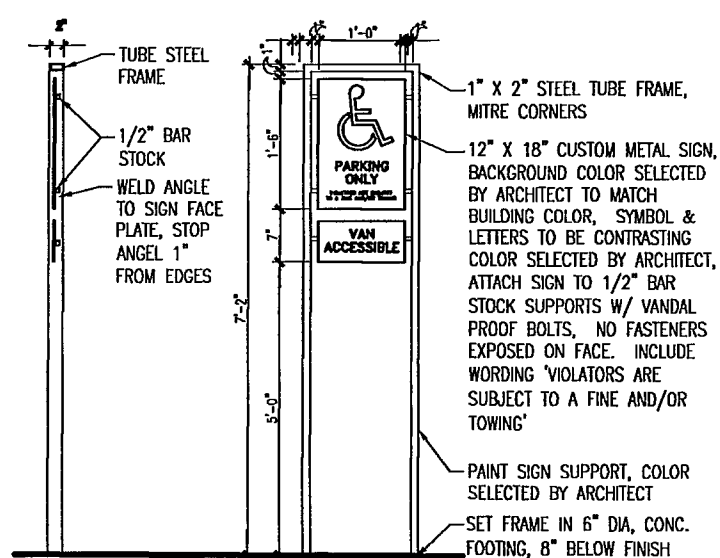
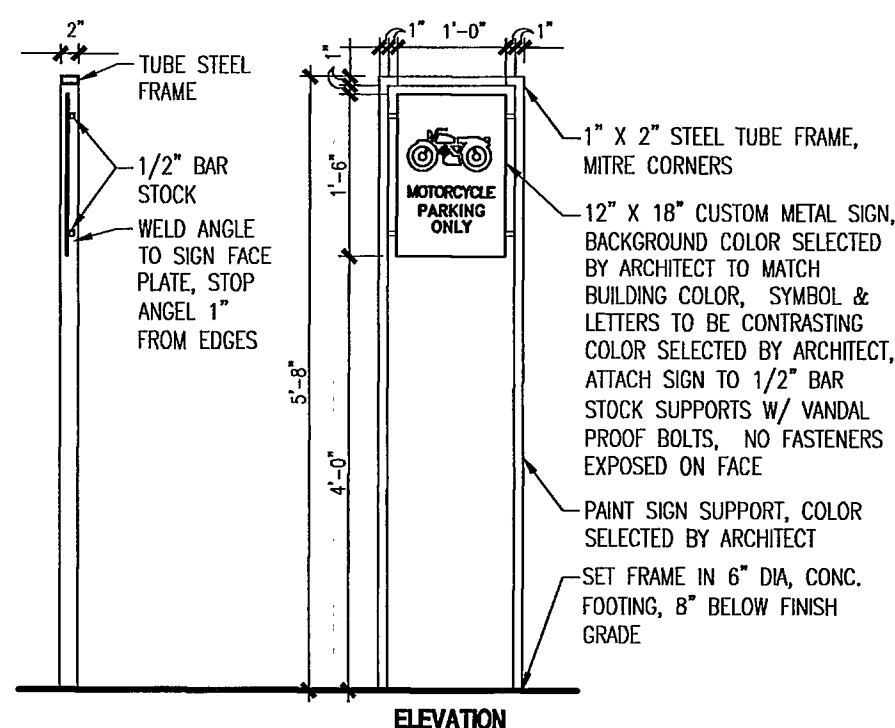
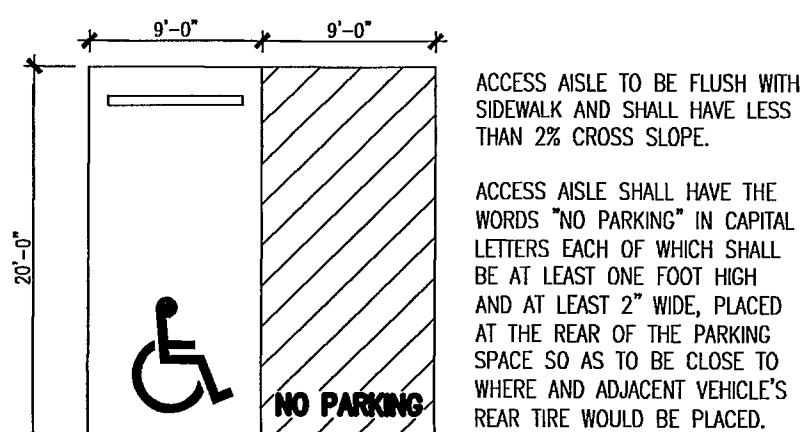




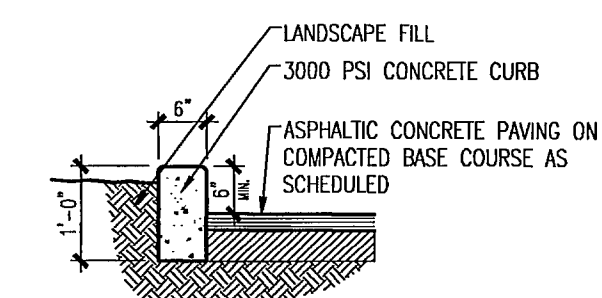
5 HANDICAP PARKING SIGN
1"=1'-0"



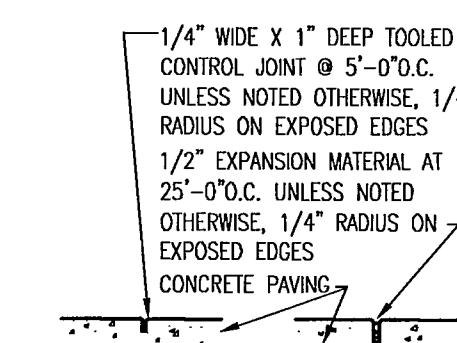
6 MOTORCYCLE PARKING SIGN
1"=1'-0"



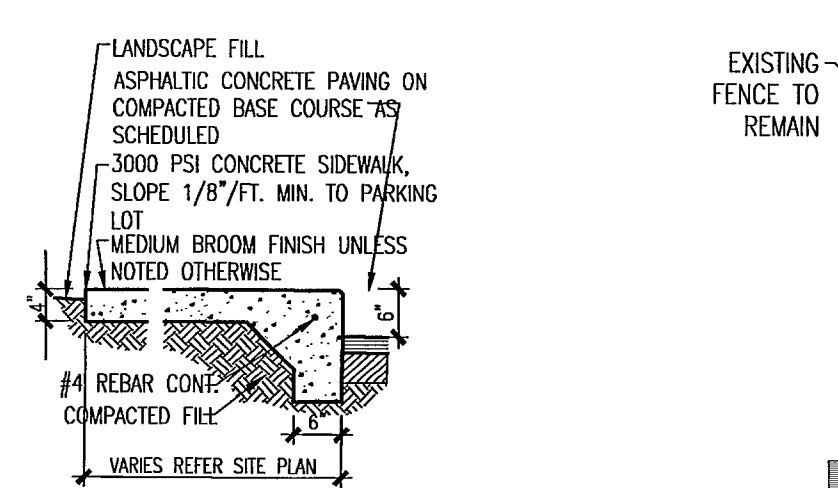
7 ACCESSIBLE PARKING
1"=1'-0"



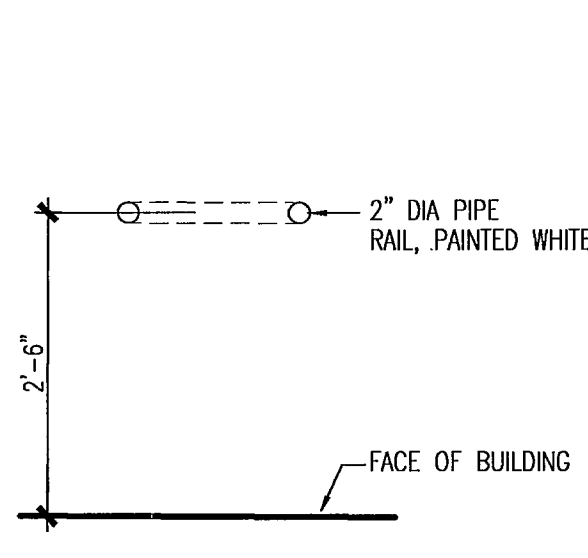
8 SECTION DETAIL
1"=1'-0"



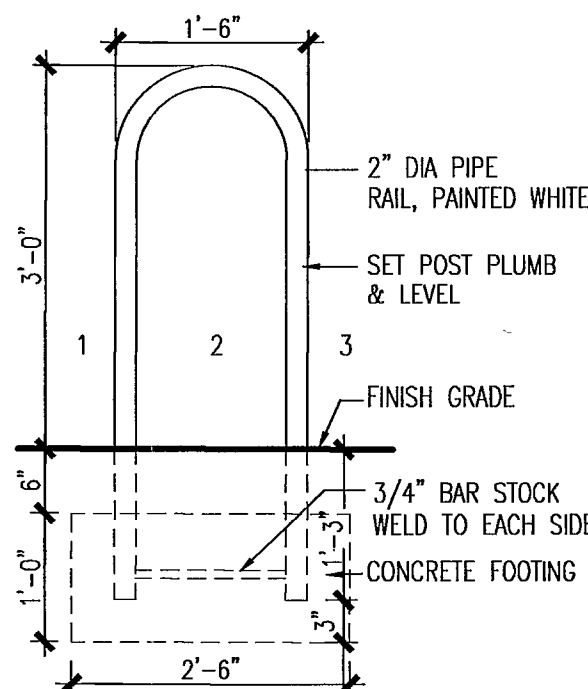
9 SECTION DETAIL
1"=1'-0"



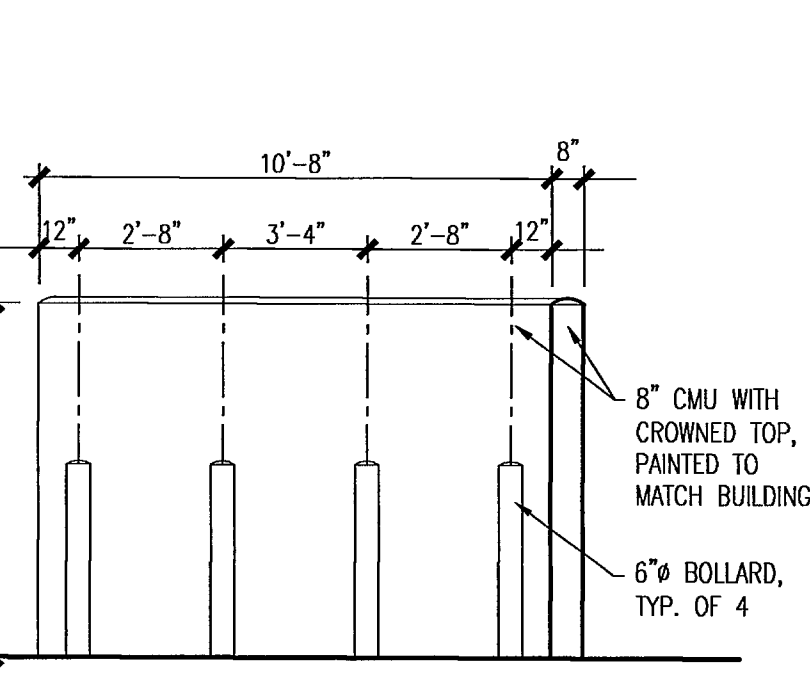
10 SECTION DETAIL
1"=1'-0"



4 TYPICAL SITE SECURITY FENCING
1/4"=1'-0"



3 BIKE POST DETAIL
1"=1'-0"



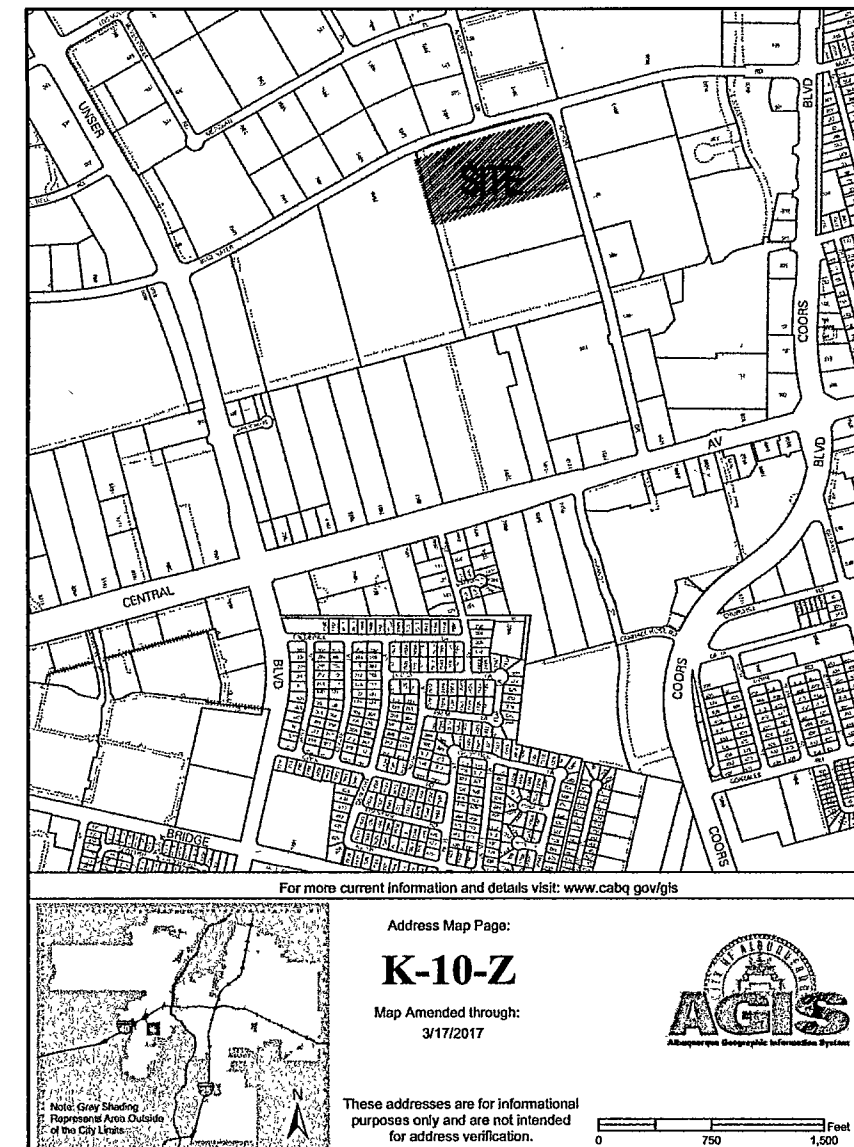
2 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"

LEGEND

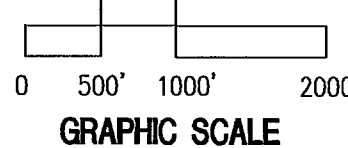
- PROPERTY LINE
- EASEMENT LINE
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING FIRE HYDRANT
- SITE TRIANGLE

GENERAL NOTES

- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & NIGHT SKY ORDINANCE.
- PARKING LOT POLE MOUNTED LIGHTING SHALL BE 20'-0" HIGH, "GARDO LIGHTING" GLOW TOP MAG 18-1 OR EQUAL IN EARTHSTONE COLOR.
- PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
- SITE HANDICAP RAMP SHALL BE BUILT BY COA STANDARD DRAWING #2441.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPECIFICATIONS: GE 100 WATT, BRONZE, LUMEN SHOEBOX TYPE WITH LEXINGTON BRONZE POLE PER PNM SPECIFICATION SL3.



VICINITY MAP



PROJECT INFORMATION

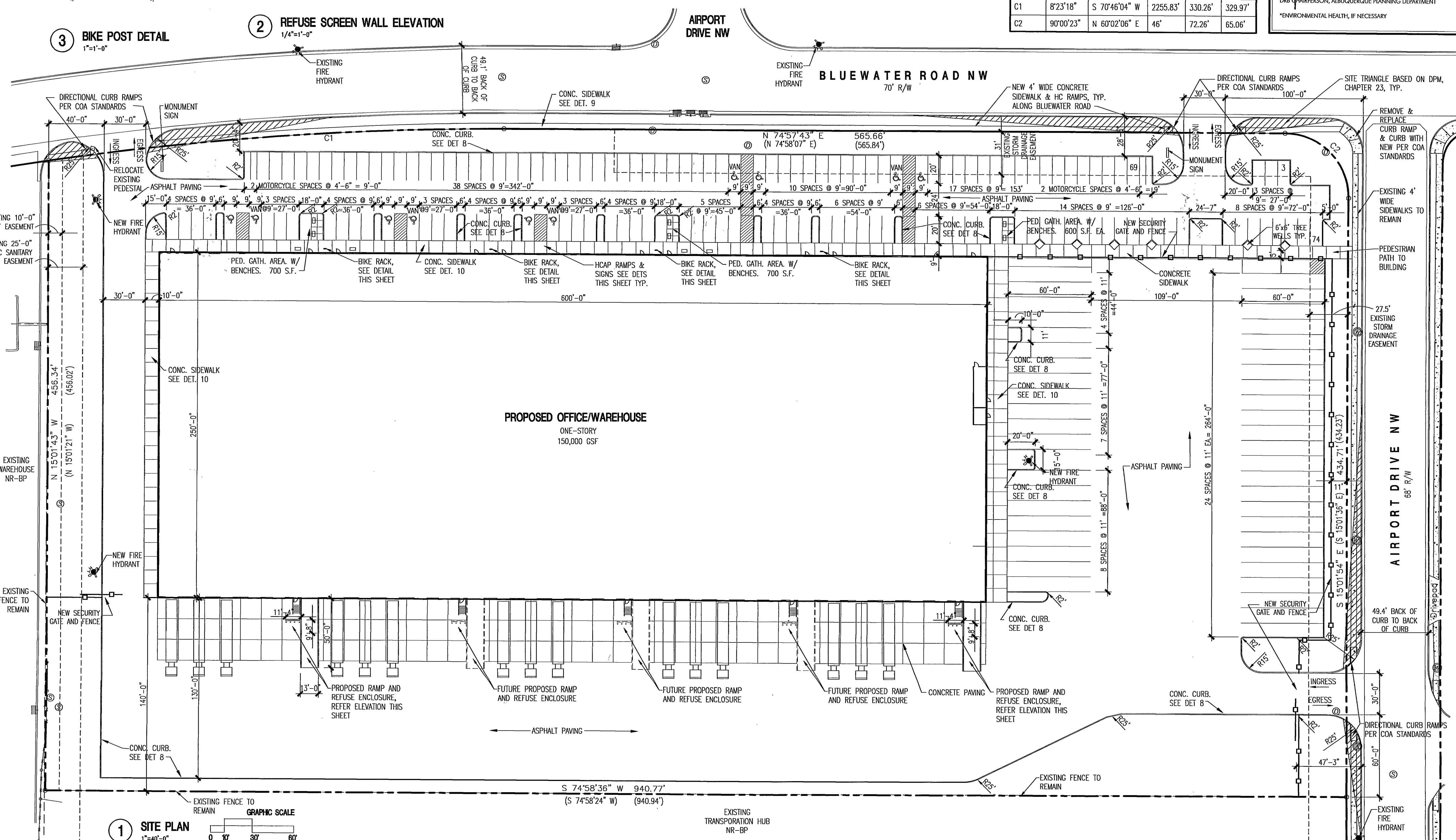
PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 7200 BLUEWATER ALBUQUERQUE, NEW MEXICO
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: TRACT C-3 ATRISCO BUSINESS PARK UNIT 2 NR-BP
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 449,029 SF 10.3 ACRES
BUILDING AREA: OFFICE 30,000 GSF, WAREHOUSE 120,000 GSF, 150,000 GSF
FAR: 33.4

PARKING ANALYSIS:

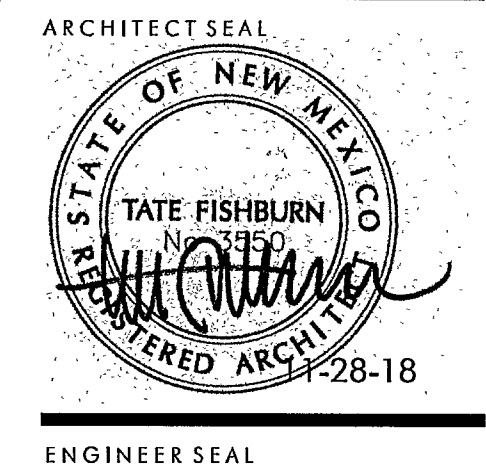
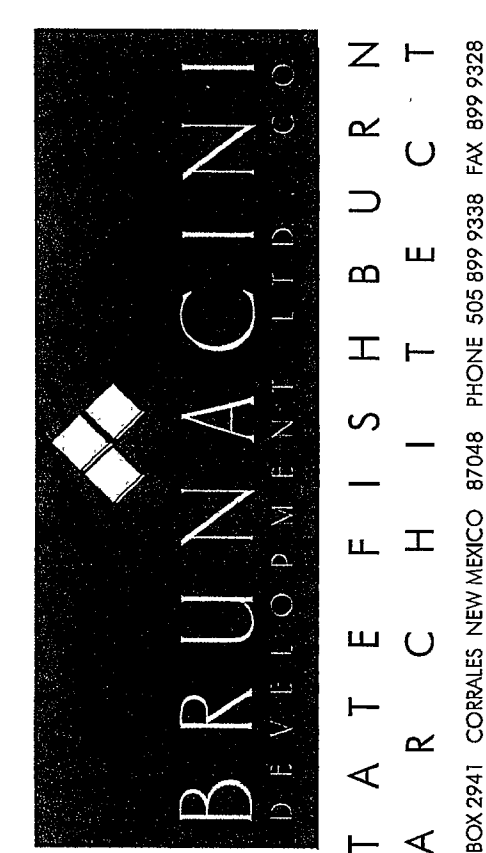
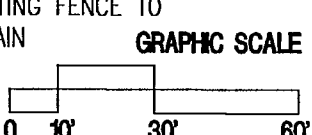
OFF-STREET PARKING: OFFICE 30,000 GSF, WAREHOUSE 120,000 GSF, 1:286 = 105 SPACES, 0 = 0 SPACES, REQUIRED 105 SPACES, PROVIDED 146 SPACES
HANDICAP PARKING: 146 + 43 TRAILER SPACES= 189 TOTAL SPACES PROVIDED, REQUIRED 7 SPACES TOTAL (2 VAN), PROVIDED 10 SPACES TOTAL (5 VAN)
MOTORCYCLE PARKING: REQUIRED 4 SPACES, PROVIDED 4 SPACES
BICYCLE PARKING: REQUIRED 11 SPACES, PROVIDED 12 SPACES

CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	8°23'18"	S 74°46'04" W	2255.83'	330.26'	329.97'
C2	90°00'23"	N 60°02'06" E	46'	72.26'	65.06'



1 SITE PLAN
1"=40'-0"



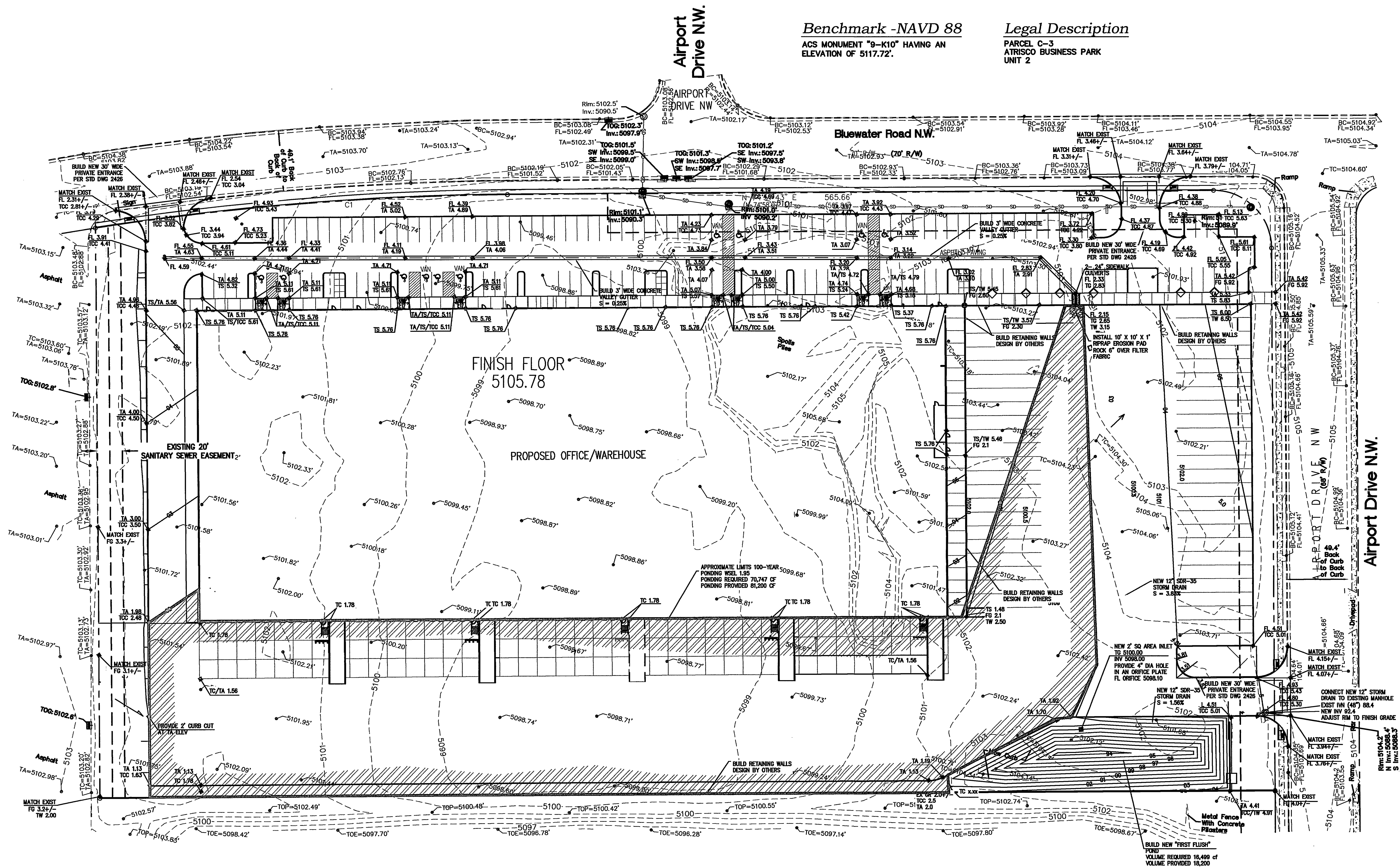
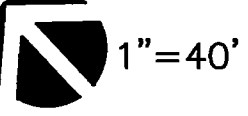
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

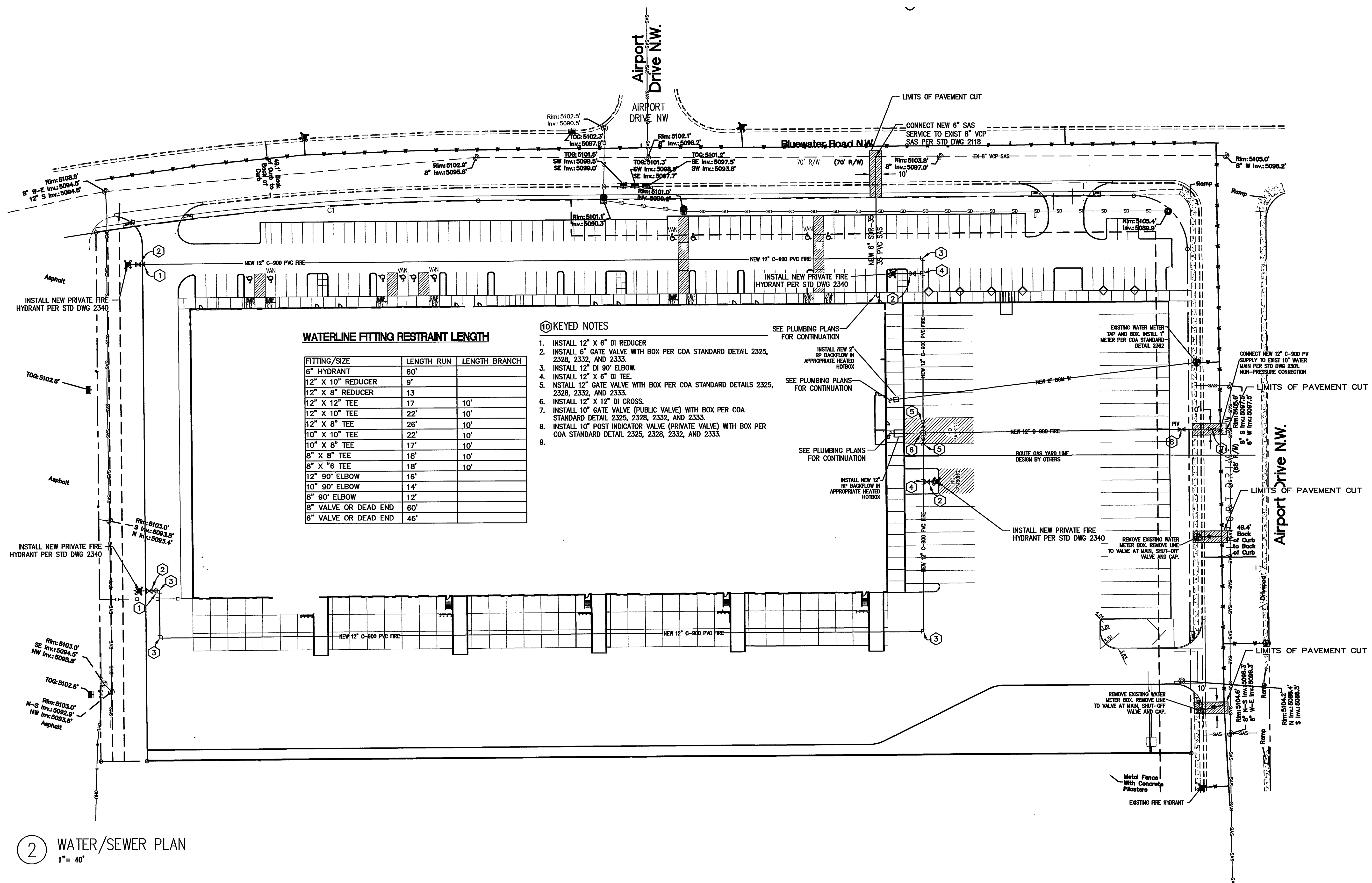
DATE	NOVEMBER 28, 2018
NORTH	SCALE
	1"=40'
	OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHEET NUMBER	SDP-1



SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO



① GRADING AND DRAINAGE PLAN
1"=20'



WATERLINE FITTING RESTRAINT LENGTH

FITTING/SIZE	LENGTH RUN	LENGTH BRANCH
6" HYDRANT	60'	
12" X 10" REDUCER	9'	
12" X 8" REDUCER	13	
12" X 12" TEE	17	10'
12" X 10" TEE	22'	10'
12" X 8" TEE	26'	10'
10" X 10" TEE	22'	10'
10" X 8" TEE	17'	10'
8" X 8" TEE	18'	10'
8" X "6 TEE	18'	10'
12" 90° ELBOW	16'	
10" 90° ELBOW	14'	
8" 90° ELBOW	12'	
8" VALVE OR DEAD END	60'	
6" VALVE OR DEAD END	46'	

KEYED NOTES

1. INSTALL 12" X 6" DI REDUCER
2. INSTALL 6" GATE VALVE WITH BOX PER COA STANDARD DETAIL 2325, 2328, 2332, AND 2333.
3. INSTALL 12" DI 90° ELBOW.
4. INSTALL 12" X 6" DI TEE.
5. INSTALL 12" GATE VALVE WITH BOX PER COA STANDARD DETAILS 2325, 2328, 2332, AND 2333.
6. INSTALL 12" X 12" DI CROSS.
7. INSTALL 10" GATE VALVE (PUBLIC VALVE) WITH BOX PER COA STANDARD DETAIL 2325, 2328, 2332, AND 2333.
8. INSTALL 10" POST INDICATOR VALVE (PRIVATE VALVE) WITH BOX PER COA STANDARD DETAIL 2325, 2328, 2332, AND 2333.
- 9.

SEE PLUMBING PLANS FOR CONTINUATION

SEE PLUMBING PLANS FOR CONTINUATION

SEE PLUMBING PLANS FOR CONTINUATION

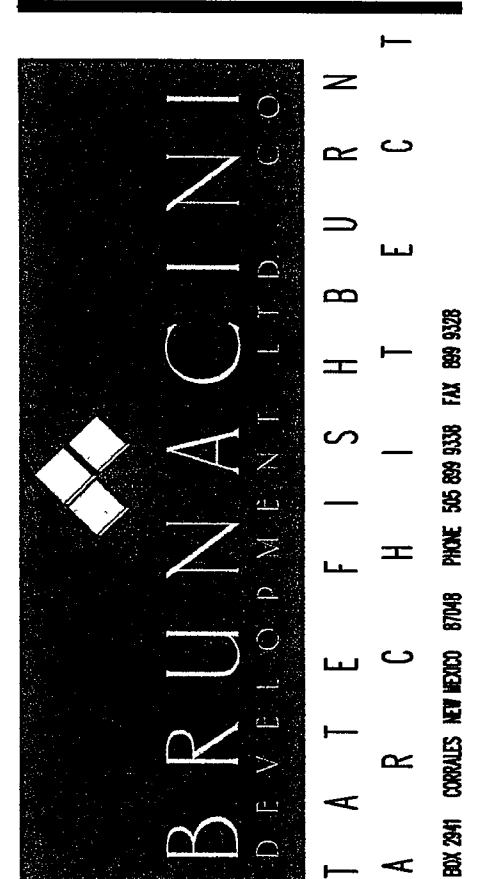
INSTALL NEW 12" RP BACKFLOW IN APPROPRIATE HEATED HOTBOX

INSTALL NEW PRIVATE FIRE HYDRANT PER STD DWG 2340

REMOVE EXISTING WATER METER BOX. REMOVE LINE TO VALVE AT MAIN. SHUT-OFF VALVE AND CAP.

REMOVE EXISTING WATER METER BOX. REMOVE LINE TO VALVE AT MAIN. SHUT-OFF VALVE AND CAP.

2 WATER/SEWER PLAN
1"= 40'



ENGINEER SEAL



PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE AUGUST 16, 2018

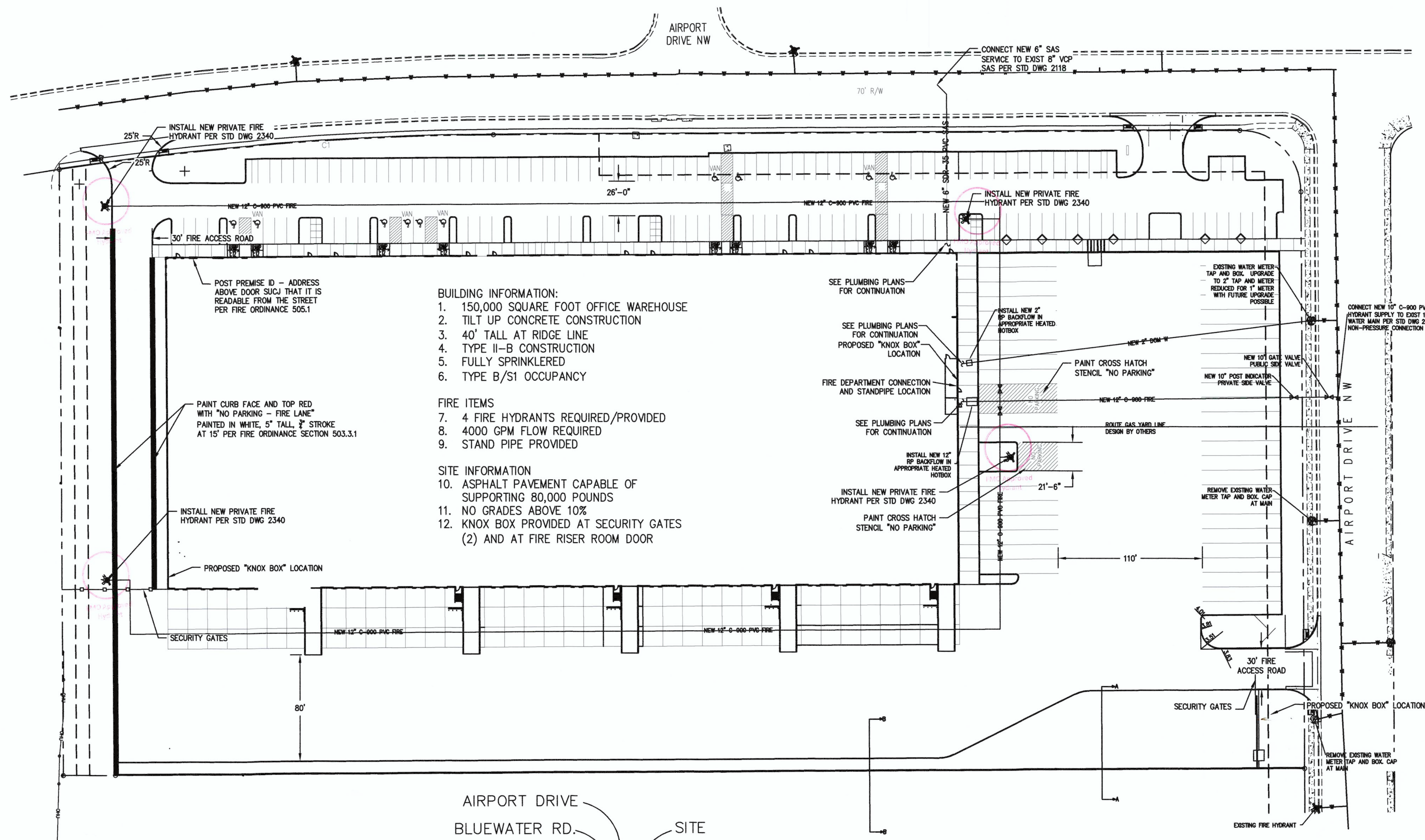
NORTH SCALE



DRAWING NAME
WATER/SEWER
PLAN

SHEET NUMBER

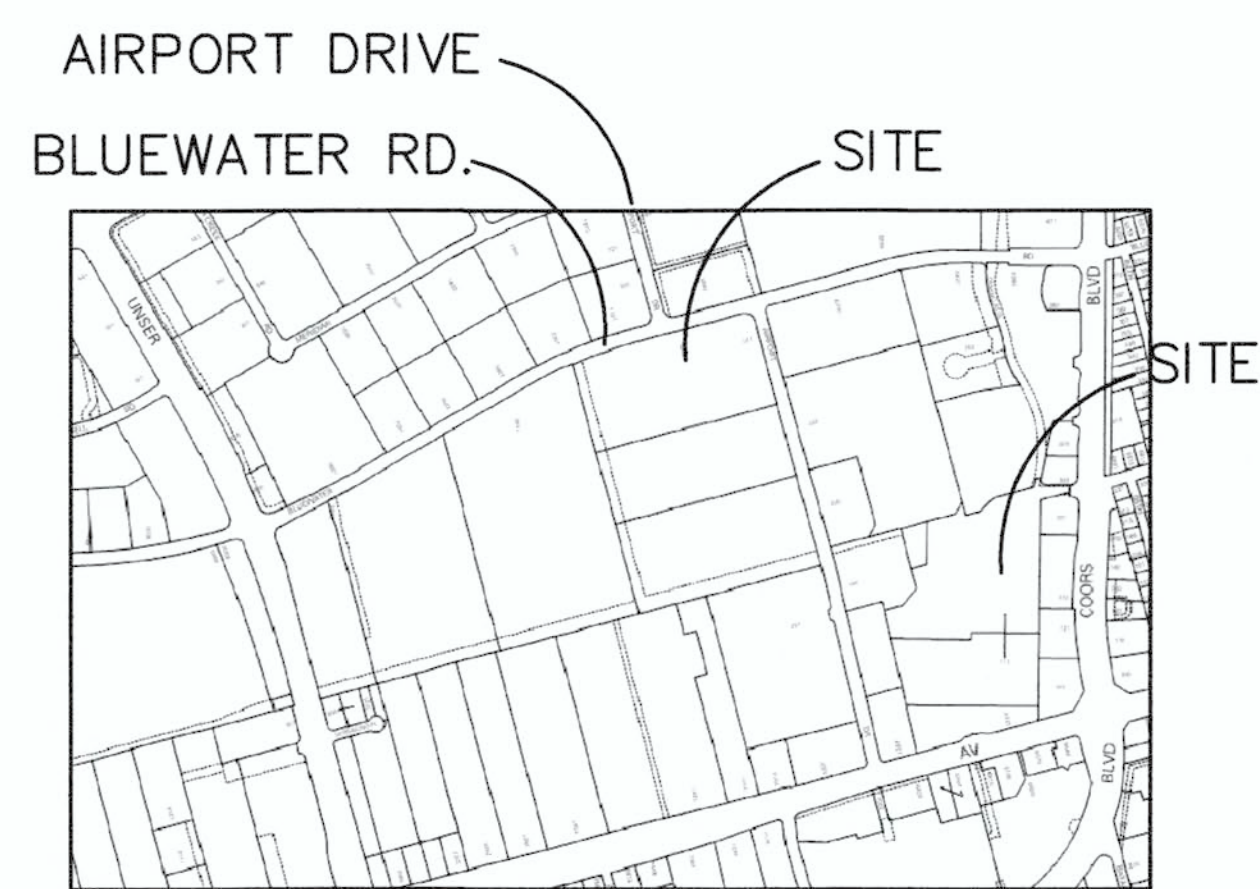
01



- BUILDING INFORMATION:**
1. 150,000 SQUARE FOOT OFFICE WAREHOUSE
 2. TILT UP CONCRETE CONSTRUCTION
 3. 40' TALL AT RIDGE LINE
 4. TYPE II-B CONSTRUCTION
 5. FULLY SPRINKLERED
 6. TYPE B/S1 OCCUPANCY

- FIRE ITEMS**
7. 4 FIRE HYDRANTS REQUIRED/PROVIDED
 8. 4000 GPM FLOW REQUIRED
 9. STAND PIPE PROVIDED

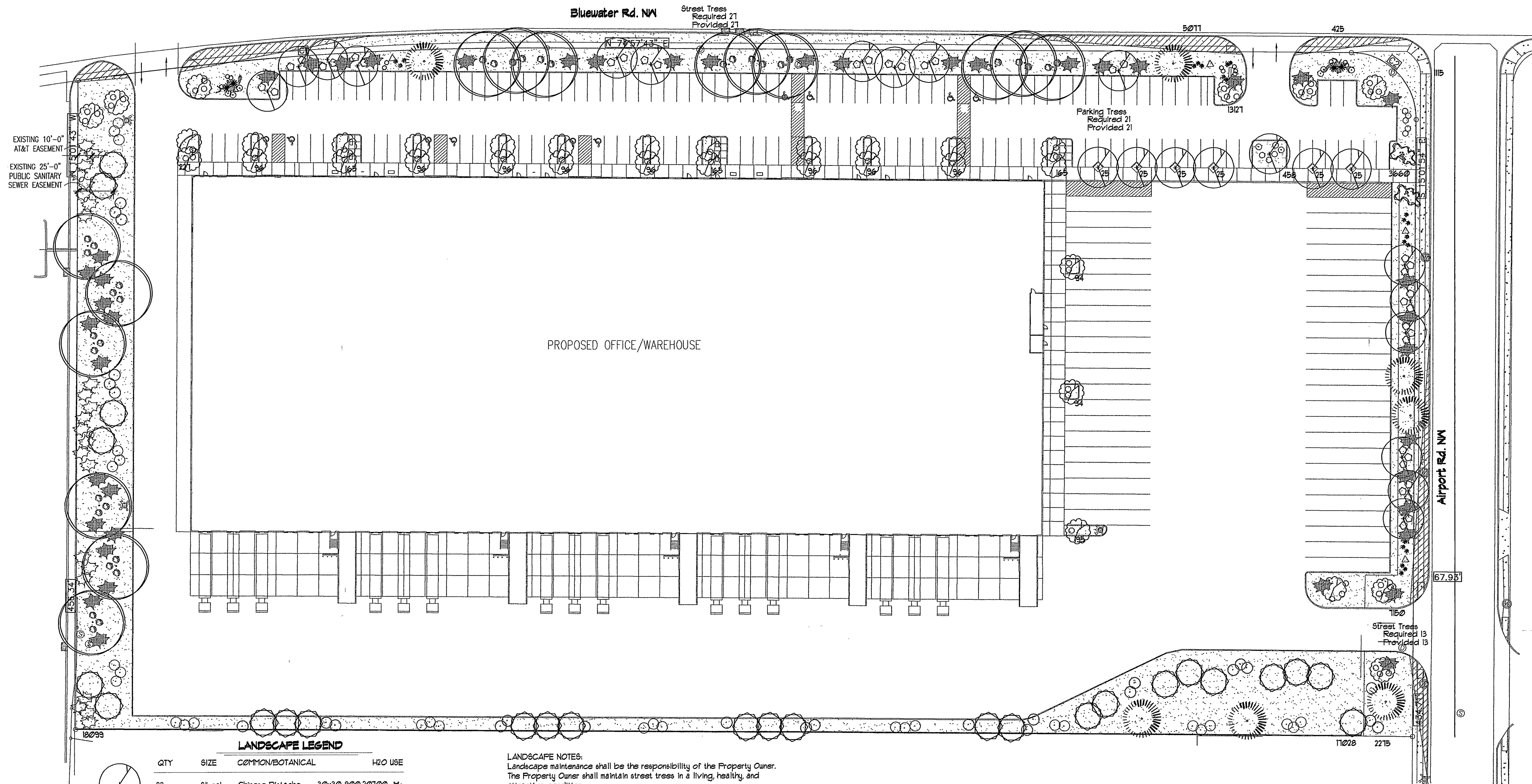
- SITE INFORMATION**
10. ASPHALT PAVEMENT CAPABLE OF SUPPORTING 80,000 POUNDS
 11. NO GRADES ABOVE 10%
 12. KNOX BOX PROVIDED AT SECURITY GATES (2) AND AT FIRE RISER ROOM DOOR



VICINITY MAP

3 FIRE - 1
1" = 40'

5322-18
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOP# 15000 CONSTRUCTION TYPE DB
GPM 4000 NUMBER OF HYDRANTS 4
APPROVED / DISAPPROVED
12/18/18
SIGNATURE / PLAN NUMBER / DATE



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
23	2" cal	Chinese Pistache 30x30 500 20700 M	
15	2" cal	Honey Locust 40x35 1225 18375 M	
1	6 - 8'	Austrian Pine 35x25 625 4375 M	
2	15 Gal	Vitex 20x15 225 450 M	
26	15 Gal	Desert Willow 20x20 400 10400 M	
4	4 - 6'	Palm Yucca 15x6 36 144 M	
36	15 Gal	Bradford Pear 20x15 225 8100 M	
36	5 Gal	Pyrus calleryana 3x5 25 900 M	
22	5 Gal	India Hawthorne 3x5 25 900 M	
38	5 Gal	Raphiolepis indica 3x5 25 950 M	
4	5 Gal	Feather Reed Grass 2x2 4 88 M	
44	5 Gal	Calamagrostis arundinacea 2x5 25 950 M	
23	5 Gal	Wintergreen Barberry 5x5 25 950 M	
13	5 Gal	Berberis julianae 1x6 36 144 M	
57	5 Gal	Butterfly Bush 1x6 36 144 M	
29	5 Gal	Buddlia davidii 4x12 144 6336 M	
9	5 Gal	Juniperus tamariscifolia 6x1 43 332 M	
26	5 Gal	Juniperus tamariscifolia 6x1 43 332 M	
13	5 Gal	Cherry Sage 2x3 9 117 M	
9	5 Gal	Salvia Greggii 3x3 9 81 M	
57	5 Gal	Blue Mist 3x3 9 81 M	
26	5 Gal	Caryopteris x clandonensis 5x6 36 2052 L	
29	5 Gal	Fern Bush 5x6 36 2052 L	
9	5 Gal	Chamaebotaria millefolium 6x1 43 332 M	
29	5 Gal	Apache Plume 6x1 43 332 M	
9	5 Gal	Fallugia paradoxa 5x1 43 141 L	
9	2-3cf	Chamaebotaria nauseosus 16675 Total Ground Cover	
10431		To be placed at contractor discretion	
200		Santa Fe Brown Crusher Fines	
		Oversize Landscape Gravel / Accent Cobble	

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with City of Albuquerque Landscape Ordinances. 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. All landscaping will be in compliance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netatim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, primed in place. Netatim shall have emitters 12" o.c. with a flow of 1/6 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will 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.

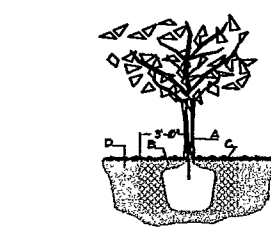
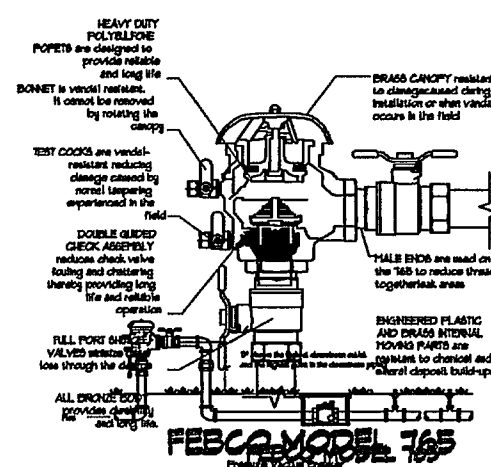
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

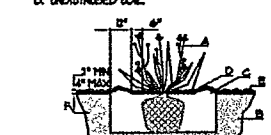
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

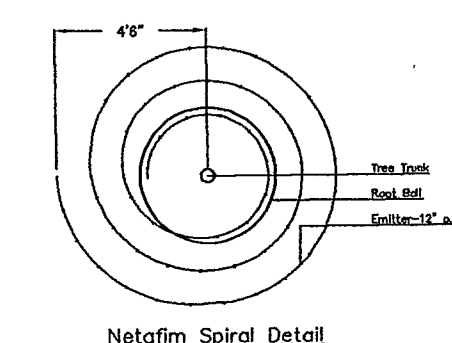
TOTAL LOT AREA (sf)	446746
TOTAL BUILDING AREA (sf)	-150000
TOTAL LOT AREA (sf)	296746
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	44512
TOTAL ON-SITE LANDSCAPE PROVIDED	10431
TOTAL LIVE VEGETATION REQUIRED	2131
TOTAL LIVE VEGETATION PROVIDED	66019



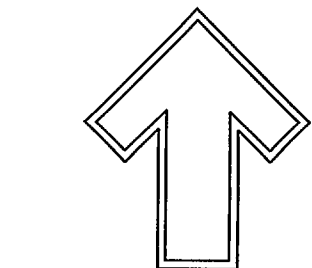
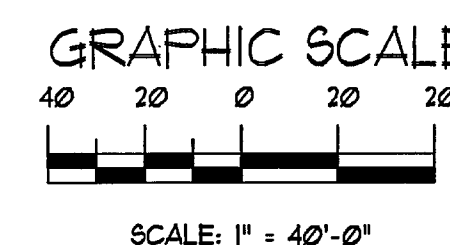
Tree Planting Detail



Shrub Planting Detail



SITE DEVELOPMENT PLAN
FILE #: PR-2018-001689
Alternative Landscape Plan.
APPROVED BY: [Signature] DATE: 23 Jan 2019



The Hilltop
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Albuquerque, NM 87113
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Fax (505) 893-1131
danny@hilltoplandscape.com

Landscape Architect



1200 Bluewater Rd. NW
Albuquerque, NM

Landscape Plan

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DESIGN BY: [Signature]
REVISION: [Signature]
DATE: 1/23/19

SHEET #
LS-101

EXTERIOR FINISHES

TILT-UP CONC. PANELS- COLOR 1- LIGHT GRAY
COLOR 2- MEDIUM GRAY
COLOR 3- DARK GRAY

METAL ACCENT COLOR- BLUE

ALUMINUM WINDOW FRAMES- CLEAR ANODIZED

WINDOW GLAZING- 1" TINTED INSULATED

TINT COLOR- SOLAR GRAY

OVERHEAD & HM DOORS- LIGHT GRAY

ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR.

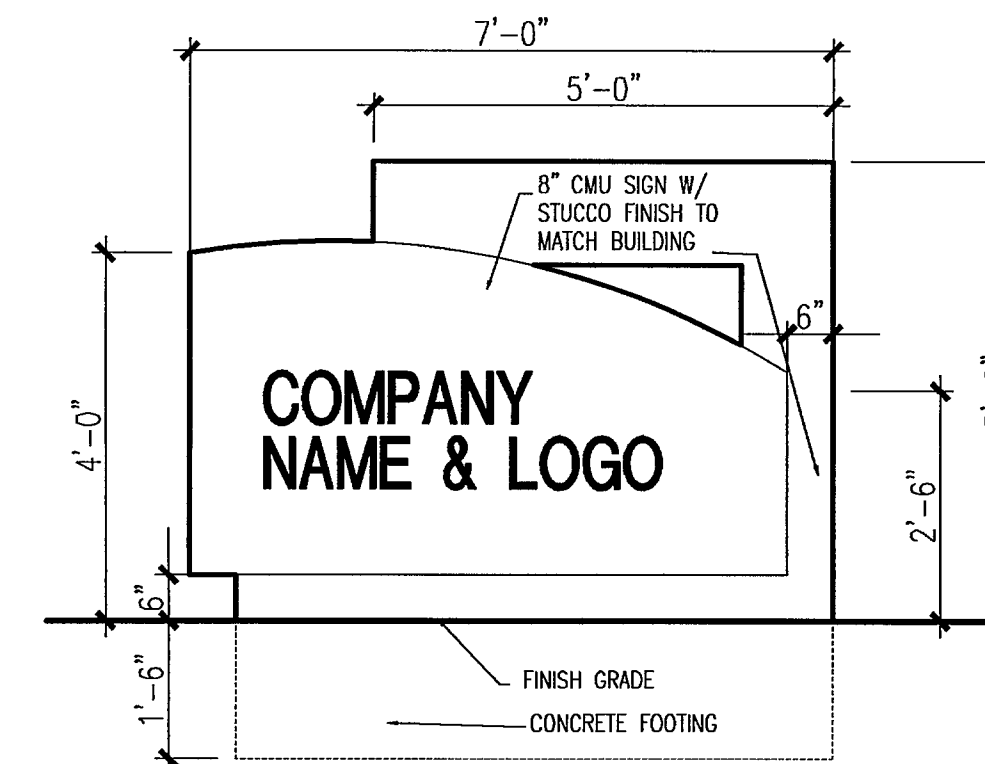
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

WEST ELEVATION- BLDG. AREA-2,850 S.F. SIGNAGE- 150 S.F.
150 / 2850 = 5%

EAST ELEVATION- BLDG. AREA-4,515 S.F. SIGNAGE- 366 S.F.
366 / 4515 = 8%

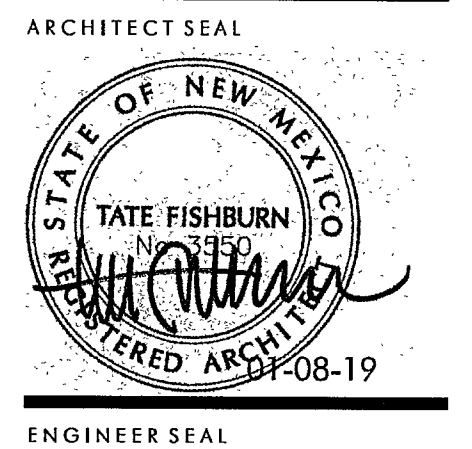
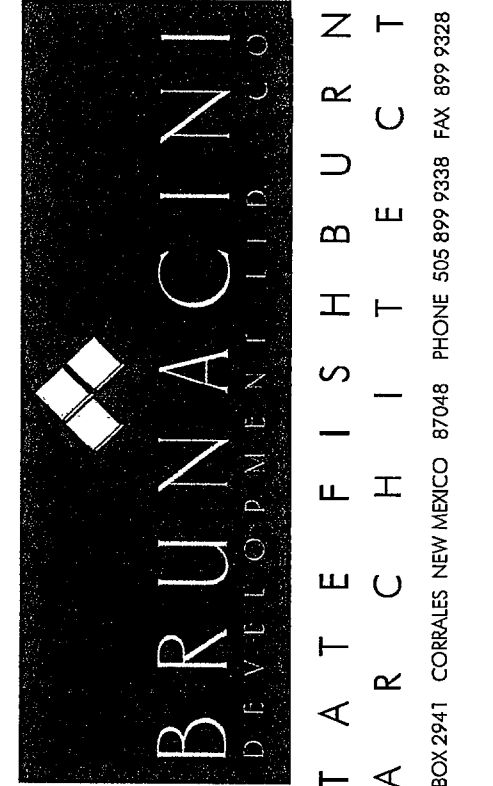
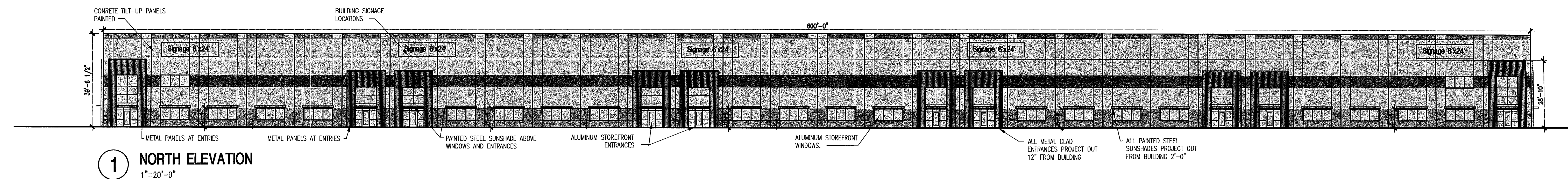
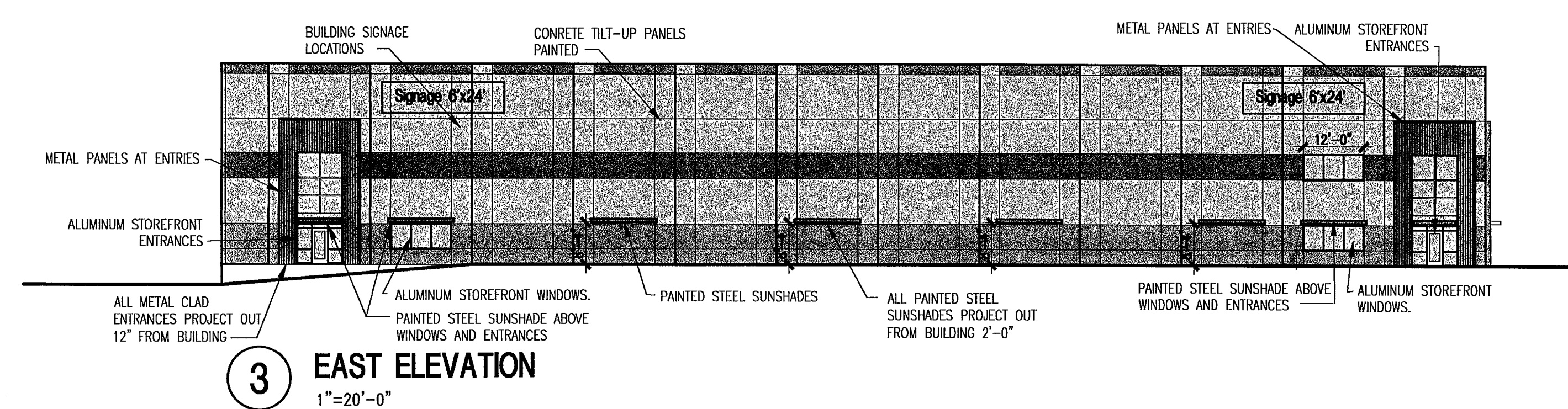
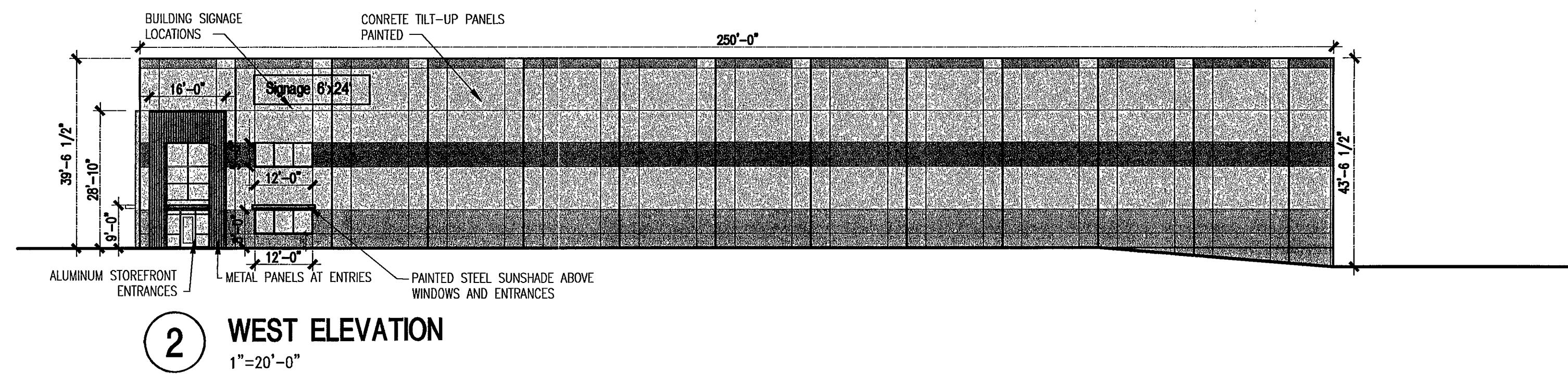
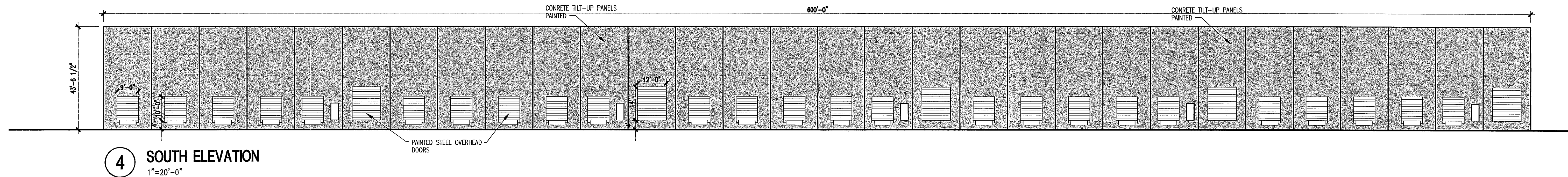
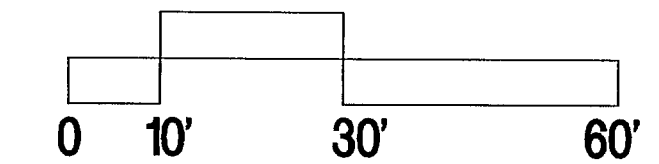
NORTH ELEVATION- BLDG. AREA-7,246 S.F. SIGNAGE- 334 S.F.
334 / 7246 = 4.6%



5 MONUMENT SIGN 1/2"=1'-0"

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

GRAPHIC SCALE



PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JANUARY 9, 2019

SCALE

1"=20'
OR AS NOTED

DRAWING NAME
BUILDING
ELEVATIONS

SHEET NUMBER

SDP-2