

Gibson Avenue, S.E.

DRAINAGE CERTIFICATION

I, John Mackenzie, NMPE 11619, OF THE FIRM MARK GOODWIN & ASSOCIATES, 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 08/20/09. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MADRIS, NMPS 11993, OF THE FIRM DESIGN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08/23/10, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL.

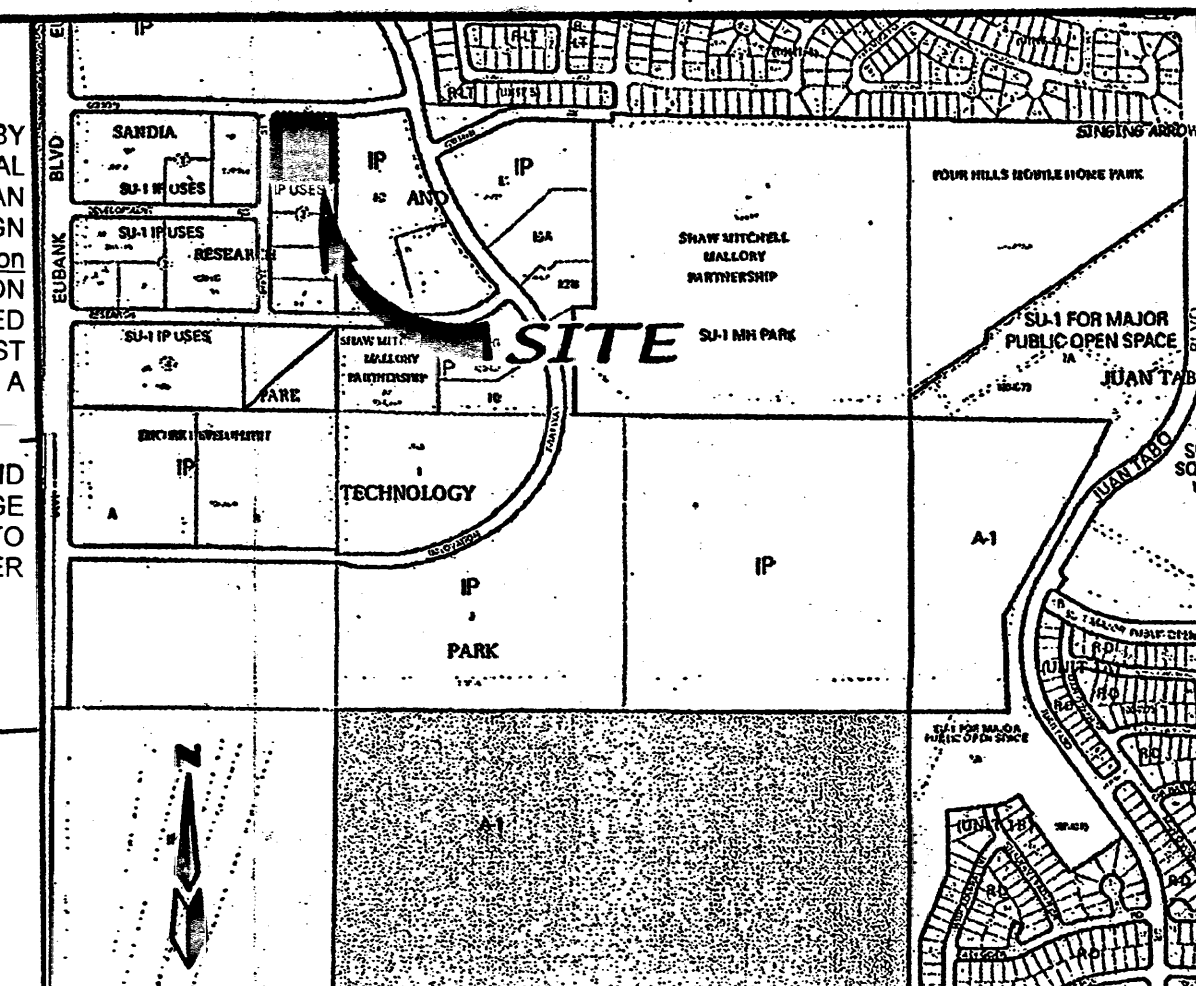
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

John Mackenzie
JOHN M. MACKENZIE NMPE 11619

08-17-10

DATE

FOUND REBAR #8@12"



VICINITY MAP ZONE MAP: M-21-Z

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, SANDIA RESEARCH PARK, ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

BENCHMARK

ELEVATION DATUM IS BASED ON NGVD 1988 FROM AGRS MONUMENT "S.K20", PUBLISHED ELEVATION ELEVATION (FEET) = 5429.995

GRADING and DRAINAGE PLAN NARRATIVE

THIS PROJECT CONSISTS OF ADDING LOT 2 TO THE EXISTING BUILDING ON LOT 1 (BOTH TOTAL 2.01 ACRES). PER AHYMO THE TWO LOTS GENERATE 8.79 CFS WHICH DISCHARGES DIRECTLY INTO ADJOINING STREETS. THE SUBJECT SITE IS LOCATED WITHIN THE SANDIA RESEARCH PARK (M21/0092) WHICH WAS PLATTED IN 1988. IN 1989 SMITH ENGINEERING DESIGNED THE SOUTH EUBANK STORM DRAIN SYSTEM, WHICH WAS INSTALLED TO HELP ADDRESS RUNOFF DISCHARGING FROM THE PARK. SMITH'S PLAN INDICATED THAT SOME OF THE LARGER UNDEVELOPED LOTS BE REQUIRED TO INSTALL INDIVIDUAL ON-SITE DETENTION PONDS, WHILE THE SMALLER LOTS WERE ALLOWED FREE DISCHARGE, OF WHICH THIS SUBJECT LOT IS A PART. THE EXISTING SITE FALLS DOWN FROM EAST TO WEST AT ABOUT A 3% GRADE. THE PROPERTY TO THE EAST OF THE SITE IS VACANT AND ITS RUNOFF IS HEADING TOWARDS THE SUBJECT SITE BUT IS DIVERTED SOUTH TO AN EXISTING POND LOCATED ON THAT OFF-SITE NEIGHBOR DEVELOPED RUNOFF FROM THE SUBJECT SITE IS PLANNED TO DISCHARGE DIRECTLY INTO THE ADJOINING BRITT STREET.

1. ALL ROOF DRAINS TO DISCHARGE: THIRD FACE OF CURB INTO PARKING AREAS. SEE ARCHITECTS PLAN FOR DETAIL.
2. SEE SOILS REPORT FOR PAVING SECTION.
3. CONTRACTOR SHALL NOTIFY ENGINEER WHEN ROUGH GRADING IS FINISH AND BEFORE HARD SURFACES ARE TO BE INSTALLED.
4. ONCE ALL LANDSCAPED AREAS ARE COMPLETED, THEIR GRADES SHALL POSITIVELY DRAIN AWAY FROM THE BUILDING AND NOT BE IMPEDED BY OTHER SITE FEATURES.

LEGEND

- EX. SIDEWALK
- EX. SPOT ELEVATION
- EX. CONTOUR - MGR
- EX. CONTOUR - MNR
- EX. CURB & GUTTER
- EX. OVERHEAD ELEC
- EX. STORM DRAIN
- EX. POWER POLE
- NEW PROPERTY LINE
- NEW CENTER LINE
- NEW HEADER CURB
- NEW CONTOURS
- NEW 3:1 SLOPE
- NEW FLOW DIRECTION
- NEW SPOTS AS-BUILT
- NEW TOP OF CURB ELEVATION
- NEW FLOW LINE ELEVATION
- FINISHED FLOOR ELEVATION
- NEW SIDEWALK
- NEW BUILDING AREA
- NEW BERM (MIN. ELEV.=84.0)
- NEW POND
- REMOVE & REPLACE EXISTING PAVEMENT TO NEW GRADES AS SHOWN ON THIS PLAN.

SCALE: 1" = 20'

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -									
- INPUT FILE = ATADAT									
- VERSION: 1997.02d									
- RUN DATE (MM/DD/YY) = 06/01/2009									
- USER NO. = AHYMO-I-9702dGoodwin-AH									
COMMAND	IDENTIFICATION	NO.	NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE
START	RAINFALL TYPE=1								
FINISH	COMPUTE NM HYD	101.00	-1	.00310	8.79	.336	2.03012	1.500	4.430
									PAGE = 1
									TIME=.00
									RAIN=2.530
									PER IMP= 80.00

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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

CONSULTANTS

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90506
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

PROFESSIONAL SEAL

ATA applied technology associates, inc.
RESEARCH & PRODUCTION FACILITY EXPANSION
1300 BRITT STREET, SE
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER:	08295
DRAWING FILE:	ata-c101-sp
DRAWN BY:	eb
CHECK BY:	xxx
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2007
DATE:	JANUARY 2, 2009

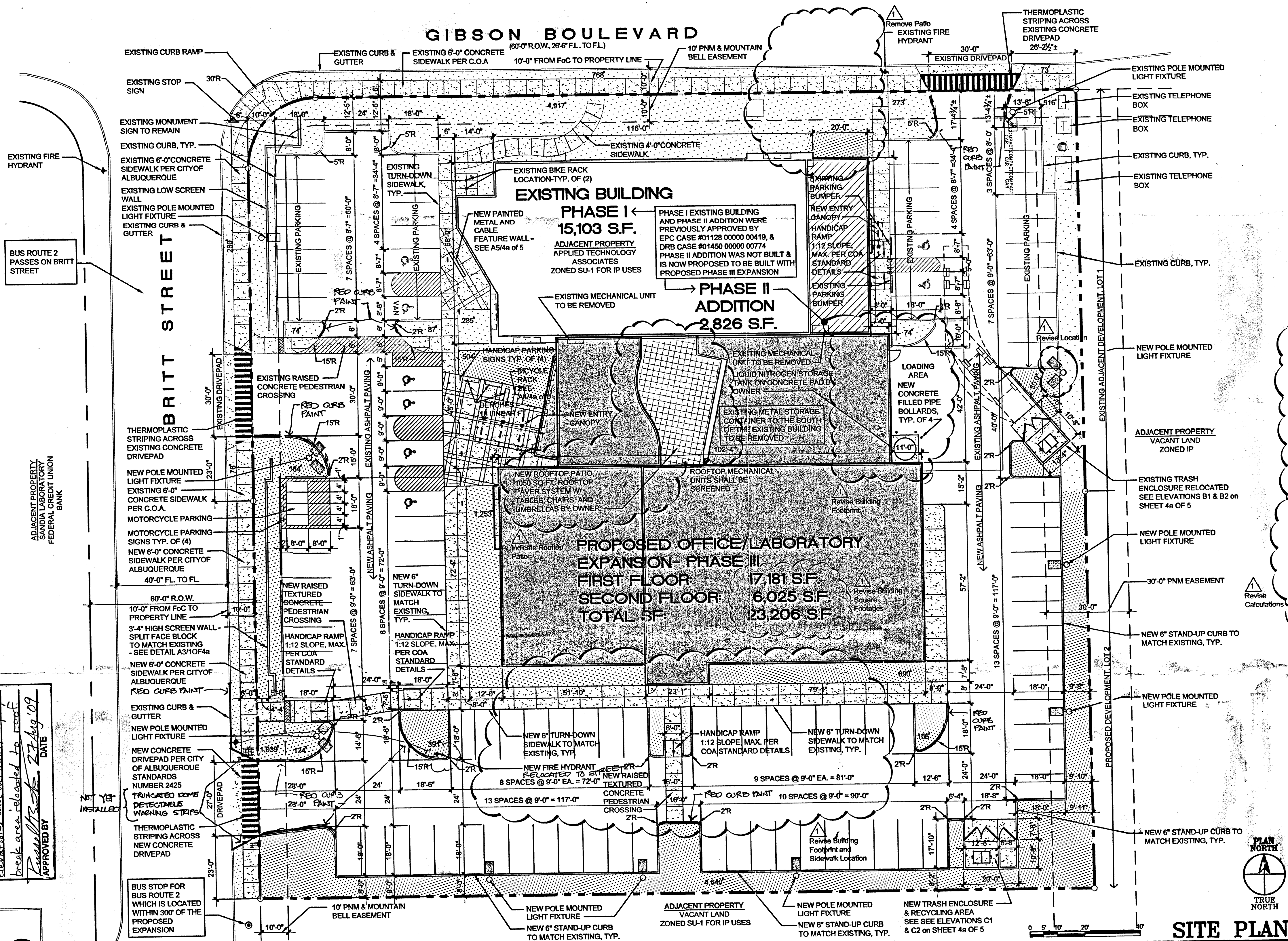
SHEET TITLE

GRADING & DRAINAGE PLAN

RECEIVED

HYDROLOGY SECTION

ADMINISTRATIVE AMENDMENT
File #20141002-Project #1001153
Modified building footprint, facade
elevations, and not door employee
break area relocated to roof.
Revised by [Signature] 27 Aug 09
DATE
APPROVED BY [Signature]



BUILDING CRITERIA				
PROJECT				
APPLIED TECHNOLOGY ASSOCIATES, INC. RESEARCH & PRODUCTION FACILITY EXPANSION 1300 BRITT SE ALBUQUERQUE, NEW MEXICO				
OWNER				
TLR INVESTORS, LLC 1300 BRITT SE ALBUQUERQUE, NEW MEXICO				
ARCHITECT				
CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, N.W. ALBUQUERQUE, NEW MEXICO				
LEGAL DESCRIPTION				
LOT 1 & LOT 2, BLOCK 3, SANDIA RESEARCH PARK				
ZONING ATLAS MAP				
M-21-Z				
ZONING CLASSIFICATION				
SU1 FOR IP USES				
BUILDING TYPE				
OFFICE, RESEARCH, & PRODUCTION EXPANSION				
NUMBER OF FLOORS				
TWO FLOORS				
BUILDING HEIGHT				
ALLOWABLE HEIGHT		2 STORIES, 40 FEET		
ACTUAL HEIGHT		2 STORIES, 37 FEET		
GROSS SQUARE FOOTAGE				
TOTAL GROSS SQUARE FOOTAGE		41,135 GSF		
PHASE I EXISTING BUILDING		15,103 GSF		
PHASE II ADDITION		2,826 GSF		
PHASE III EXPANSION		23,206 GSF		
PARKING				
SPECIFIC USE		PARKING REQUIREMENT	NUMBER REQUIRED	
OFFICE		1 SPACE/200 SF (FIRST FLOOR)	62	
OFFICE		1 SPACE/200 SF (SECOND FLOOR)	36	
LAB /		1 SPACE /1000 SF	13	
MANUFACTURING			1	
WAREHOUSE		1 SPACE/2000 SF		
		TOTAL	112	
		LESS 10% REDUCTION FOR BUS ROUTE	11	
		TOTAL REQUIRED	101	
		TOTAL PROVIDED	101	
SPECIFIC USE		PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES		PER TABLE	4	8
MOTORCYCLE SPACES		PER TABLE	3	4
BICYCLE SPACES		1 SPACE/20 PARKING SPACES	5	8
SITE LIGHTING				
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B3/4a of 5				
TOTAL LOT AREA				
44,033 SQUARE FEET, 1.01 ACRE (2.018 ACRES TOTAL INCLUDING EXISTING ADJACENT LOT)				
NET LOT AREA				
27,750 SQUARE FEET (63.902 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)				
TOTAL PARKING & PAVED AREA				
24,402 SQUARE FEET (38,613 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)				
TOTAL LANDSCAPE AREA REQUIRED				
4,162 SQUARE FEET (9,585 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)				
TOTAL LANDSCAPE AREA PROVIDED				
9,187 SQUARE FEET (17,591 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)				
LANDSCAPE TO PARKING AREA RATIO				
1 TO 2.46 (1 TO 2.2 INCLUDING EXISTING ADJACENT LOT)				

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
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CONSULTANTS

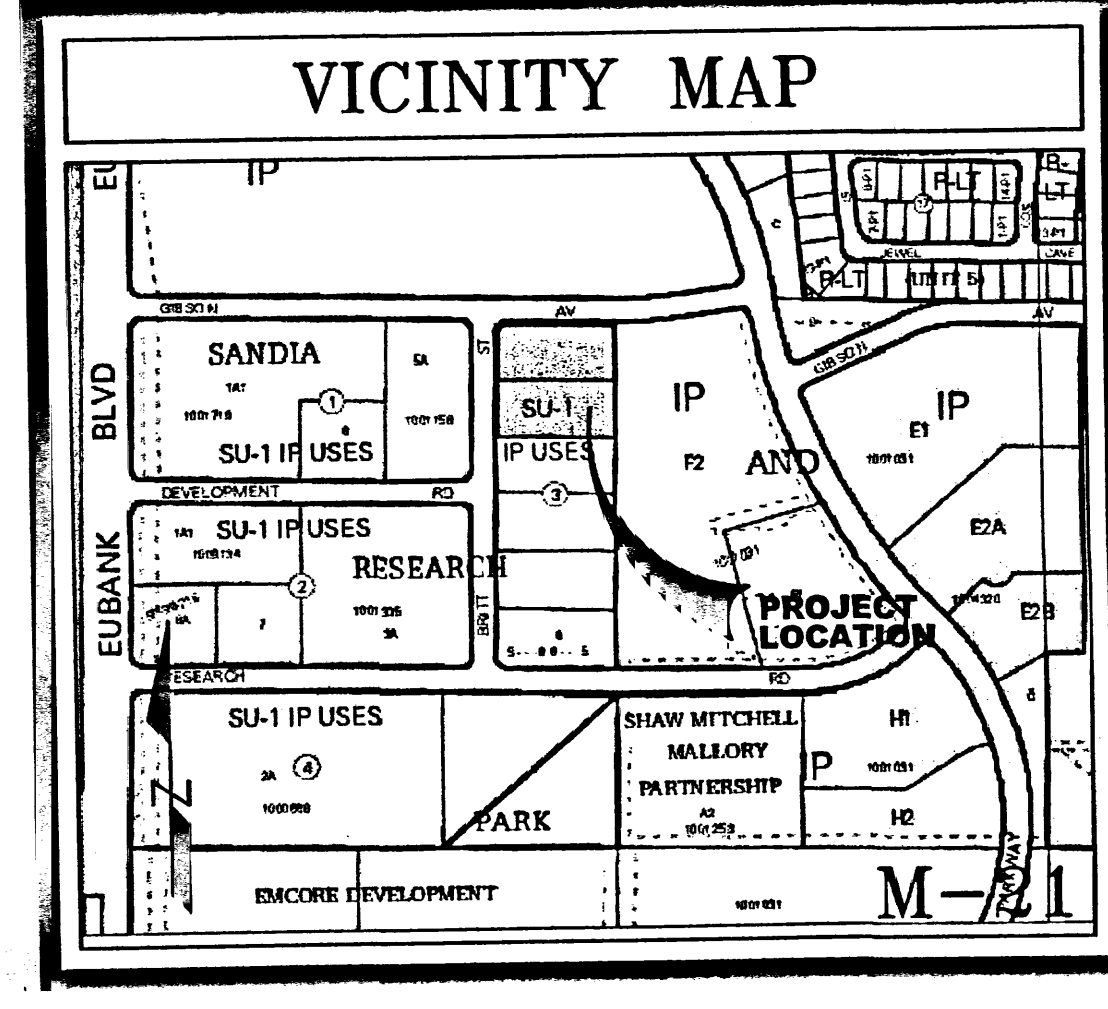
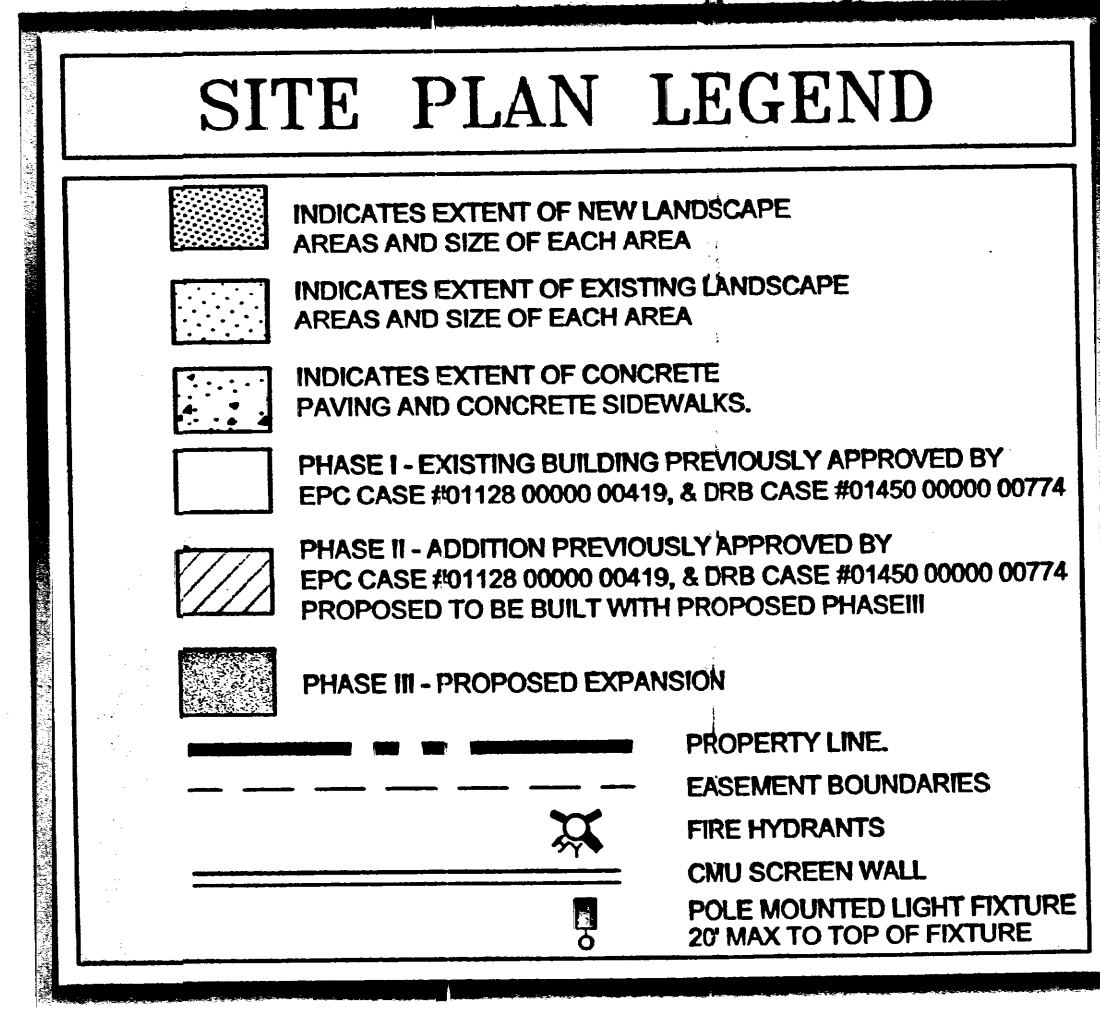
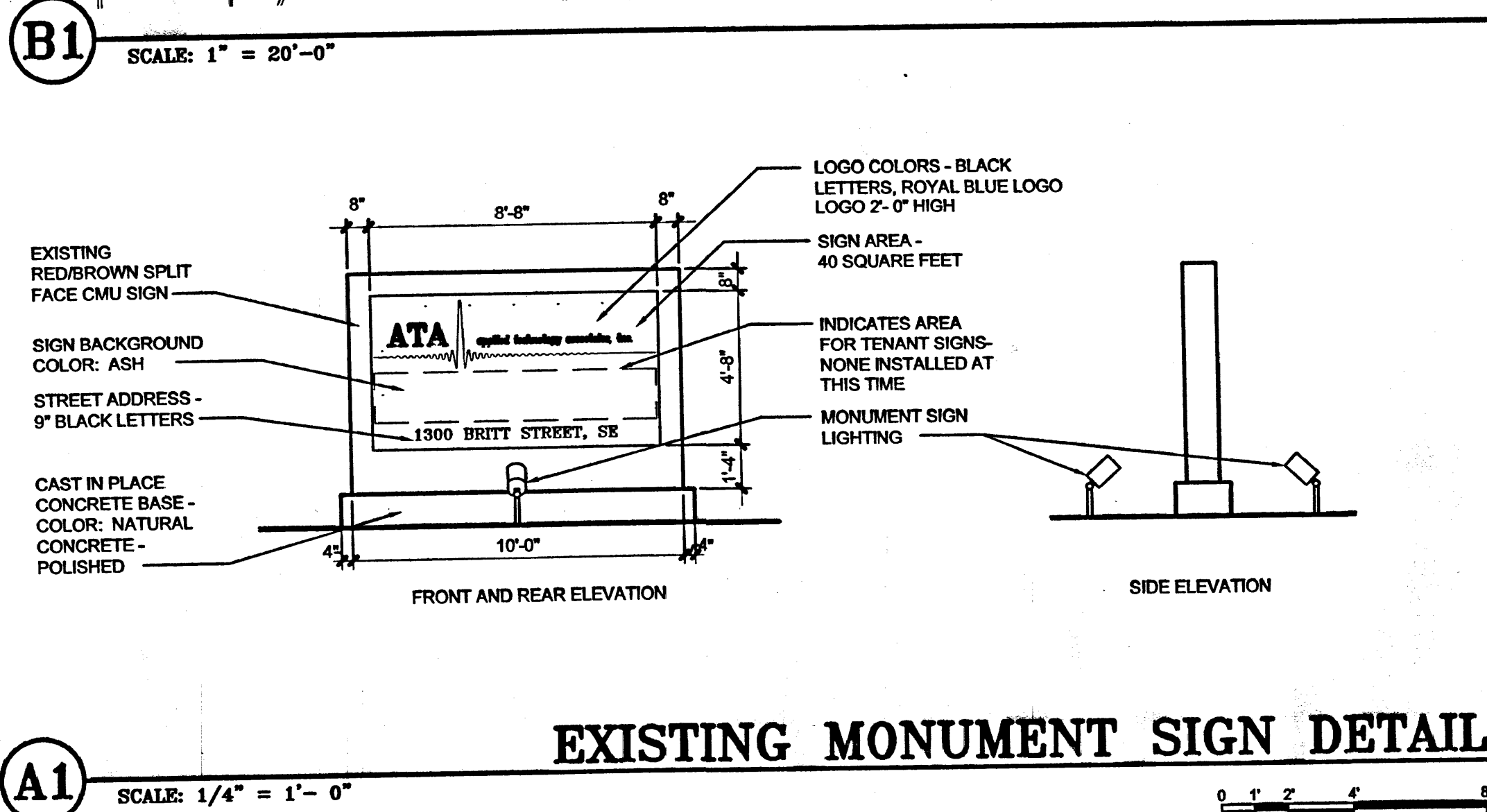
PROFESSIONAL SEAL

ADMINISTRATIVE AMENDMENT
SUBMITTAL
NOT FOR CONSTRUCTION

ATA applied technology associates, inc.

RESEARCH & PRODUCTION FACILITY EXPANSION

1300 BRITT SE
ALBUQUERQUE, NEW MEXICO



SIGNATURE BLOCK			
PROJECT NUMBER:			
APPLICATION CASE NUMBER:			
IS AN INFRASTRUCTURE LIST REQUIRED? (YES / NO) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS			
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:			
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE	
WATER UTILITY DEVELOPMENT		DATE	
PARKS & RECREATION DEPARTMENT		DATE	
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA		DATE	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONS)		DATE	
SOLID WASTE MANAGEMENT		DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE	

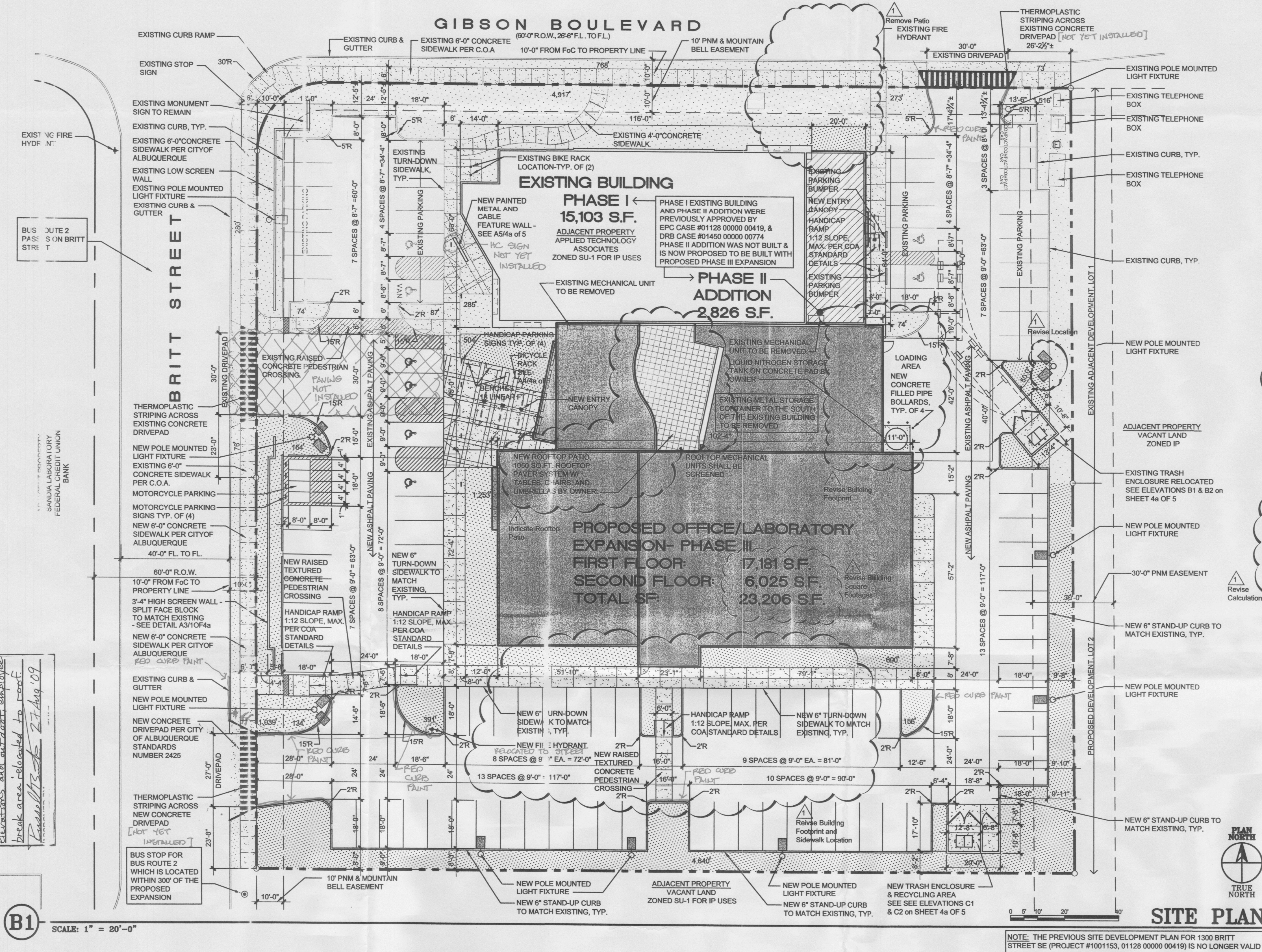
-	-	-	HYDROLOGY SECTION
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	8-16-b	FINAL C.O.	
-		TRAFFIC CERTIFICATION	
1	8/14/09	Administrative Amendment	
MARK	DATE	DESCRIPTION	

PROJECT NUMBER:		08295
DRAWING FILE:		ata-10F5-sp
DRAWN BY:		ea
CHECK BY:		cbv
COPYRIGHT:		CLAUDIO VIGIL ARCHITECTS 2007
DATE:		JUNE 30, 2009

SHEET TITLE	
PROPOSED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	

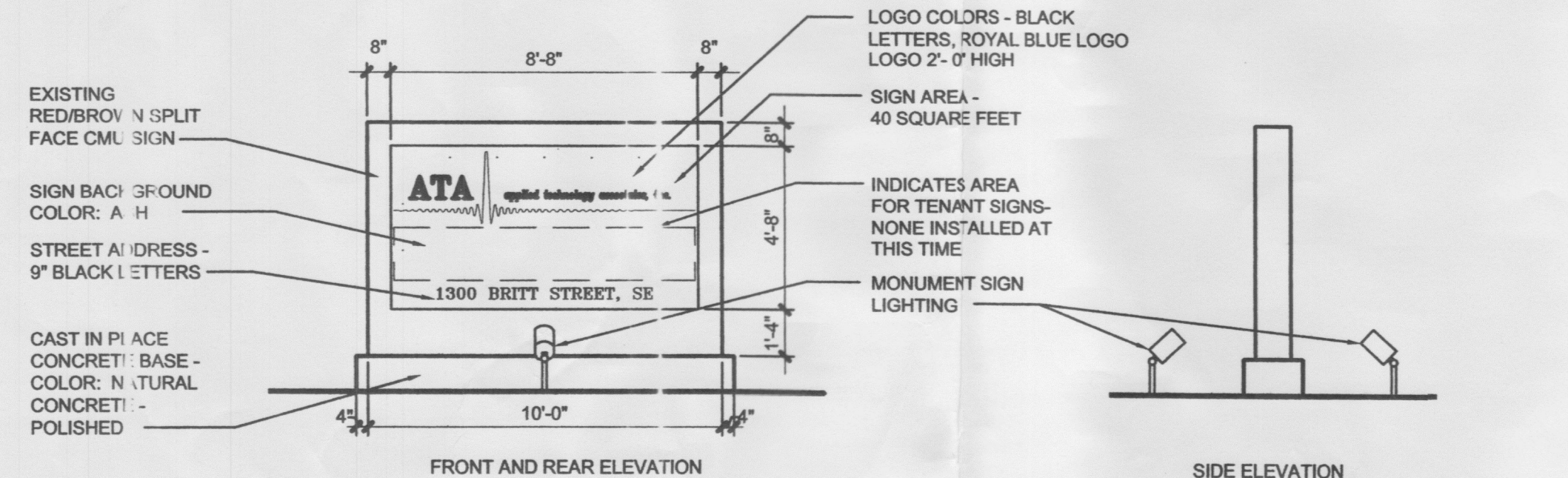
SHEET NUMBER	
1 OF 5	

ADMINISTRATIVE AMENDMENT
File #2044-002-Project # 1001153
Modified building footprint, facade elevations and outdoor employee break areas relocated to roof.
Exempt from 27 Aug 09

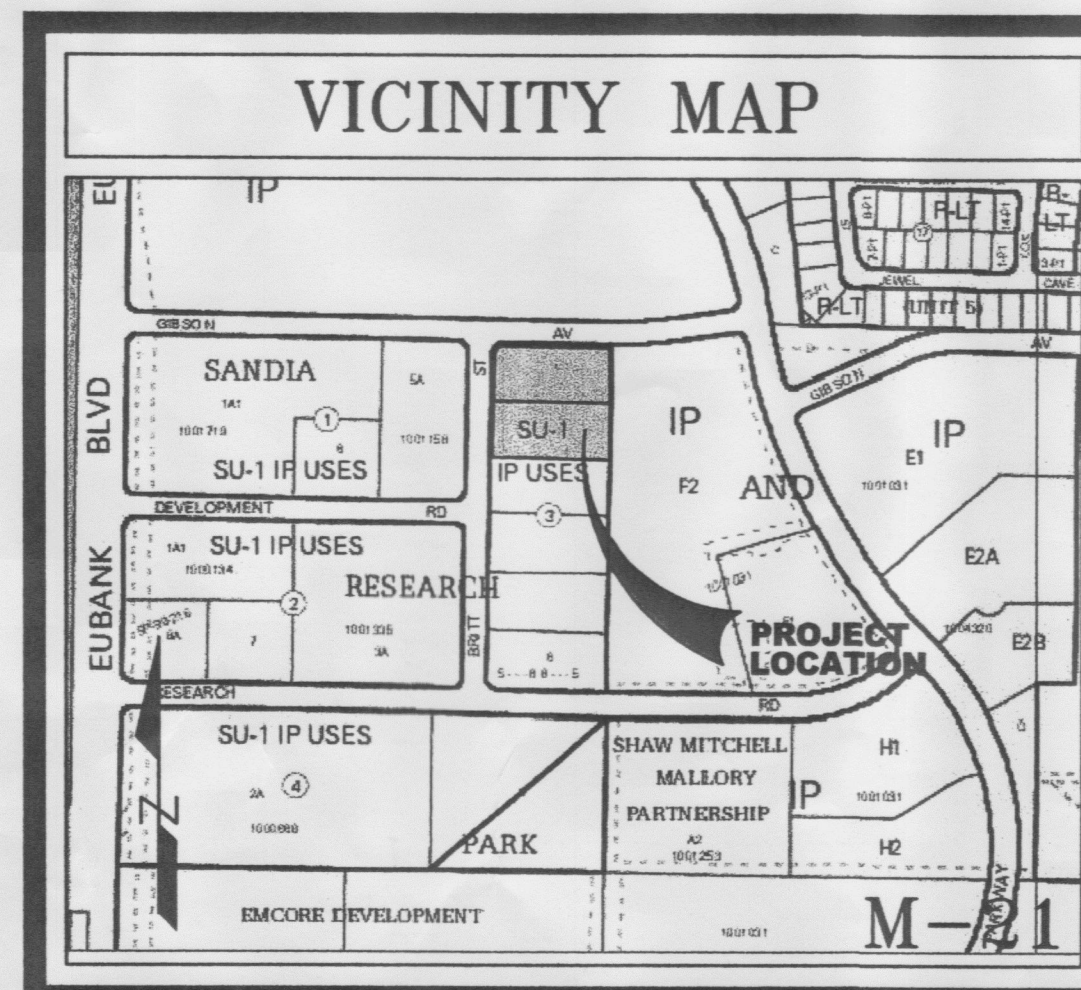
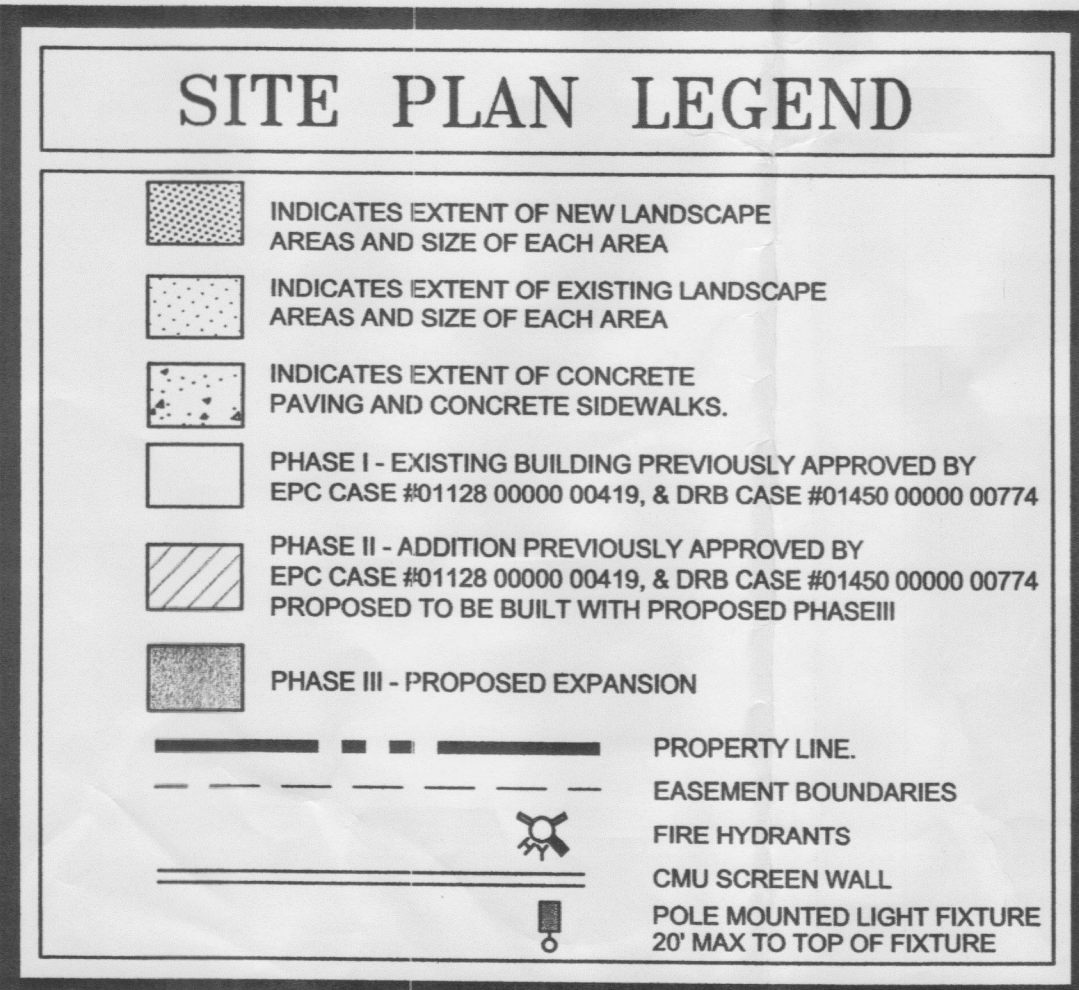


B1
SCALE: 1" = 20'-0"

A1
SCALE: 1/4" = 1'-0"



EXISTING MONUMENT SIGN DETAIL



BUILDING CRITERIA			
PROJECT			
APPLIED TECHNOLOGY ASSOCIATES, INC RESEARCH & PRODUCTION FACILITY EXPANSION 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
OWNER			
TLR INVESTORS, LLC 1300 BRITT SE ALBUQUERQUE, NEW MEXICO			
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SU1 FOR IP USES			
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OFFICE, RESEARCH, & PRODUCTION EXPANSION			
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TWO FLOORS			
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		TOTAL	112
	LESS 10% REDUCTION FOR BUS ROUTE		11
		TOTAL REQUIRED	101
		TOTAL PROVIDED	101
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LANDSCAPE TO PARKING AREA RATIO			
1 TO 2.46 (1 TO 2.22 INCLUDING EXISTING ADJACENT LOT)			

SIGNATURE BLOCK	
PROJECT NUMBER:	
APPLICATION CASE NUMBER:	
IS AN INFRASTRUCTURE LIST REQUIRED? (YES / NO). IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER/UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

CLAUDIO VIGIL ARCHITECTS

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CONSULTANTS

PROFESSIONAL SEAL

ADMINISTRATIVE AMENDMENT SUBMITTAL NOT FOR CONSTRUCTION

ATA
applied technology associates, inc.

RESEARCH & PRODUCTION FACILITY EXPANSION

1300 BRITT, SE
ALBUQUERQUE, NEW MEXICO

-	-	-	HYDROLOGY
-	-	-	SECTION
-	-	-	TECHNICAL
1	8/14/09	Administrative Amendment	
MARK	DATE	DESCRIPTION	

PROJECT NUMBER: 08295
DRAWING FILE: ata-10F5-sp
DRAWN BY: ea
CHECK BY: cbv
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DATE: JUNE 30, 2009

SHEET TITLE
PROPOSED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NUMBER
1 OF 5



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Albuquerque, New Mexico
Phone: (505) 842-1113
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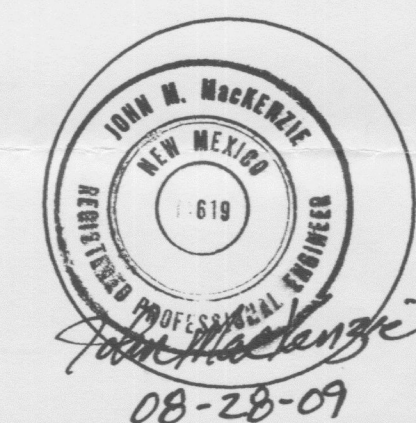
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CONSULTANTS

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200. FAX (505) 797-9539

PROFESSIONAL SEAL

ATA
applied technology associates, inc.

RESEARCH & PRODUCTION FACILITY EXPANSION

1300 BRITT STREET, SE
ALBUQUERQUE, NEW MEXICO

-	-	-
-	-	-
-	-	-
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-	-	-
JMM	1-28-09	REVISED GRADING PLAN
MARK	DATE	DESCRIPTION

PROJECT NUMBER:	08295
DRAWING FILE:	ata-c101-sp
DRAWN BY:	ea
CHECK BY:	XXX
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2007
DATE:	JANUARY 2, 2008

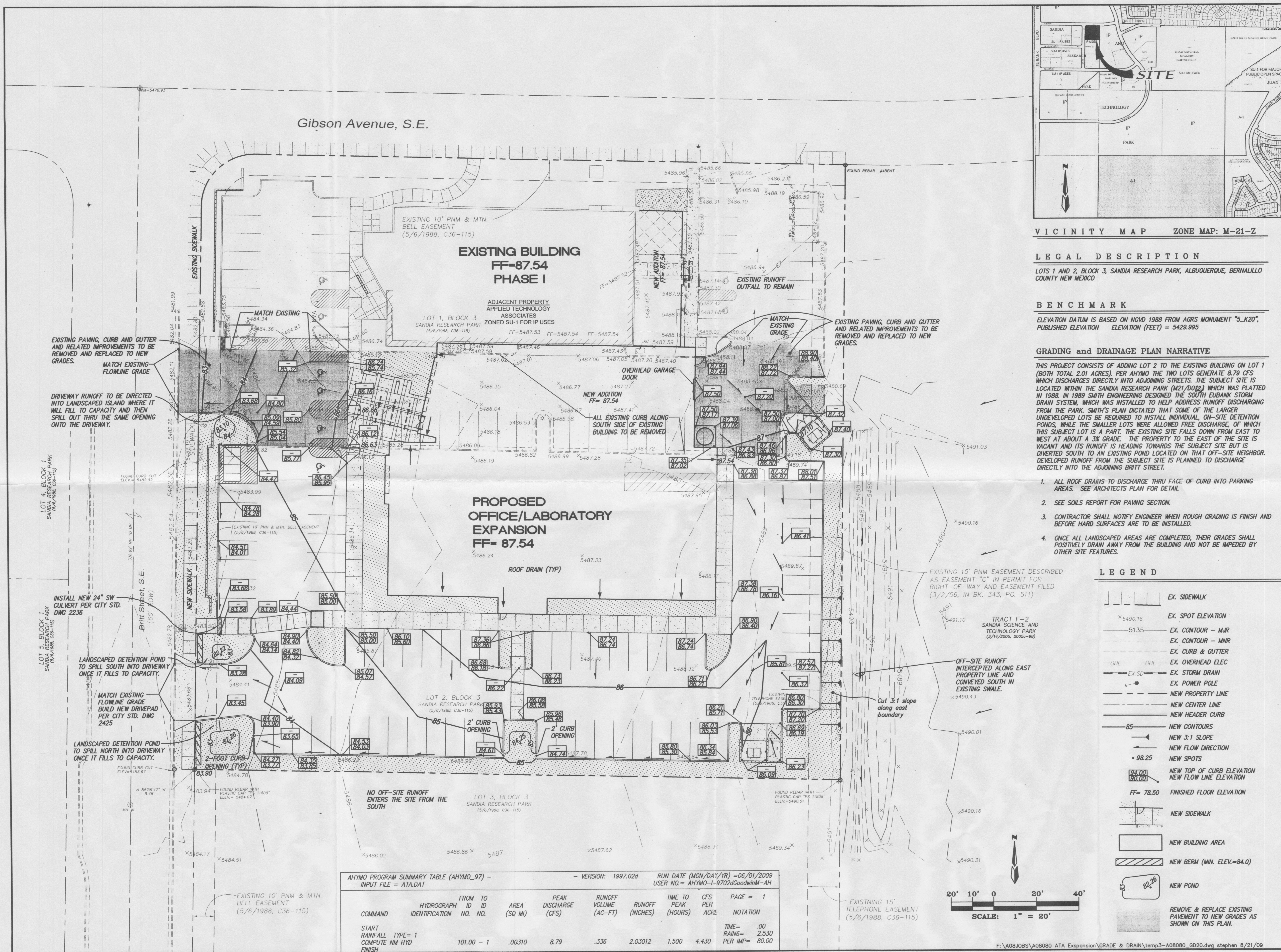
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

of RECEIVED

AUG 28 2009

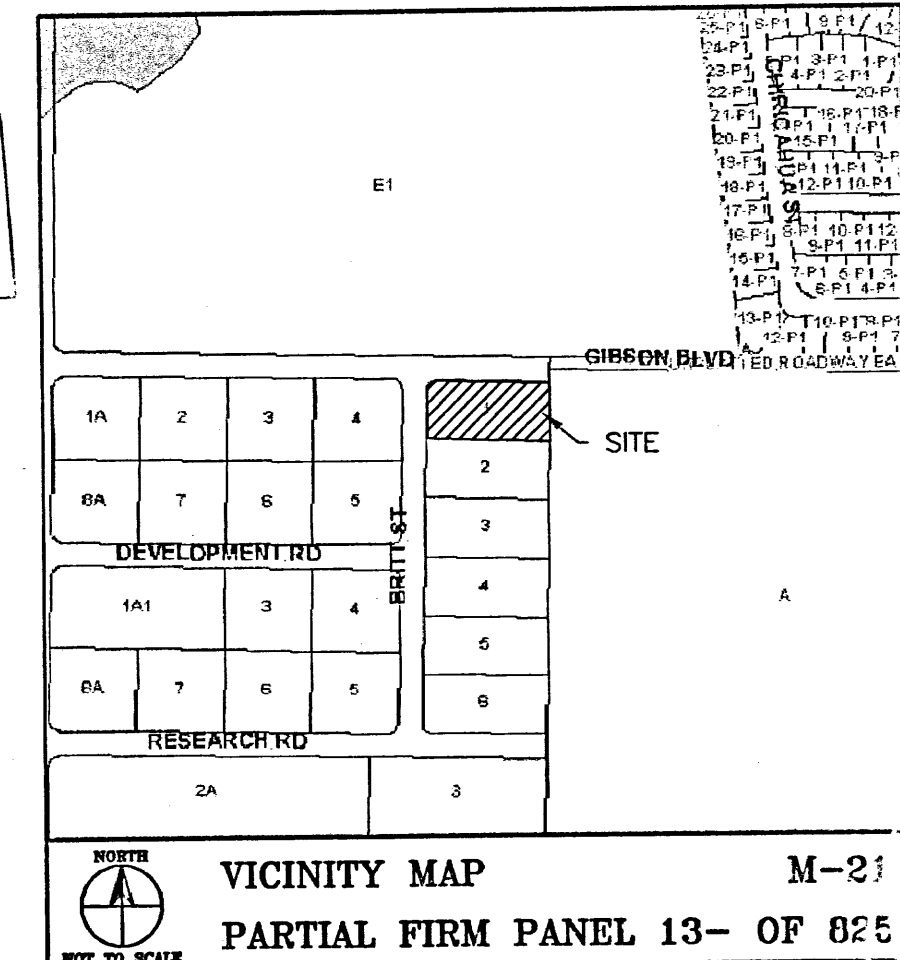
HYDROLOGY
SECTION

F:\A08JOBS\A08080 ATA Expansion\GRADE & DRAIN\temp3-A08080_GD20.dwg stephen 8/21/09

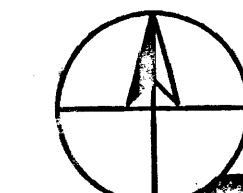
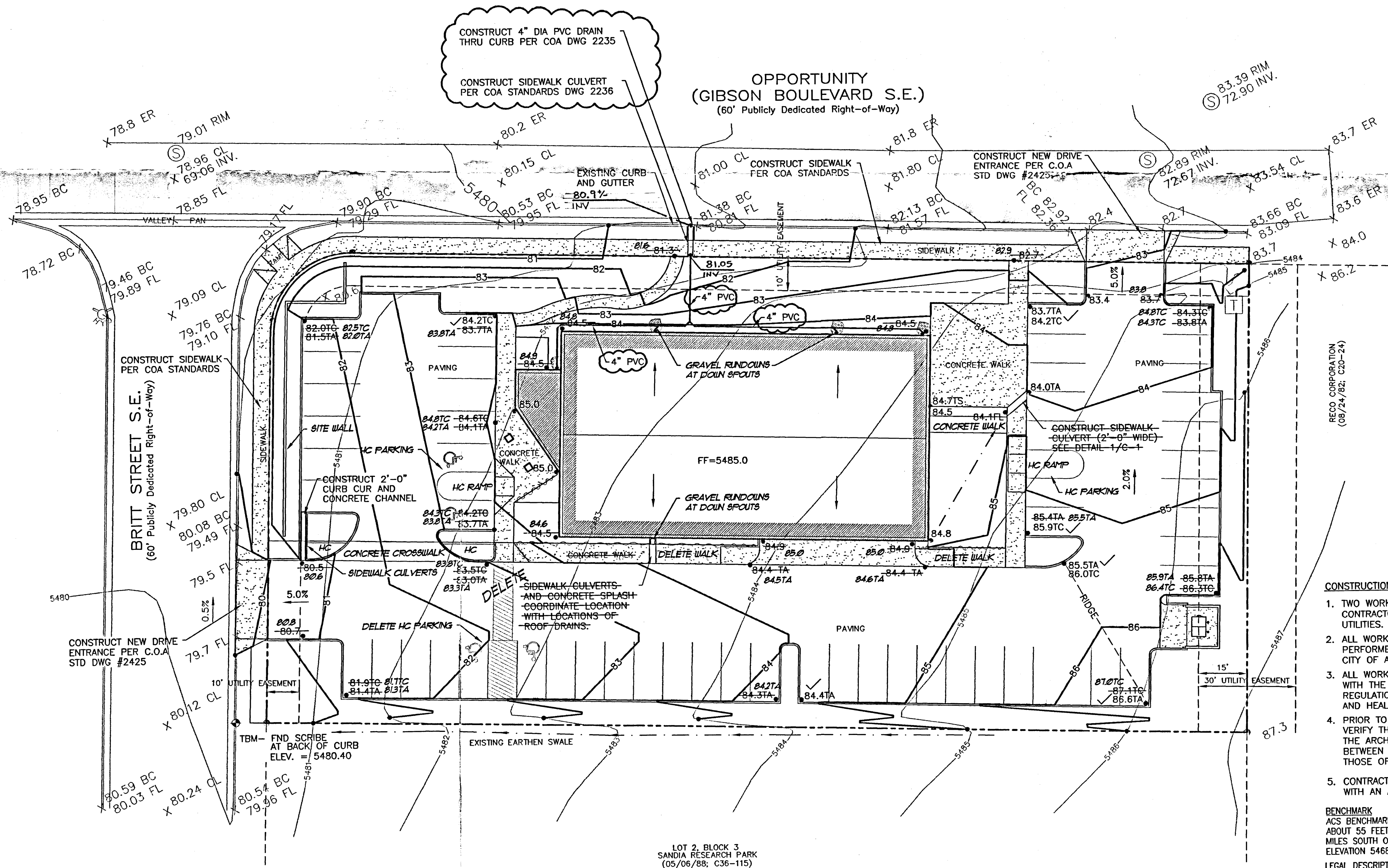
AUG 28 2009

HYDROLOGY
SECTION

RECEIVED
JAN 13 2002
HYDROLOGY SECTION

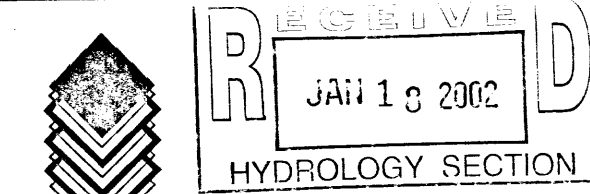


- NOTICE TO CONTRACTOR
1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THOSE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS 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.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THOSE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- | APPROVAL | NAME | DATE |
|-----------------|------|------|
| A.C.E. / DESIGN | | |
| INSPECTOR | | |
| A.C.E. FIELD | | |



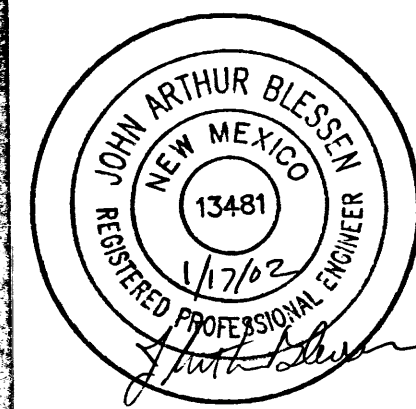
GRADING PLAN

JANUARY 15, 2002 SCALE: 1" = 20'-0"



CLAUDIO VIGIL ARCHITECTS

APPLIED TECHNOLOGY
ASSOCIATES
GIBSON/BRITT
ALBUQUERQUE, NEW MEXICO



SHEET
C-1
PROJECT NUMBER
00230

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

CONSTRUCTION NOTES

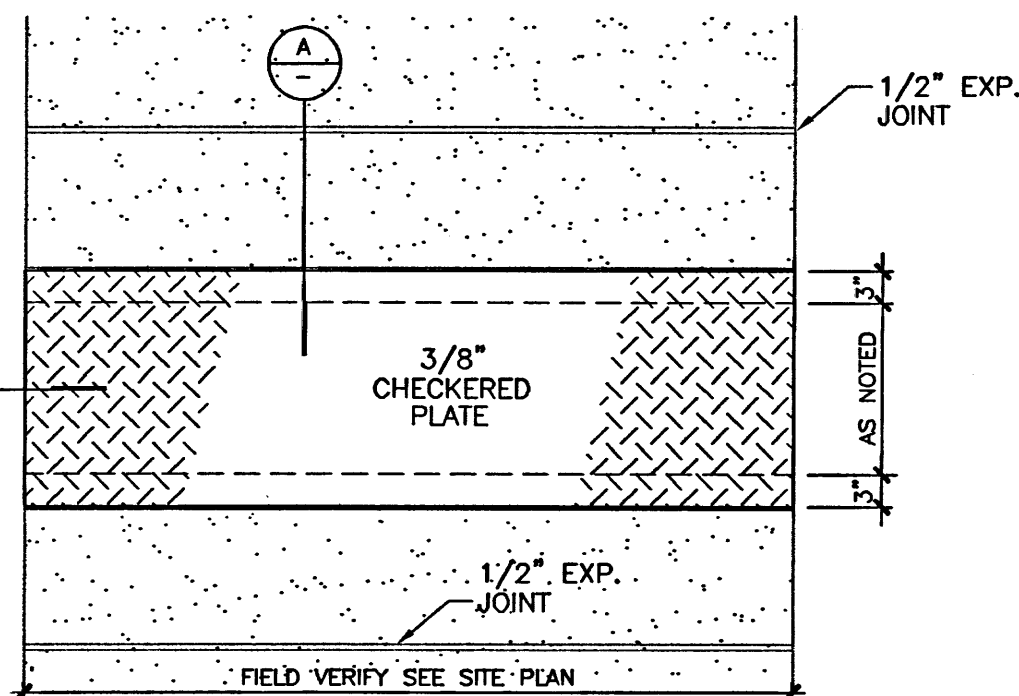
1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
5. CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.

BENCHMARK
ACS BENCHMARK 7-120, LOCATED ALONG AN ELECTRIC POWER LINE, ABOUT 55 FEET WEST OF THE CENTERLINE OF ELBANK BLVD., 0.95 MILES SOUTH OF THE INTERSECTION WITH CENTRAL AVE.
ELEVATION 5468.80

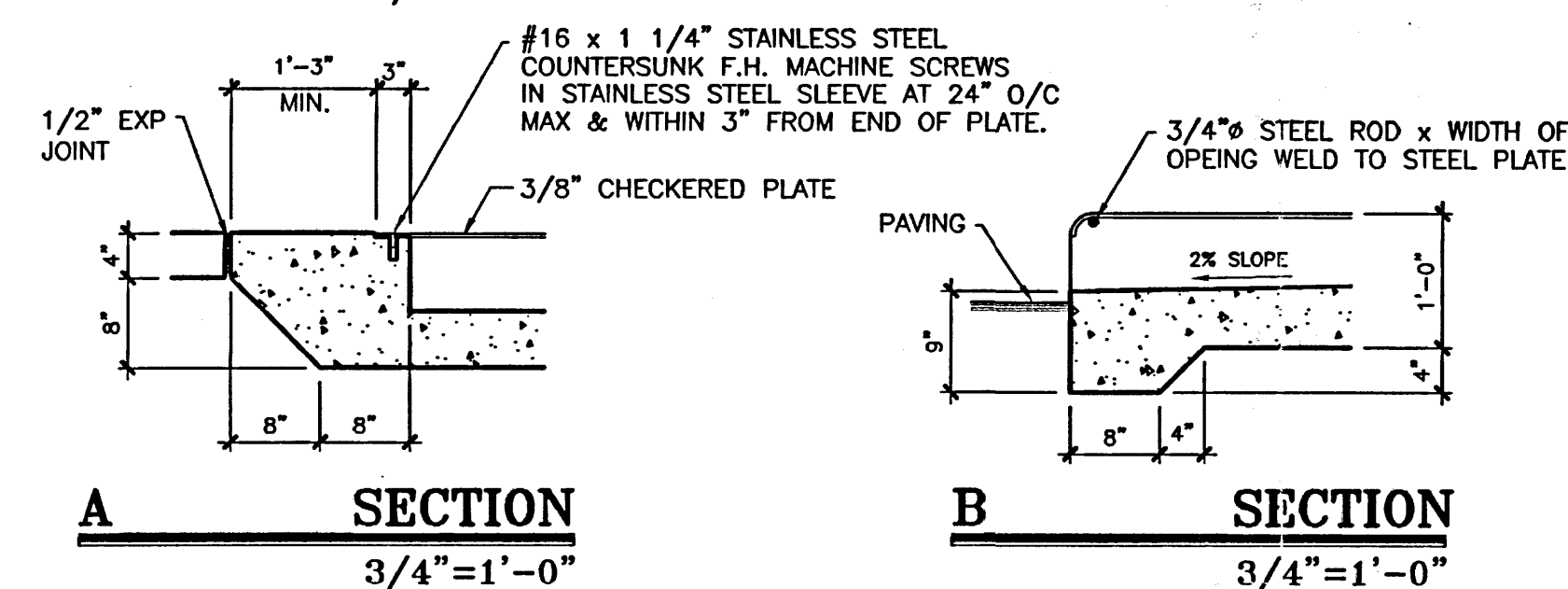
LEGAL DESCRIPTION
LOT 1, BLOCK 3 SANDIA RESEARCH PARK
SURVEY
THE EXISTING TOPOGRAPHY WAS PREPARED BY SURVEYS SOUTHWEST LTD DATED 20TH OF MARCH 2001.

LEGEND

- | | |
|----------|-------------------------|
| • 51.00 | EXISTING SPOT ELEVATION |
| • 51.00 | NEW SPOT ELEVATION |
| — 51 — | EXISTING CONTOUR |
| — 51 — | NEW CONTOUR |
| — 51 — | SWALE |
| ✓ | VERIFIED ELEVATION |
| — 51.0 — | AS BUILT ELEVATION |
| — 51.0 — | BASIN BOUNDARY |
| — 51.0 — | PROPERTY LINE |
| EP | EXISTING PAVING |
| FL | FLOW LINE |
| GND | GROUND |
| INV | INVERT |
| TA | TOP OF ASPHALT |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TS | TOP OF CONCRETE SLAB |
| TW | TOP OF WALL |
| TBM | TEMPORARY BENCH MARK |
| | GRAVEL |



PLAN
3/8"=1'-0"



SECTION A
3/4"=1'-0"

SECTION B
3/4"=1'-0"

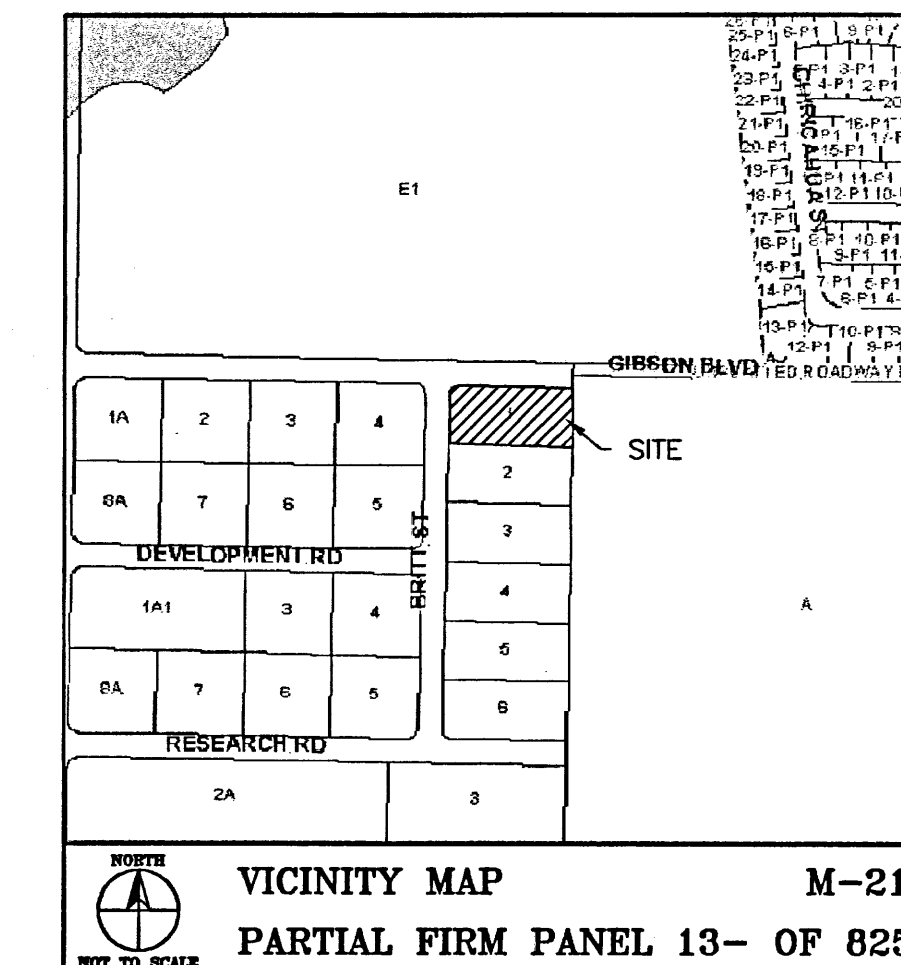
2 SIDEWALK CULVERT
AS NOTED

Engineer's Certification for
Permanent Certificate of Occupancy
LOT 1, BLOCK 3 SANDIA RESEARCH PARK
APPLIED TECHNOLOGY ASSOCIATES

I hereby certify that I have inspected the site grading and drainage improvements and that they have been completed in substantial compliance with the approved grading and drainage plan; and are expected to function as intended. Proposed contours have not been revised to reflect the as-constructed information and should be considered approximate. Spot elevations which have not been revised should be considered approximate.

JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER

Arthur Blessen, PE
NM PE# 13481
date 1/8/02



GRADING AND DRAINAGE PLAN
LOT 1 BLOCK 3 SANDIA RESEARCH PARK

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOT 1 BLOCK 3 SANDIA RESEARCH PARK GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. VICINITY MAP
2. GRADING PLAN
3. CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OPPORTUNITY (GIBSON BOULEVARD) AND BRITT STREET. THE SITE IS UNDEVELOPED. THE LAND SLOPES TO THE NORTHWEST AT AN APPROXIMATE SLOPE OF 2.3%. THE SITE IS NOT WITHIN A FLOOD HAZARD ZONE.

THE SITE IS HIGHER THAN THE STREETS TO THE NORTH AND WEST. A EARTHEN SWALE HAS BEEN GRADED ALONG THE SOUTH PROPERTY LINE PREVENTING FLOWS FROM THAT DIRECTION. A BERM HAS BEEN GRADED APPROXIMATELY 60 FEET EAST OF THE EAST PROPERTY LINE PREVENTING OFF SITE FLOWS FROM THE LANDS TO THE EAST. THEREFORE OFF SITE FLOWS ARE CONSIDERED INSIGNIFICANT.

THE GRADING PLAN SHOWS:

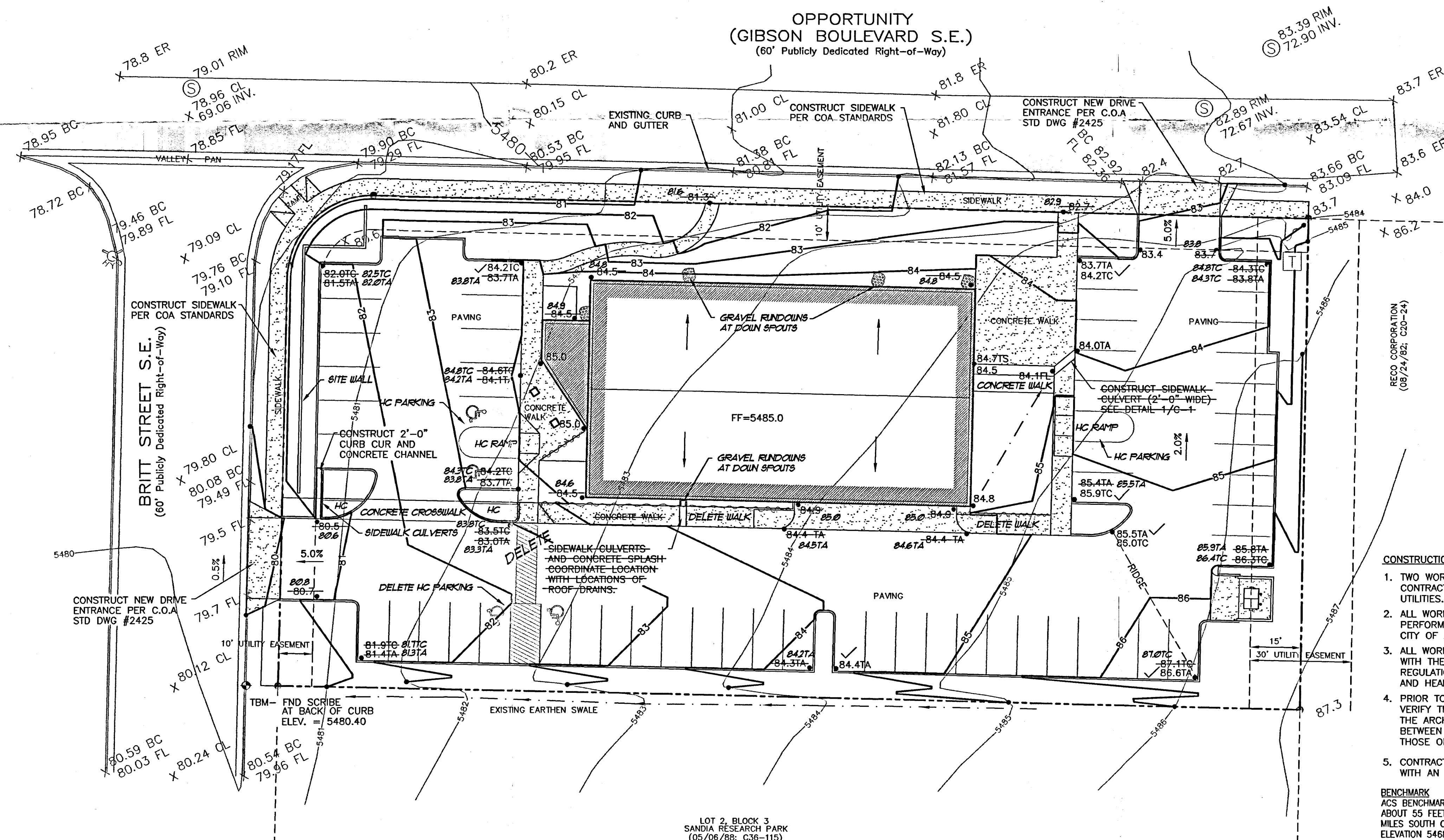
- THE EXISTING AND PROPOSED GRADES, INDICATED BY "POT" ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A NEW OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. THE MASTER PLAN PREPARED BY SMITH ENGINEERING FOR THE SUBDIVISION IS ESTABLISHED DISCHARGE FROM THIS SITE TO GIBSON BOULEVARD.

THE SITE LIES WITHIN SUBBASIN 605R (ADDENDA 2 DATED 1998). THE ESTABLISHED DISCHARGE RATE FOR THIS SUBBASIN IS 4.41 CFS PER ACRE (82 CFS/18.6 ACRES). THE PROPOSED RATE OF RUNOFF IS 4.34 CFS.

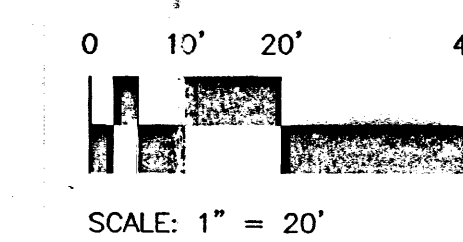
THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS:

CALCULATIONS
PRECIPITATION ZONE = 3
TOTAL SITE AREA = 1.008 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66(1.008) / 12 = 0.055 ACRE FEET
Q = 1.87(1.008) (1.008) = 1.88 CFS
DEVELOPED CONDITIONS
LAND TREATMENT B=29% D=71%
E = 0.912(0.29) + 2.36 (0.71) = 1.94 INCHES
V = 1.94 (1.008) / 12 = 0.188 ACRE FEET
Q = [2.60 (0.29) + 5.02 (0.71)] (1.008) = 4.34 CFS
INCREASE IN VOLUME OF RUNOFF = 0.107 ACRE FT
INCREASE IN RATE OF RUNOFF = 2.46 CFS



GRADING PLAN

MARCH 29, 2001 SCALE: 1" = 20'-0"



SCALE: 1" = 20'

LEGEND:

- 51.00 EXISTING SPOT ELEVATION
- 51.00 NEW SPOT ELEVATION
- 51— EXISTING CONTOUR
- 51— NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- AS BUILT ELEVATION
- BASIN BOUNDARY
- PROPERTY LINE
- EP EXISTING PAVING
- FL FLOW LINE
- GND GROUND
- INV INVERT
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TG TOP OF GRATE
- TS TOP OF CONCRETE SLAB
- TW TOP OF WALL
- TBM TEMPORARY BENCH MARK
- GRAVEL

CONSTRUCTION NOTES

1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
5. CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION.

BENCHMARK
ACS BENCHMARK 7-120, LOCATED ALONG AN ELECTRIC POWER LINE, ABOUT 55 FEET WEST OF THE CENTERLINE OF EUBANK BLVD., 0.95 MILES SOUTH OF THE INTERSECTION WITH CENTRAL AVE.
ELEVATION 5468.80

LEGAL DESCRIPTION
LOT 1, BLOCK 3 SANDIA RESEARCH PARK

SURVEY
THE EXISTING TOPOGRAPHY WAS PREPARED BY SURVEYS SOUTHWEST LTD DATED 20TH OF MARCH 2001.

RECEIVED
JAN 08 2002
HYDROLOGY SECTION

CLAUDIO VIGIL ARCHITECTS

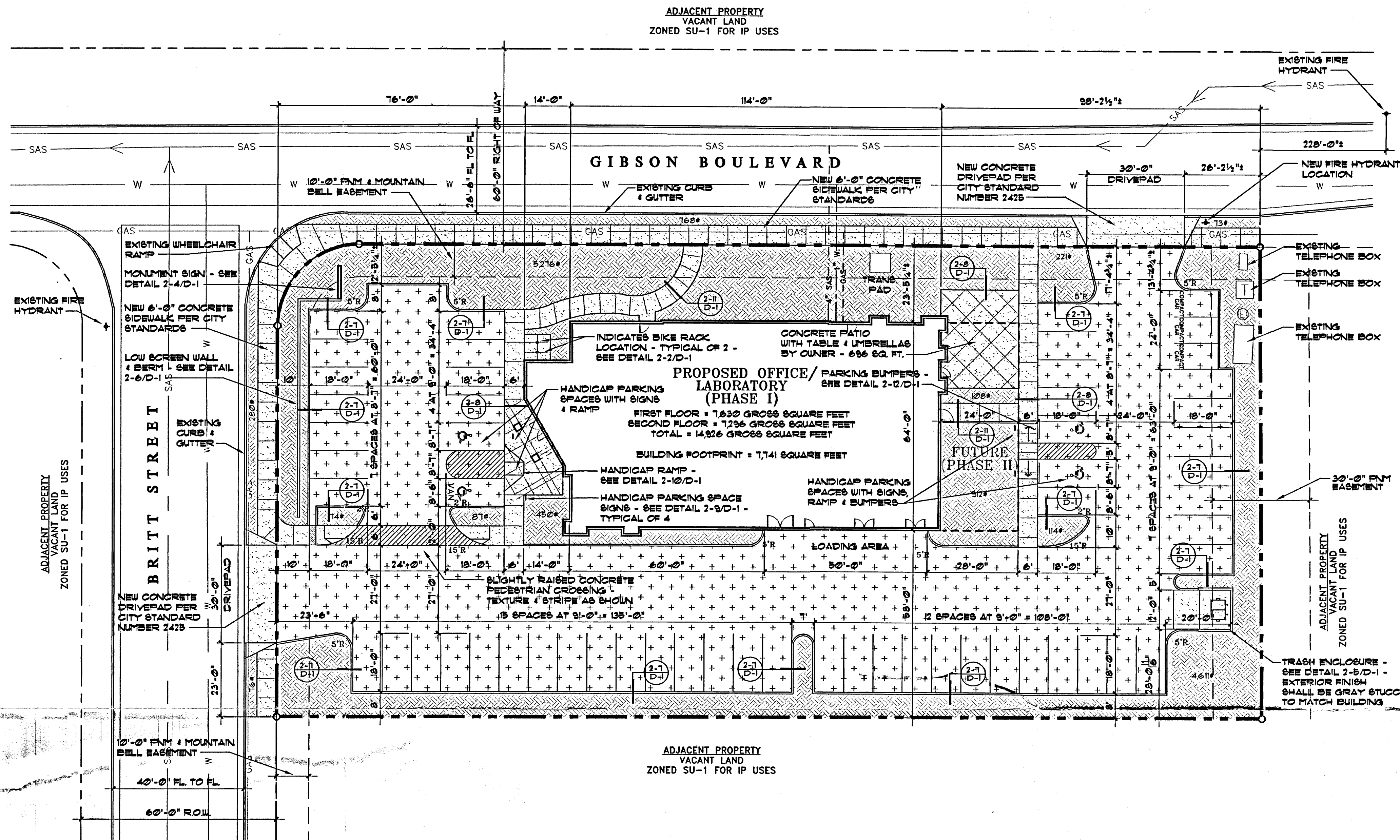
APPLIED TECHNOLOGY ASSOCIATES
GIBSON/BRITT
ALBUQUERQUE, NEW MEXICO

JOHN ARTHUR BLESSEN
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER

SHEET
C-1
PROJECT NUMBER
00230

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



BUILDING CRITERIA (CONT.)

SEISMIC ZONE: SEISMIC ZONE - 2B

PLUMBING FIXTURE REQUIREMENTS:

	MALE	FEMALE
GROUP B OCCUPANTS	25 MALES	25 FEMALES
REQUIRED FIXTURES	2 WC + 2 LAVS	2 WC + 2 LAVS
PROVIDED FIXTURES	2 WC + 2 LAVS + 2 URI	4 WC + 4 LAVS

PARKING ANALYSIS:

PHASE ONE:
1st FLOOR OFFICE AREA - 4,600/100 = 23 PARKING SPACES
1st FLOOR LAB (MANUFACTURING) - 3,000/1000 = 3 PARKING SPACES
2nd FLOOR OFFICE AREA - 1,236/300 = 24 PARKING SPACES
TOTAL PHASE ONE = 50 PARKING SPACES

PHASE TWO:
1st FLOOR LAB (MANUFACTURING) - 1,536/1000 = 2 PARKING SPACES
2nd FLOOR OFFICE AREA - 1,536/300 = 5 PARKING SPACES
TOTAL PHASE TWO = 7 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 57 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 57 PARKING SPACES
(INCLUDES 4 HANDICAP PARKING SPACES AND 3 SMALL CAR PARKING SPACES)

PARKING SPACE SIZES:

REGULAR CAR SPACES = 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND 8'-11" x 18'-0" WITH A 2'-0" OVERHANG.
SMALL CAR SPACES = 9'-0" x 13'-6" WITH A 1'-6" OVERHANG
HANDICAP SPACES = 8'-11" x 13'-0" WITH A 2'-0" OVERHANG AND A 9'-0" OR A 5'-0" AISLE BETWEEN.

BICYCLE SPACES:

REQUIRED PARKING SPACES - 57/20 = 285 BICYCLE SPACES
BICYCLE SPACE REQUIRED = 3 BICYCLE SPACES
BICYCLE SPACES PROVIDED = 4 BICYCLE SPACES
(2 BIKE RACK POSTS AT 2 BICYCLES PER POST)

SITE LIGHTING: SEE DETAIL 2-1 ON SHEET D-1

TOTAL LOT AREA: 43,893 SQUARE FEET, 1.008 ACRES

NET LOT AREA: 36,152 SQUARE FEET

TOTAL LANDSCAPE AREA REQUIRED: 5,423 SQ. FT.

TOTAL LANDSCAPE AREA PROVIDED: 12,640 SQ. FT.

CITY REFERENCE NUMBERS:

PROJECT NUMBER: 100115
E.P.C. CASE NUMBER: 0128 00000 00419
D.R.B. CASE NUMBER: 01450 00000 00414

GENERAL NOTES

- THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR THE METES AND BOUNDS DESCRIPTION.
- THE CONTRACTOR SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS WITH A SEAL TO THE CITY OF ALBUQUERQUE FIRE DEPARTMENT FOR APPROVAL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE STANDARDS.
- THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
- THE CONTRACTOR SHALL PLACE THE BUILDING ADDRESS IN A LOCATION WHERE IT IS VISIBLE AND CLEARLY LEGIBLE FROM THE STREET. SEE THE EXTERIOR ELEVATIONS FOR LOCATION.
- TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3'-0" FROM ANY EXISTING OR NEW UNDERGROUND UTILITY LINES.
- ALL NEW FIRE HYDRANTS SHALL BE OPERATING PRIOR TO THE BEGINNING OF CONSTRUCTION.
- AN AS BUILT COPY OF THE APPROVED TCL (TRAFFIC CIRCULATION LAYOUT) MUST BE SUBMITTED BY THE DESIGNER OF RECORD, AS REQUIRED BY TRANSPORTATION DEVELOPMENT, INCLUDING A LETTER OF CERTIFICATION THAT THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE TCL. VERIFICATION OF TCL ACCEPTABILITY, (INCLUDING RANDOM FIELD CHECKS) WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED. PLEASE CALL TRANSPORTATION DEVELOPMENT TO OBTAIN A TEMPORARY CERTIFICATE OF OCCUPANCY.

BUILDING CRITERIA

PROJECT: APPLIED TECHNOLOGY ASSOCIATES
10500 GIBSON BOULEVARD, S.E.
ALBUQUERQUE, NEW MEXICO

OWNER: APPLIED TECHNOLOGY ASSOCIATES
1800 RANDOLPH ROAD, S.E.
ALBUQUERQUE, NEW MEXICO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, NW, SUITE 2
ALBUQUERQUE, NEW MEXICO

CONTRACTOR: JAYNES CORPORATION GENERAL CONTRACTORS
7926 BROADWAY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOT ONE, BLOCK 2, SANDIA RESEARCH PARK

ZONING ATLAS MAP: M-21-Z

ZONING CLASSIFICATION: SU-1 FOR IP USES

APPLICABLE BUILDING CODE: 1981 NEW MEXICO BUILDING CODE AND 1981 UNIFORM BUILDING CODE

BUILDING TYPE: NEW OFFICE BUILDING WITH RESEARCH & DEVELOPMENT

CONSTRUCTION TYPE: TYPE V-N CONSTRUCTION

OCCUPANT LOAD: FIRST FLOOR: 844 OCCUPANTS

CONFERENCE ROOMS = 51.87 OCCUPANTS

WAITING AREAS = 11.47 OCCUPANTS

STORAGE AREAS = 2.35 OCCUPANTS

LABORATORY AREAS = 12.89 OCCUPANTS

TOTAL FIRST FLOOR = 93.02 OCCUPANTS

SECOND FLOOR: 3916 OCCUPANTS

CONFERENCE ROOMS = 13.47 OCCUPANTS

LIBRARY AREA = 5.22 OCCUPANTS

STORAGE AREAS = 0.83 OCCUPANTS

TOTAL SECOND FLOOR = 89.88 OCCUPANTS

TOTAL BUILDING OCCUPANT LOAD = 152 OCCUPANTS

OCCUPANCY GROUP: GROUPS B + F-2 OCCUPANCIES

NUMBER OF FLOORS: TWO FLOORS

GROSS SQUARE FOOTAGE: FIRST FLOOR = 7,630 SQ. FT.

SECOND FLOOR = 7,236 SQ. FT.

NET USEABLE SQUARE FOOTAGE: 14,866 SQUARE FEET

ALLOWABLE AREA: TYPE V-N CONSTRUCTION AND B + F-1 OCCUPANCIES = 8,000 SQ. FT.

INCREASE FOR MULTI STORY BUILDING = 12

TOTAL = 16,000 SQ. FT.

INCREASE FOR SEPARATION OF 3 SIDES = 100

TOTAL ALLOWABLE AREA = 16,100 SQ. FT.

EXIT WIDTH REQUIRED: 30.40 INCHES

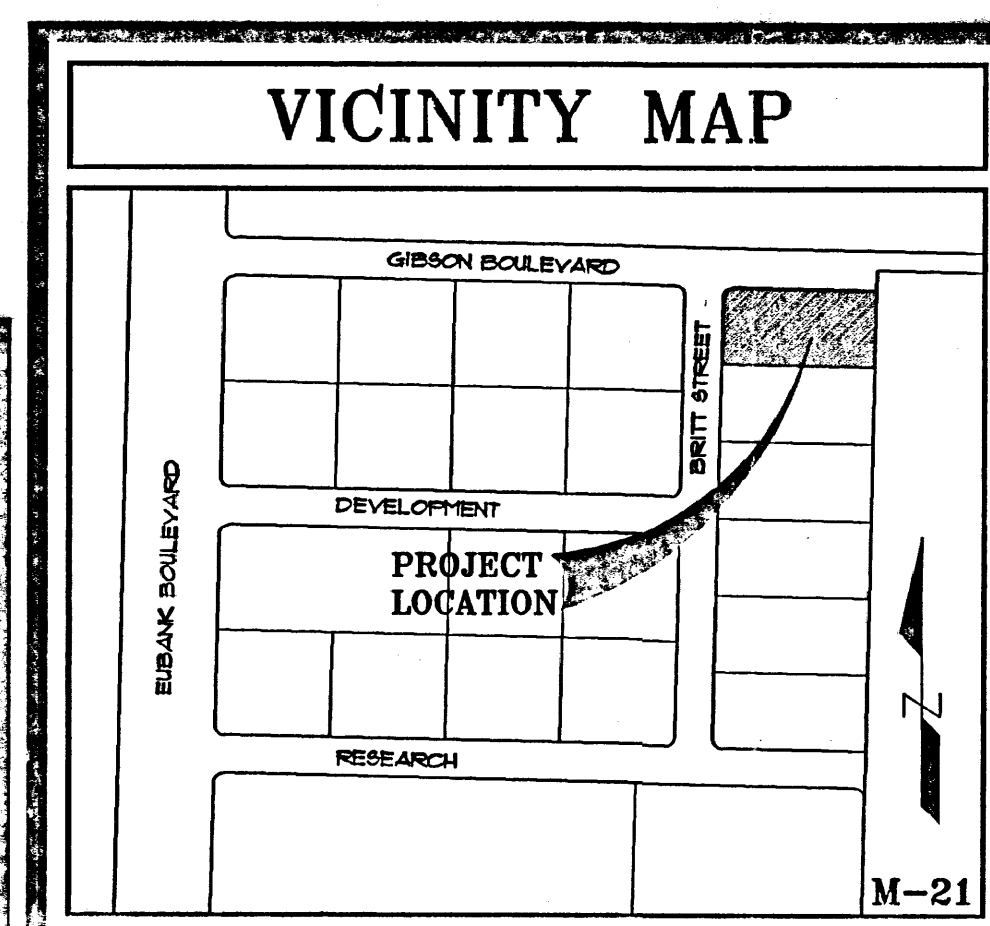
EXIT WIDTH PROVIDED: 10'-0"

NUMBER OF EXITS PROVIDED: TWO

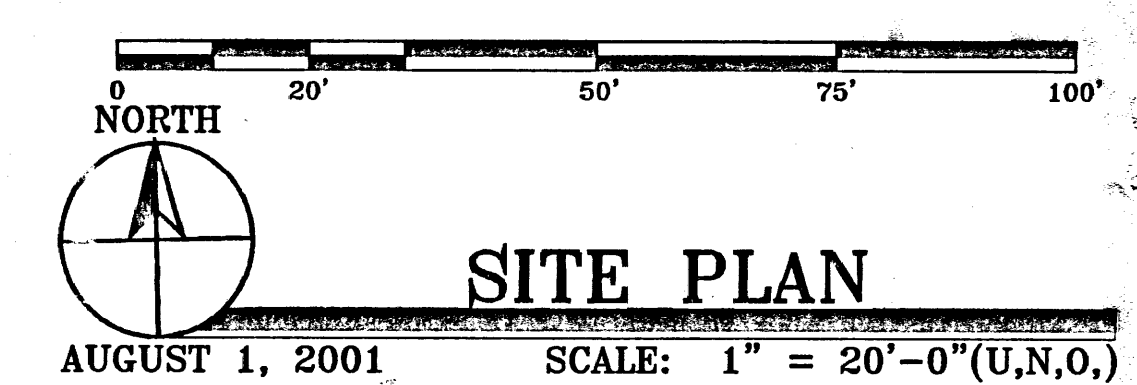
BUILDING HEIGHT ABOVE GRADE: 30'-0"

EXTERIOR FINISHES	
EXTERIOR BUILDING FINISHES SHALL BE:	
STUCCO: COLOR # ONE - GRAY	
COLOR # TWO - CORAL	
COLOR # THREE - ASH	
BRICK AT ENTRY STRUCTURE: ROSE BLEND	
DOOR AND FRAMES: GRAY	
STOREFRONT FRAMES: CLEAR ANODIZED ALUMINUM	
WINDOW GLAZING: BLUE GREEN TINTED	

SITE PLAN LEGEND	
	INDICATES EXTENT OF LANDSCAPE AREAS AND SIZE OF EACH AREA.
	INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING. SEE SPECIFICATIONS.
	INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALKS.
	PROPERTY LINE.
	EASEMENT BOUNDARIES.



GRAPHIC LEGEND	
	BUILDING SECTION
	WALL SECTION
	INTERIOR ELEVATION MARKER
	PLAN DETAIL
	SECTION DETAIL
	DOOR SCHEDULE REFERENCE
	WINDOW TYPE REFERENCE
	WALL CONSTRUCTION TYPE REFERENCE
	REVISION REFERENCE



CLAUDIO VIGIL ARCHITECTS

APPLIED TECHNOLOGY ASSOCIATES

RESEARCH & PRODUCTION FACILITY

10500 GIBSON BOULEVARD, S.E.

ALBUQUERQUE, NEW MEXICO

CLAUDIO VIGIL

REGISTERED ARCHITECT

1236

SHEET

C-1

PROJECT NUMBER

01075 *

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