

KEYED NOTES

1. CONCRETE SIDEWALK CULVERT WITH STEEL PLATE TOP PER CITY OF ALBUQUERQUE STANDARD DRAWING #2236.
2. NEW CONCRETE CURB AND GUTTER MATCH EXISTING ELEVATIONS AND ASSURE SMOOTH TRANSITION.
3. CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430.
4. CONCRETE MEDIAN CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING #2415 OR CONCRETE HEADER CURB.
5. CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DRAWING #2425.
6. EXISTING CONCRETE DRIVEPAD TO REMAIN ON ADJACENT PROPERTY.
7. ASPHALT PAVEMENT.
8. CONCRETE SIDEWALK AND ENTRY.
9. CONCRETE HEADER CURB.
10. EXISTING CONCRETE CURB TO REMAIN ON ADJACENT PROPERTY.
11. REFUSE BIN ENCLOSURE.
12. PROVIDE 2' CONCRETE CURB OPENING.
13. WHEEL CHAIR CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STANDARD DRAWING #2441.
14. REMOVE EXISTING CONCRETE DRIVE PAD.
15. HANDICAPP PARKING SIGN.
16. CONCRETE TIRE STOP

LANDSCAPE NOTES

LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

LANDSCAPE SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION DRIP SYSTEM OPERATED BY AUTOMATIC CONTROLLER.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WASTE WATER PROVISIONS OF THE WASTE WATER AND LANDSCAPE ORDINANCES WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PLANTINGS SHALL ACHIEVE A MINIMUM 25% LIVE GROUND COVER AT MATURITY.

ALL LANDSCAPE AREAS SHALL BE MULCHED WITH 1 1/2" SANTA ANA TAN GRAVEL OVER FILTER FABRIC.

THE OWNER SHALL BE PROVIDED WITH IRRIGATION AS-BUILT DRAWING SHOWING LOCATIONS OF ALL IRRIGATION COMPONENTS.

LANDSCAPE LEGEND

- 5 GAL. BUFFALO JUNIPER
- 15 GAL. BRADFORD PEAR
- 5 GAL. CHERRY SAGE
- 4' PALM YUCCA

LEGEND

- DOWNSPOUT LOCATION AND FLOW DIRECTION
 - PROPOSED BUILDING FINISH FLOOR ELEVATION
 - EXISTING POWER POLE TO BE REMAIN
 - EXISTING TELEPHONE RISER TO REMAIN
 - OVERHEAD POWER LINE
 - EXISTING MONITORING WELL TO REMAIN
 - EXISTING WATER METER TO REMAIN
 - EXISTING WATER VALVE TO REMAIN
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN
 - STREET SIGN
 - BUILDING ENTRANCE
 - NEW ASPHALT PAVEMENT
 - NEW CONCRETE PAVEMENT
- NOTE:
ALL SURFACES NOT MARKED CONCRETE PAVEMENT, STOODS AND BUILDINGS SHALL BE RE-GRADED GRAVEL SURFACE OR LANDSCAPING. SEE LANDSCAPING PLAN FOR DETAILS.
- EXISTING SIGN/BILLBOARD TO BE DEMOLISHED
 - EXISTING UTILITY POLE TO BE DEMOLISHED
 - EXISTING ELECTRIC METER TO BE DEMOLISHED
 - EXISTING OVERHEAD POWER LINES TO BE DEMOLISHED

PROJECT DATA

OWNER: LOS PINONES LIMITED PARTNERSHIP

ADDRESS: 300 ASPEN AVE. N.W.
ALBUQUERQUE, NM.

ZONING: M1

SITE AREA: 0.3795 AC
(16532.2 SF.)

BUILDING AREA: PHASE I 3,000 SF.
PHASE II 1,800 SF.
TOTAL 4,800 SF.

NET SITE AREA: PHASE I 13,532 SF.
PHASE II 11,732 SF.

LANDSCAPE AREA REQUIRED: 1580 SF.
(15% OF NET SITE AREA)

LANDSCAPE AREA PROVIDED: 2,420 SF.

TYPE OF CONSTRUCTION: VN

OCCUPANCY GROUP: 32 WITH OFFICE/TOILET

OCCUPANCY LOAD: OFFICE/TOILET
1/100 SF. = 5
WAREHOUSE
1/500 SF. = 5
TOTAL 10

PARKING REQUIREMENTS: WAREHOUSE
1/2,000 SF. = 2 SPACES
OFFICE/TOILET
1/200 SF. = 2 SPACES
TOTAL 4 SPACES

NUMBER OF STORIES: ONE

HEIGHT OF BUILDING: 14'-0"

SPRINKLERS: NOT REQUIRED

SCOPE OF WORK:
CONSTRUCTION OF PREENGINEERED METAL STRUCTURE ON CONCRETE FOUNDATION AND SLAB. OFFICE AND TOILET ACCESSORY AREA WITH WALL FRAMING, GYPSUM BOARD FINISH AND FLOOR FINISHES PER OWNER. SUSPENDED LIGHTING FIXTURES AND UNIT HEATER, SPACE HEATING IN WAREHOUSE AREA.

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: *[Signature]* Date: 2-18-03

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HYDROLOGY SECTION

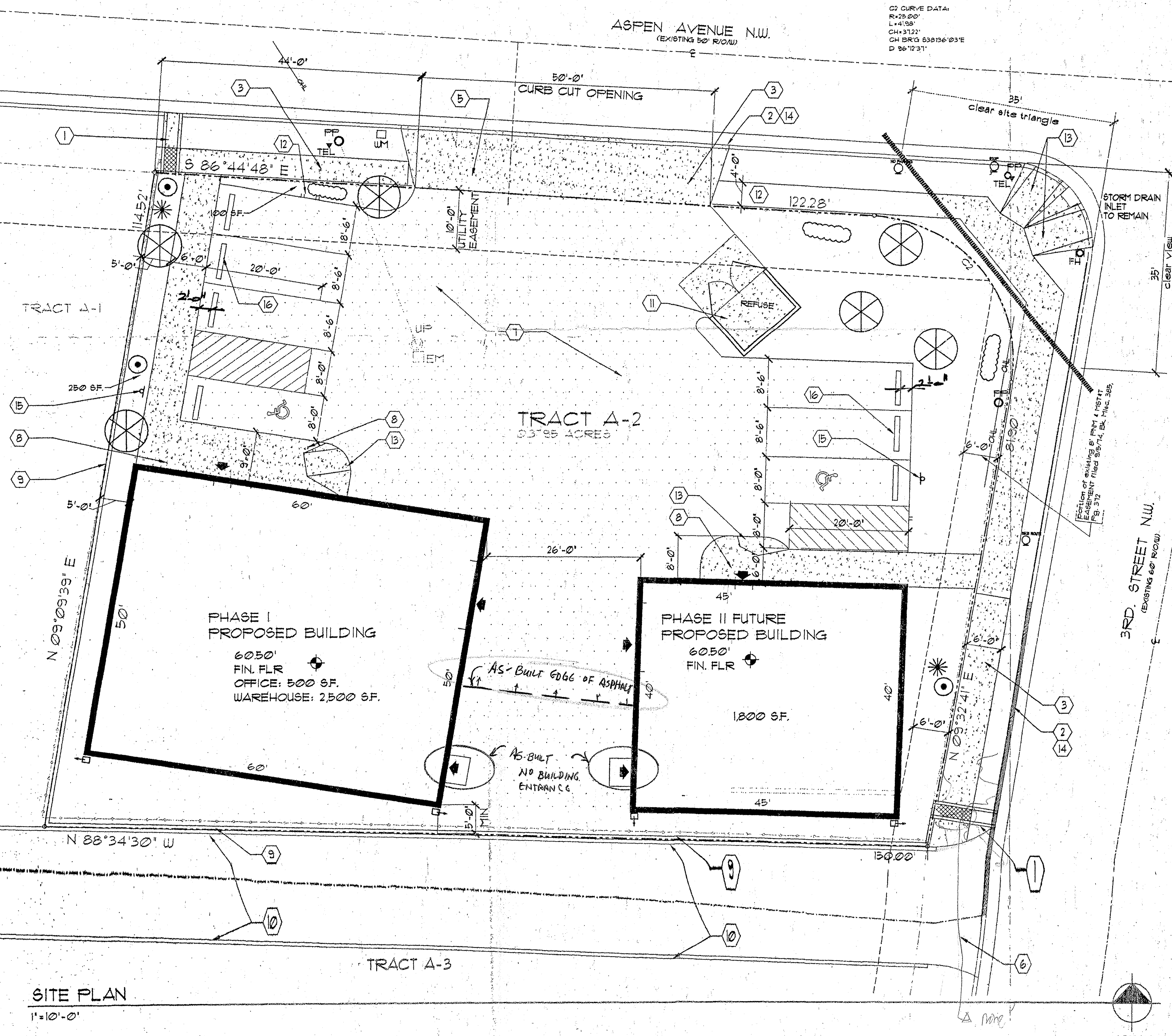
STATE OF NEW MEXICO
DAVID WEATHERMAN
NO. 1468

RECEIVED
FEB 1-1 2003
PWD/DESIGN REVIEW

SHEET
AS-1

ASPEN PROJECT
300 ASPEN AVENUE N.W.
ALBUQUERQUE, NM.

2/10/03
GUADALUPE ARCHITECTS
DAVID WEATHERMAN ARCHITECT
5961 GUADALUPE TRAIL, NW
ALBUQUERQUE, NEW MEXICO
(505) 343-9305



I, MARVIN R. KORTUM, NMPE 6519, CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTED WAREHOUSE BUILDINGS AND SITE IMPROVEMENTS ON TRACT A-2, AT ADDRESS 300 ASPEN AVENUE NW, ALBUQUERQUE, NEW MEXICO 87102. THE CONSTRUCTION AND IMPROVEMENTS ARE IN SUBSTANTIAL COMPLIANCE WITH THE TRAFFIC CIRCULATION LAYOUT PLAN APPROVED ON FEBRUARY 18, 2003 (J-14/D 45) FOR THE PLAN DATE STAMPED FEBRUARY 11, 2003.

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 TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF SITE CONDITIONS FOR ANY OTHER PURPOSE.

MARVIN R. KORTUM
NMPE 6519

