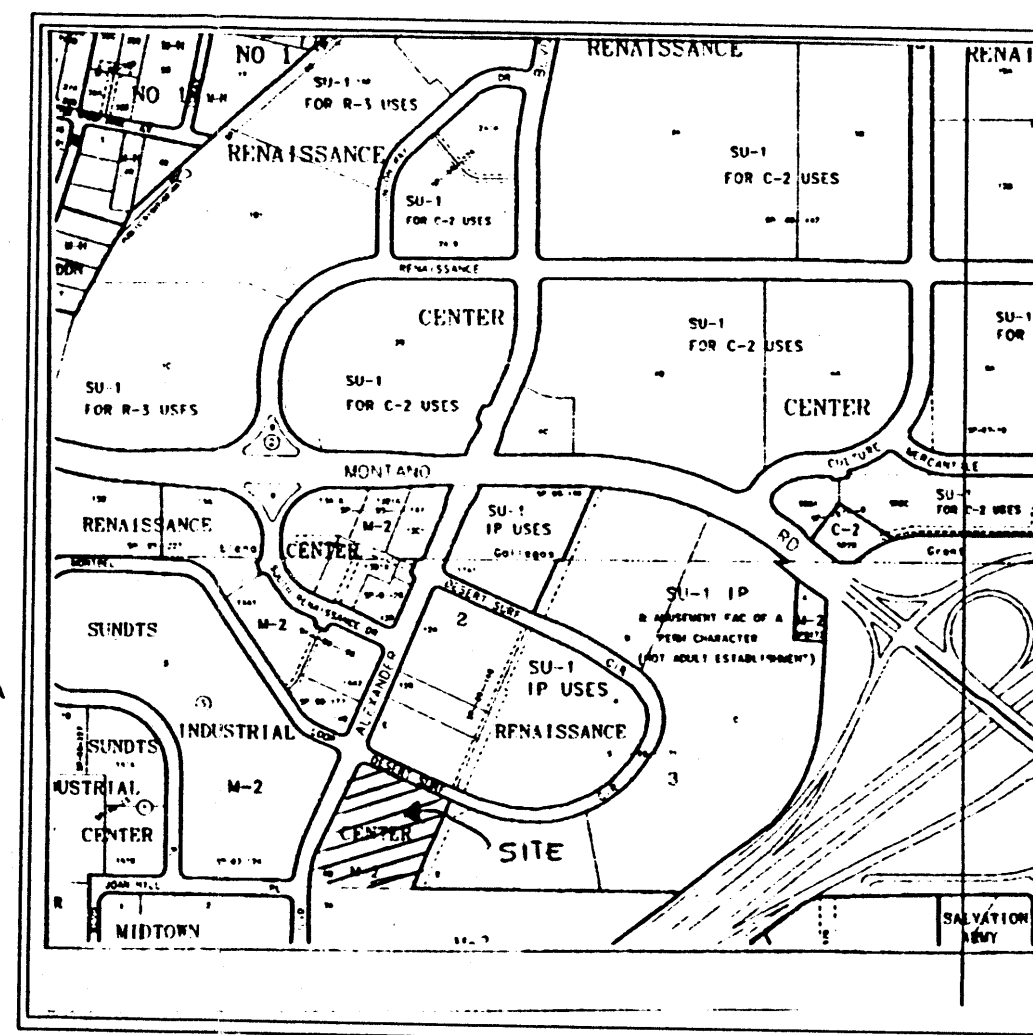
ABBREVIATION LEGEND

TOP OF CON. PAD - TCP
TOP OF CURB - TC
TOP OF ASPHALT - TA
FLOWLINE - FL
TOP OF WALL - TW

47.00 TC
46.50 TA

TC 47.00

FL 46.50



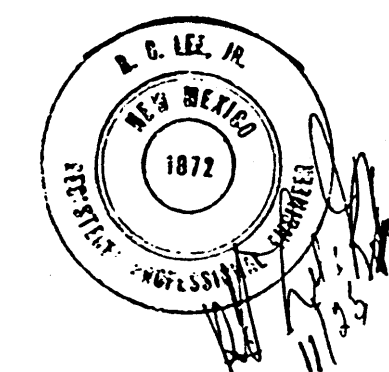
NTS ZONE ATLAS F-16-Z FIRM PANEL 0138D

AS-BUILT 46.7
-47.0 OR ✓

ENGINEER CERTIFICATION

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON: THE PAVING AT 4300 ALEXANDER BLVD. NE IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING/PAVING PLAN DATED 9/5/2000. THE AS-BUILT INFORMATION WAS OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF.

R.G. LEE JR. NMPE NO. 1872



NOTE TO CONTRACTOR

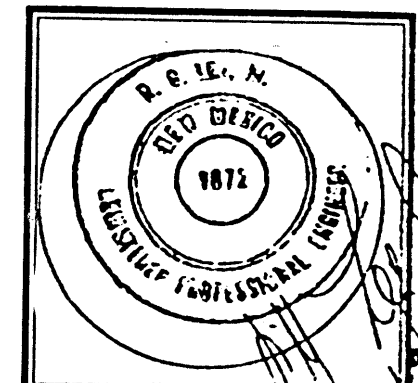
- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Grants Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating services for locating existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to residential use.
- 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.

LEGAL DESCRIPTION

LOT 6B SUNDTS INDUSTRIAL PARK
BERNALILLO COUNTY, ALBUQUERQUE
NEW MEXICO

BENCHMARK:

FIRE HYDRANT AT THE N.E. CORNER
OF ALEXANDER AND MONTBEL
ELEVATION 5045.99



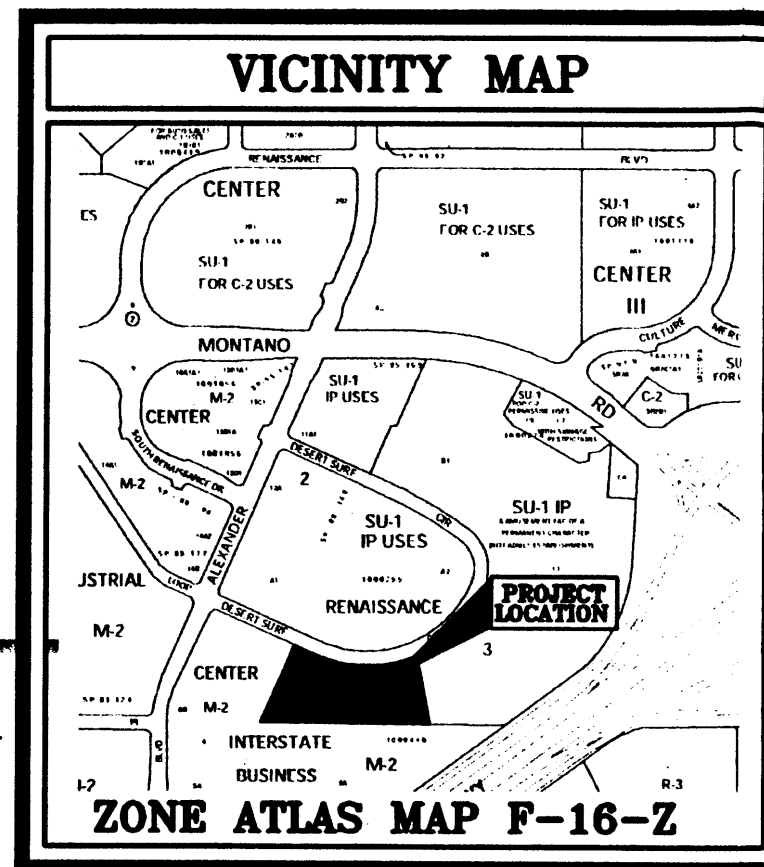
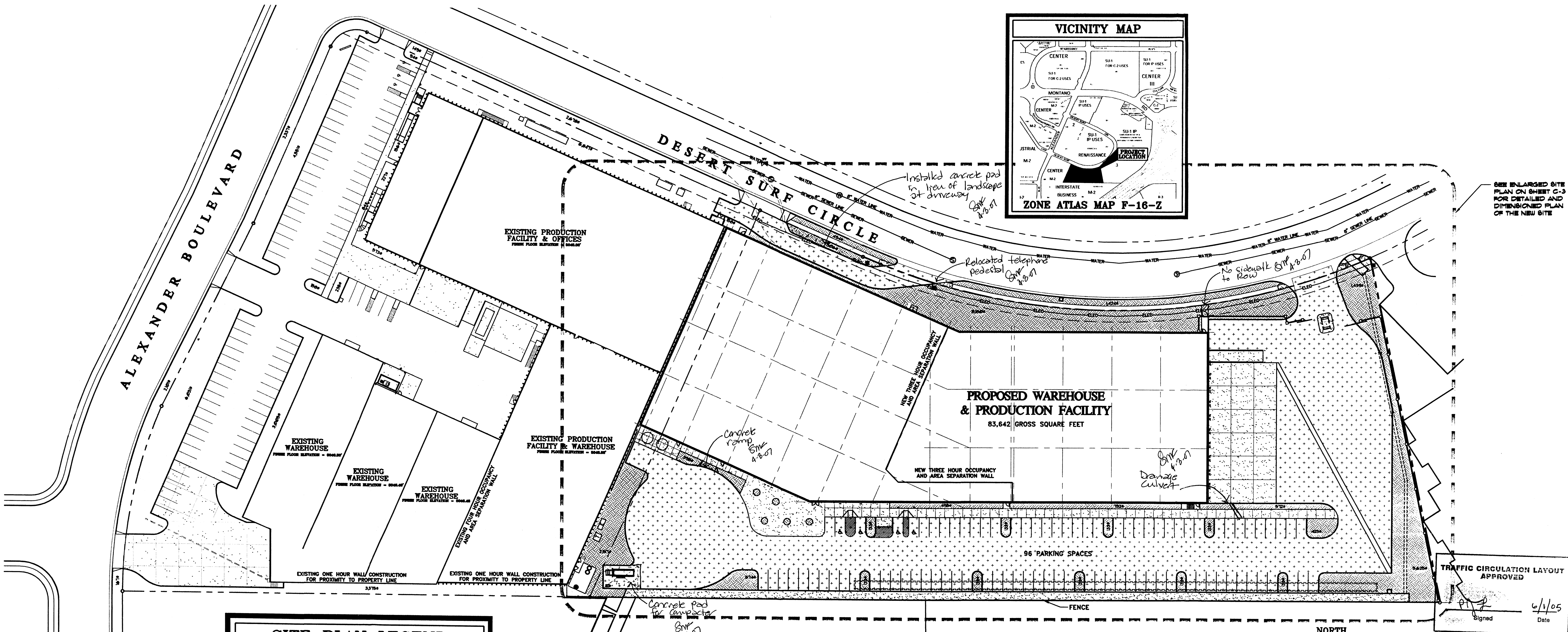
JOB NO:
DATE: AUGUST 2000
REVISIONS

Sheet Title
GRADING & PAVING PLAN
Drawn By: B.M.
Checked By:

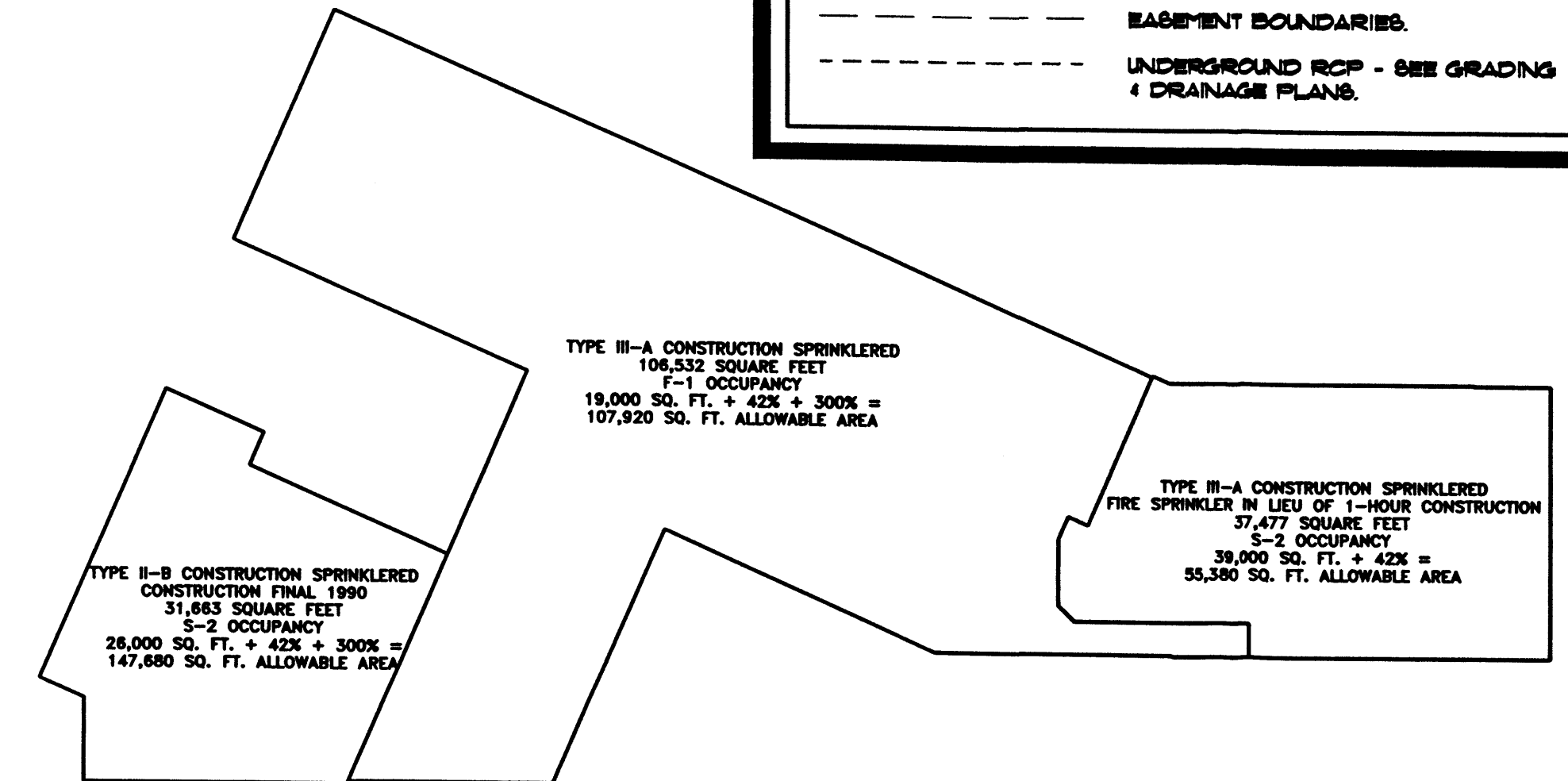
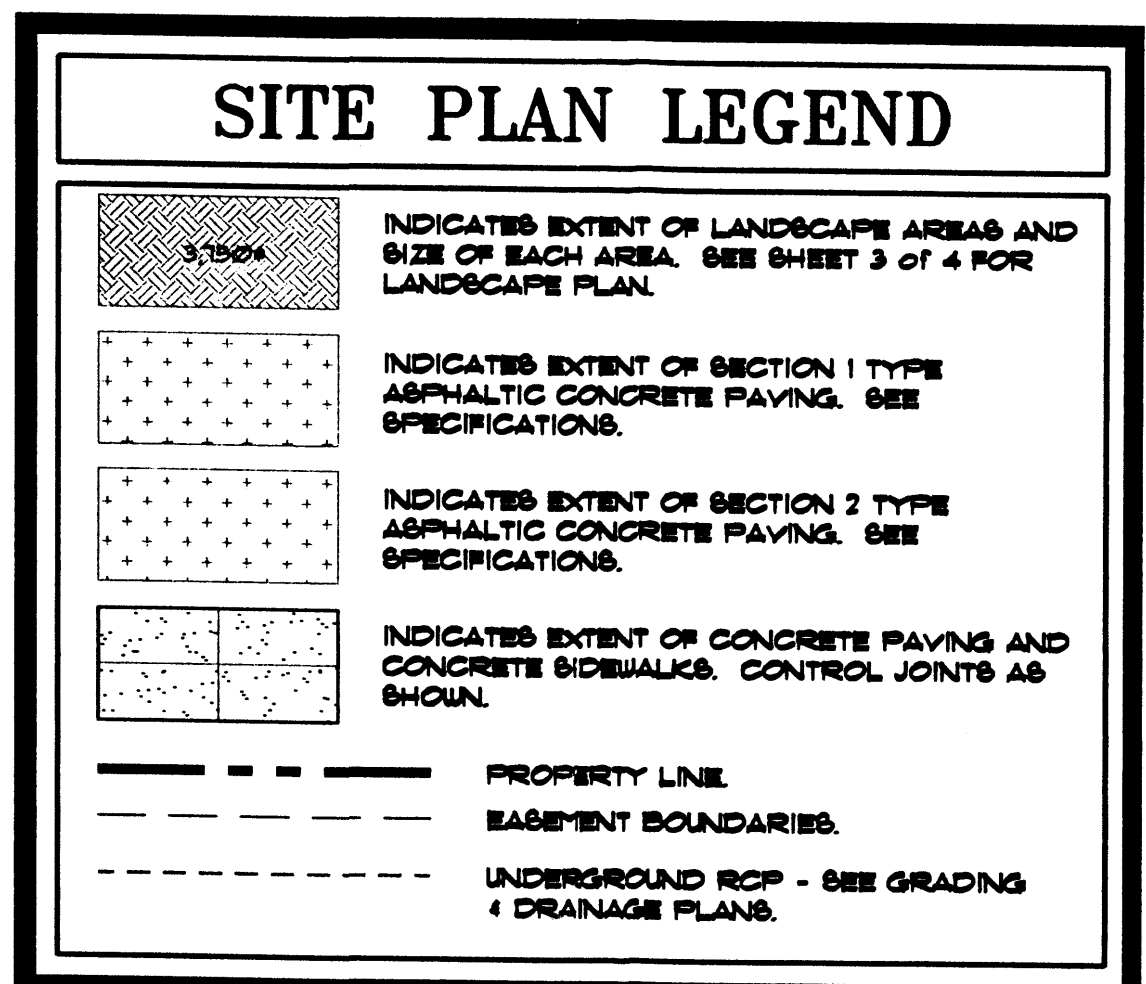
B.M. DEVELOPMENT CONSULTANT
DESIGN - PLANNER
Albuquerque, New Mexico

Project Name
ALBUQUERQUE TORTILLA COMPANY
4300 ALEXANDER BLVD. NE
ALBUQUERQUE, NEW MEXICO

SHEET NO.
GPR
NOV 29 2000
HYDROLOGY SECTION



SEE ENLARGED SITE PLAN ON SHEET C-3 FOR DETAILED AND DIMENSIONED PLAN OF THE NEW SITE



AREA AND BUILDING LIMITATIONS PLAN

SCALE: NOT TO SCALE

BUILDING CRITERIA
PROJECT: ALBUQUERQUE TORTILLA COMPANY
OWNER: ALBUQUERQUE TORTILLA COMPANY
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
LEGAL DESCRIPTION: LOT 6B, SUNDTS INDUSTRIAL CENTER LOT D, RENAISSANCE 3.
ZONING ATLAS MAP: F-16-Z
UNIFORM PROPERTY CODE: 10160611402230210
ZONING CLASSIFICATION: M-2 ZONE
APPLICABLE BUILDING CODE: 2003 INTERNATIONAL BUILDING CODE, 2003 NEW MEXICO ADMINISTRATIVE CODE AND 2004 UNIFORM ADMINISTRATIVE CODE
BUILDING TYPE: FOOD PRODUCTION AND WAREHOUSE FACILITY ADDITION TO AN EXISTING FOOD PRODUCTION AND WAREHOUSE FACILITY.
CONSTRUCTION TYPE: EXISTING WAREHOUSE: TYPE II-B CONSTRUCTION (II-N) EXISTING PRODUCTION: TYPE III-A CONSTRUCTION (III-H) HOUR NEW PRODUCTION WAREHOUSE: TYPE III-A CONSTRUCTION
OCCUPANT LOAD: EXISTING AND NEW BUILDINGS HAVE 100% AUTOMATIC FIRE SPRINKLER SYSTEM
EXISTING OCCUPANT LOAD CRITERIA:
 EXISTING OFFICE AREA - 3,998/100 = 39.98 OCCUPANTS
 EXISTING PRODUCTION - 49,835/100 = 498.35 OCCUPANTS
 EXISTING WAREHOUSE - 40,889/600 = 81.48 OCCUPANTS
 EXISTING KITCHEN AREA - 121/100 = 1.21 OCCUPANTS
 EXISTING RESTAURANT - 2,141/15 = 143.13 OCCUPANTS
 EXISTING MECHANICAL - 2,414/300 = 8.05 OCCUPANTS
TOTAL = 711.83 OCCUPANTS
TOTAL EXISTING OCCUPANT LOAD = 712 OCCUPANTS
NEW OCCUPANT LOAD CRITERIA:
 NEW OFFICE AREA - 912/100 = 9.12 OCCUPANTS
 NEW PRODUCTION - 27,825/100 = 278.25 OCCUPANTS
 NEW WAREHOUSE - 40,821/600 = 81.37 OCCUPANTS
 NEW MECHANICAL - 2,643/300 = 8.81 OCCUPANTS
TOTAL = 377.23 OCCUPANTS
TOTAL NEW OCCUPANT LOAD = 378 OCCUPANTS
TOTAL BUILDING OCCUPANT LOAD = 1,090 OCCUPANTS

BUILDING CRITERIA
OCCUPANCY GROUPS:
 GROUP B OCCUPANCY - OFFICES
 GROUP F-1 OCCUPANCY - PRODUCTION
 GROUP S-2 OCCUPANCY - WAREHOUSE
NUMBER OF FLOORS: ONE WITH MEZZANINES
GROSS SQUARE FOOTAGE:
 EXISTING BUILDING FIRST FLOOR = 95,711 SQUARE FEET
 EXISTING BUILDING MEZZANINES = 11,636 SQUARE FEET
 NEW BUILDING FIRST FLOOR = 18,923 SQUARE FEET
 NEW BUILDING MEZZANINE = 3,198 SQUARE FEET
TOTAL FIRST FLOOR SQUARE FOOTAGE = 117,614 SQUARE FEET
TOTAL MEZZANINE SQUARE FOOTAGE = 14,834 SQUARE FEET
TOTAL BUILDING GROSS SQUARE FOOTAGE = 132,448 SQUARE FEET
NET USEABLE SQUARE FOOTAGE:
 EXISTING OFFICE AREA = 3,998 SQUARE FEET
 EXISTING PRODUCTION = 49,835 SQUARE FEET
 EXISTING WAREHOUSE = 40,889 SQUARE FEET
 EXISTING KITCHEN AREA = 121 SQUARE FEET
 EXISTING RESTAURANT = 2,141 SQUARE FEET
 EXISTING MECHANICAL = 2,414 SQUARE FEET
 NEW OFFICE AREA = 912 SQUARE FEET
 NEW PRODUCTION = 27,825 SQUARE FEET
 NEW WAREHOUSE AREA = 40,821 SQUARE FEET
 NEW MECHANICAL = 2,643 SQUARE FEET
ALLOWABLE AREA: SEE AREA AND BUILDING LIMITATIONS PLAN THIS SHEET
EXIT WIDTH REQUIRED: 230 INCHES, 19'-2"
EXIT WIDTH PROVIDED: 42'-0"
NUMBER OF EXITS PROVIDED: THIRTEEN
BUILDING HEIGHT ABOVE GRADE: 36'-0"
PLUMBING FIXTURE REQUIREMENTS:
 B OCCUPANCY = 48 OCCUPANTS/2 = 24 EACH GENDER
 2 WATER CLOSETS, 2 LAVATORIES EACH GENDER REQUIRED
 F-1 OCCUPANCY = 118 OCCUPANTS/2 = 59 EACH GENDER
 4 WATER CLOSETS, 4 LAVATORIES EACH GENDER REQUIRED
 S-2 OCCUPANCY = 163 OCCUPANTS/2 = 82 OCCUPANTS
 1 WATER CLOSET, 1 LAVATORY EACH GENDER REQUIRED
 A-2 OCCUPANCY = 144 OCCUPANTS/2 = 72 EACH GENDER
 1 WATER CLOSET, 1 LAVATORY EACH GENDER REQUIRED
 S WATER CLOSET, 1 LAVATORY REQUIRED EACH GENDER
 14 WATER CLOSETS, 12 LAVATORIES PROVIDED FOR WOMEN
 1 WATER CLOSET, 6 URINALS, 11 LAVATORIES PROVIDED FOR MEN
 1 WATER CLOSET, 1 LAVATORY PROVIDED FOR UNISEX

BUILDING CRITERIA
PARKING ANALYSIS:
 MANUFACTURING AREA - 11,460/1000 = 11.46 SPACES
 WAREHOUSE AREA - 91,416/2000 = 45.71 SPACES
 OFFICE AREA - 4,810/200 = 24.05 SPACES
 RESTAURANT AREA - 128 SEATS/4 = 32 SPACES
TOTAL = 169.22 SPACES
170 TOTAL PARKING SPACES REQUIRED
185 TOTAL PARKING SPACES PROVIDED
 (INCLUDES 8 HANDICAP ACCESSIBLE PARKING SPACES, TWO OF WHICH ARE VAN ACCESSIBLE)
PARKING SPACES SIZES:
 EXISTING PARKING SPACES - 8'-6" x 18'-0" WITH 2'-0" OVERHANG
 EXISTING HANDICAP SPACES - 8'-6" x 18'-0" WITH 2'-0" OVERHANG AND A 3'-0" ACCESS BETWEEN EACH TWO PARKING SPACES
 NEW PARKING SPACES - 8'-0" x 18'-0" WITH 2'-0" OVERHANG
 NEW HANDICAP SPACES - 8'-0" x 18'-0" WITH 2'-0" OVERHANG WITH 8'-0" ACCESS BETWEEN TWO FOR VAN ACCESSIBLE SPACES AND 5'-0" ACCESS BETWEEN TWO
BICYCLE SPACES:
 170 REQUIRED PARKING SPACES/20 = 8.50 BICYCLE SPACES
 8 BICYCLE SPACES REQUIRED, 12 BICYCLE SPACES PROVIDED WITH 3 BIKE RACK POSTS AT 4 BICYCLES PER POST
SITE LIGHTING: NEW SITE AREA LIGHTS SHALL BE BUILDING MOUNTED AND LIGHT PARKING AND TRUCKING AREAS WITHOUT SHINING ONTO ADJACENT SITES.
TOTAL LOT AREA:
 EXISTING SITE = 186,715 SQUARE FEET, 4.2876 ACRES
 NEW SITE = 184,741 SQUARE FEET, 4.2411 ACRES
TOTAL LOT AREA = 371,456 SQUARE FEET, 8.5288 ACRES
NET LOT AREA: 185,844 SQUARE FEET
TOTAL LANDSCAPE AREA REQUIRED: 28,371 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED:
 EXISTING SITE = 28,321 SQUARE FEET LANDSCAPING
 EXISTING ROW = 1,432 SQUARE FEET LANDSCAPING
 NEW SITE = 28,423 SQUARE FEET LANDSCAPING
 NEW ROW = 1,146 SQUARE FEET LANDSCAPING
TOTAL LANDSCAPING = 60,322 SQUARE FEET LANDSCAPING
TOTAL PARKING & PAVED AREA:
 EXISTING PAVED AREA = 48,840 SQUARE FEET
 NEW PAVED AREA = 13,980 SQUARE FEET
TOTAL PAVED AREA = 62,820 SQUARE FEET
PERCENTAGE OF SITE LANDSCAPED: 16.1 PERCENT
LANDSCAPE TO PARKING AREA RATIO: 1.00

MASTER SITE PLAN & BUILDING CRITERIA
 MAY 26, 2005 SCALE: 1" = 40'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS
ALBUQUERQUE TORTILLA COMPANY
PRODUCTION WAREHOUSE ADDITION
 4300 ALEXANDER BOULEVARD, N.E.
 ALBUQUERQUE, NEW MEXICO

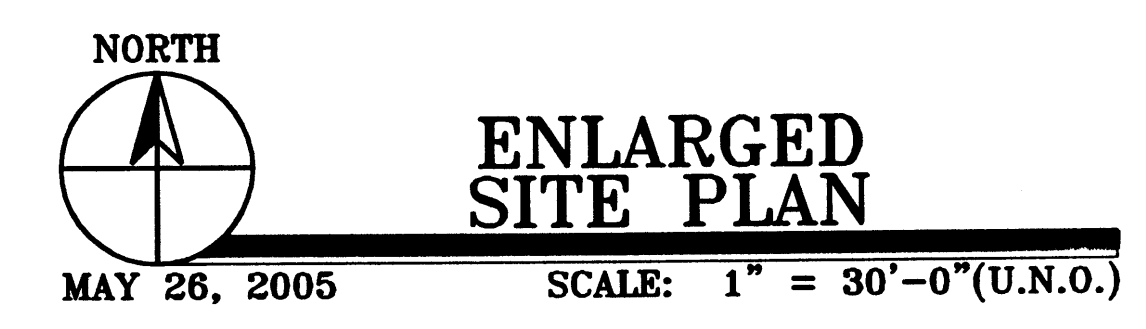
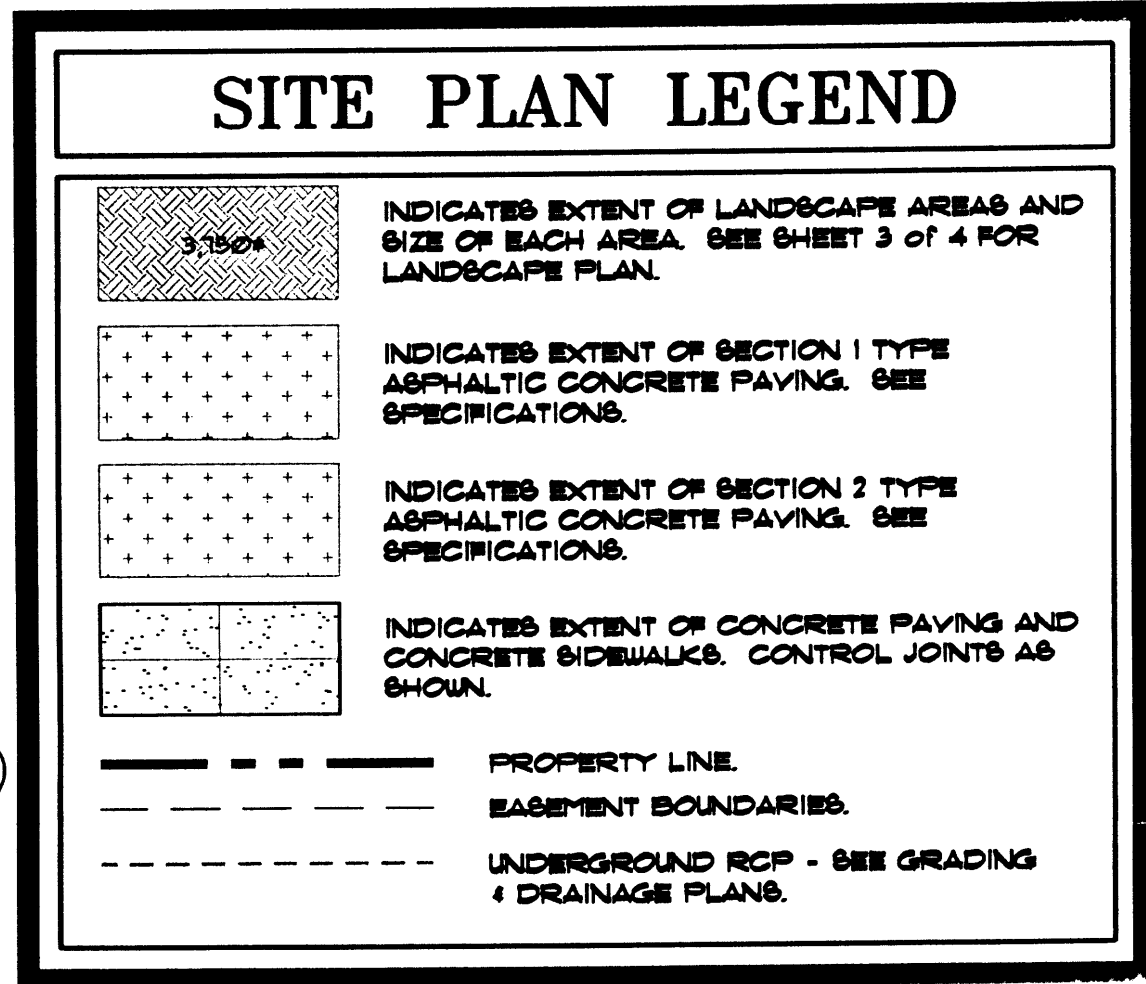
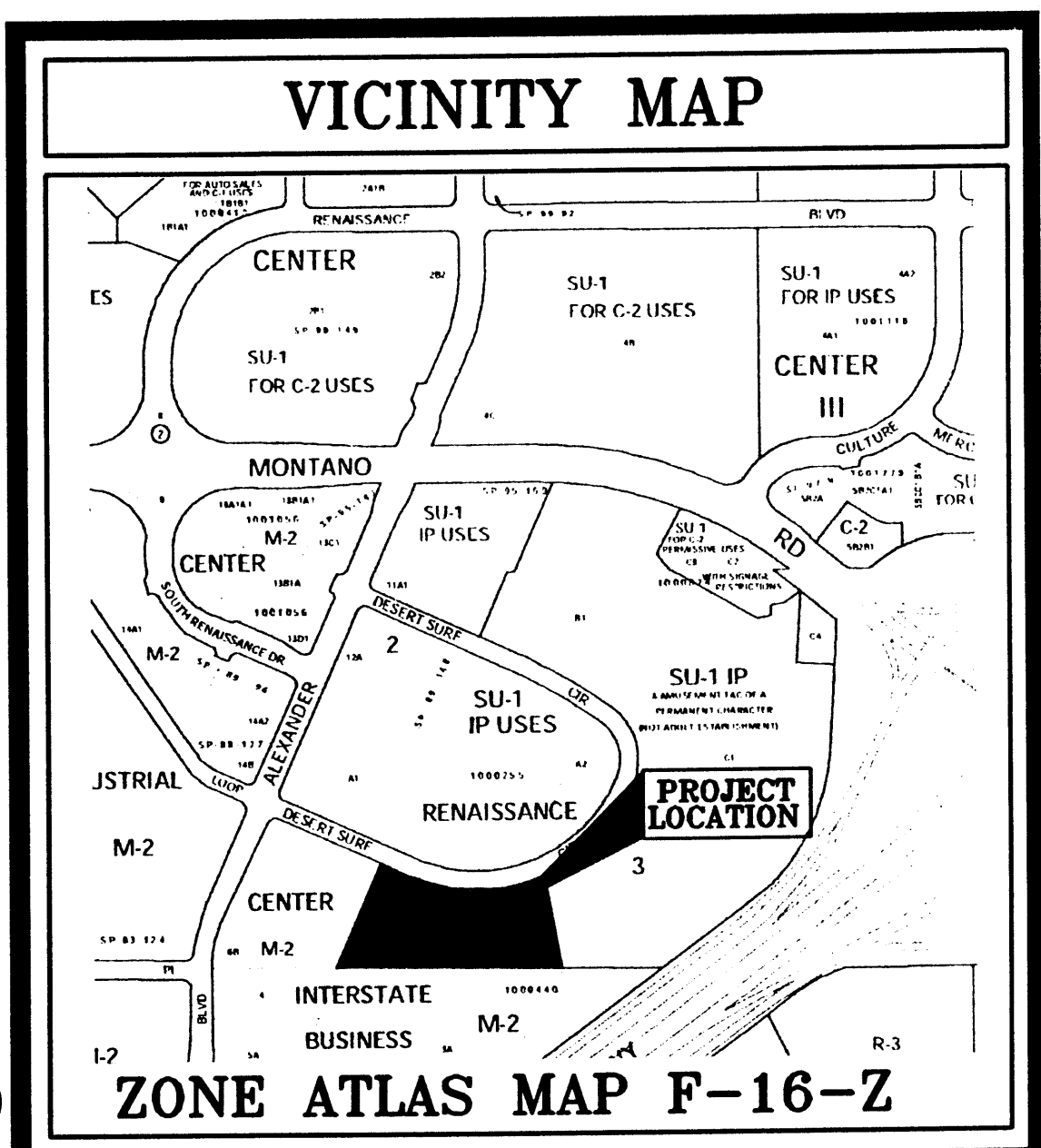
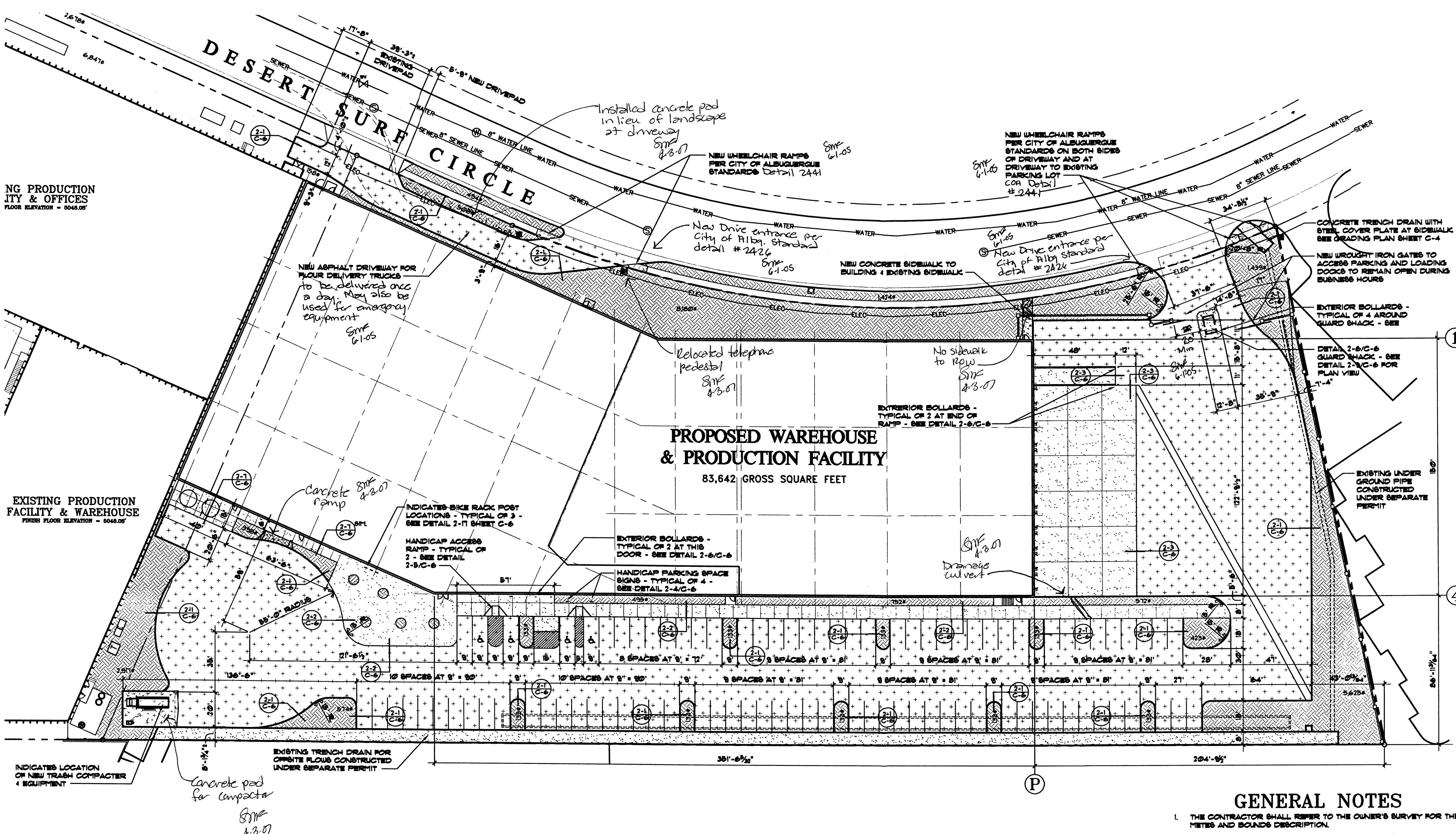
OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright thereto.

1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1113 Fax: 505/842-1330

SHEET
C-1
 PROJECT NUMBER
 03100

NG PRODUCTION
ITY & OFFICES
FLOOR ELEVATION = 5048.05'

EXISTING PRODUCTION
FACILITY & WAREHOUSE
FINISH FLOOR ELEVATION = 5048.05'



GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
2. THE CONTRACTOR SHALL SUBMIT AUTOMATIC FIRE SPRINKLER SYSTEM SHOP DRAWINGS WITH A SEAL TO THE CITY OF ALBUQUERQUE FIRE DEPARTMENT FOR APPROVAL AS REQUIRED, PER NFPA 13.
3. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AND MONITORED FOR 100 SPRINKLER HEADS OR MORE.
4. THE CONTRACTOR SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS WITH A SEAL TO THE CITY OF ALBUQUERQUE FIRE DEPARTMENT FOR APPROVAL.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
6. ALL WORK WITHIN THE RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE STANDARDS.
7. THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
8. THE BUILDING ADDRESS IS EXISTING AND LOCATED ON THE EXISTING SITE SIGN LOCATED ON THE NORTH WEST CORNER OF THE EXISTING SITE.
9. TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM ANY EXISTING OR NEW UNDERGROUND UTILITY LINES.
10. ALL NEW FIRE HYDRANTS SHALL BE OPERATING PRIOR TO THE BEGINNING OF CONSTRUCTION.
11. THE ENGINEER'S CERTIFICATION REQUIRED BY THE HYDROLOGY SECTION NEEDS TO INCLUDE CERTIFICATION THAT THE SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
12. THE CONTRACTOR OR THE OWNER SHALL SUBMIT ENGINEERED DRAWINGS WITH A SEAL TO THE CITY OF ALBUQUERQUE PLAN CHECK DEPARTMENT FOR APPROVAL FOR ALL STORAGE RACKS THAT EXCEED 8'-0" IN HEIGHT.

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature] 6/1/05
Signed Date

CLAUDIO VIGIL ARCHITECTS

RECEIVED
APR 13 2007
HYDROLOGY SECTION

ALBUQUERQUE TORTILLA COMPANY
PRODUCTION WAREHOUSE ADDITION
4300 ALEXANDER BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO

SHEET
C-3
PROJECT NUMBER
03100

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ALBUQUERQUE, NM