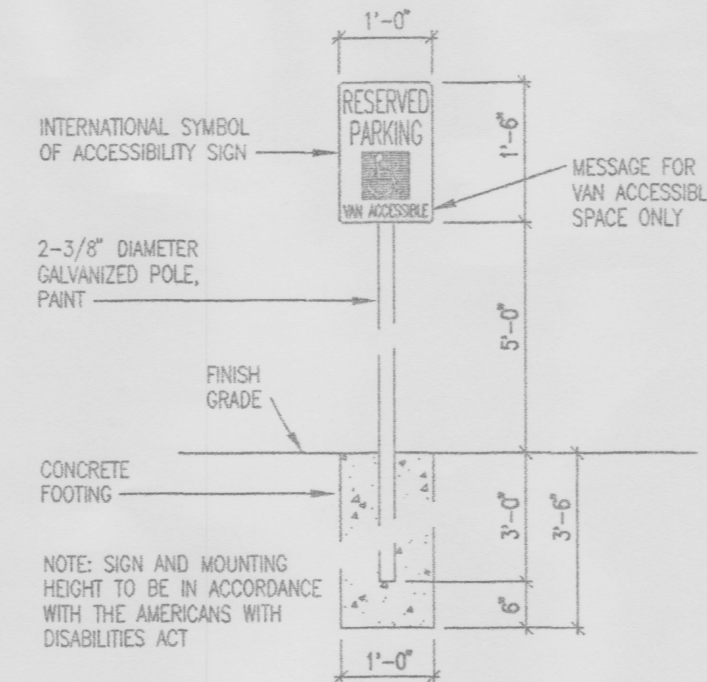
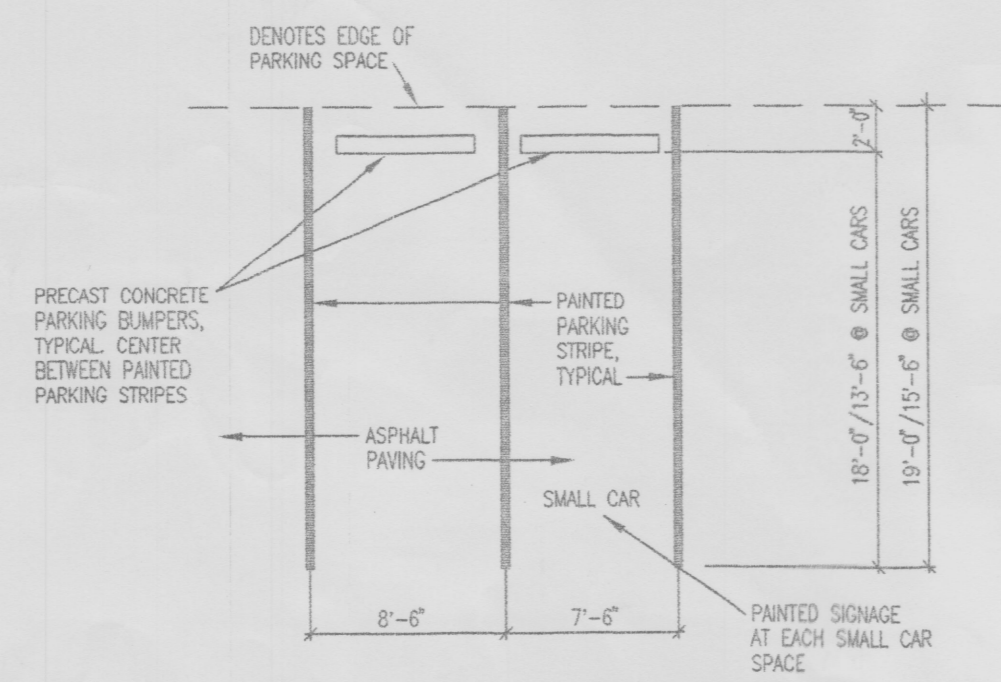


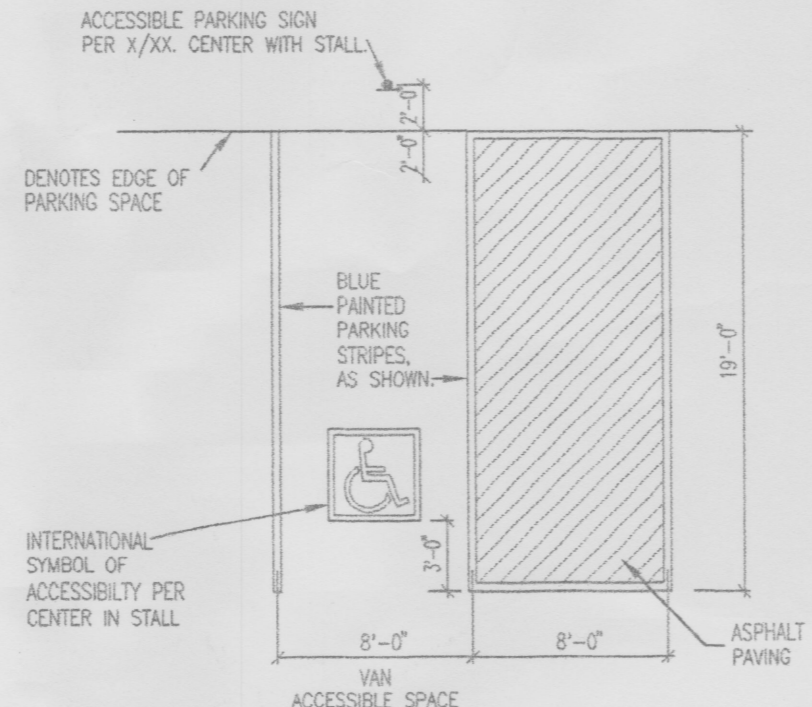
1 TYPICAL CONC. CURB DETAIL
C1 3/4" = 1'-0"



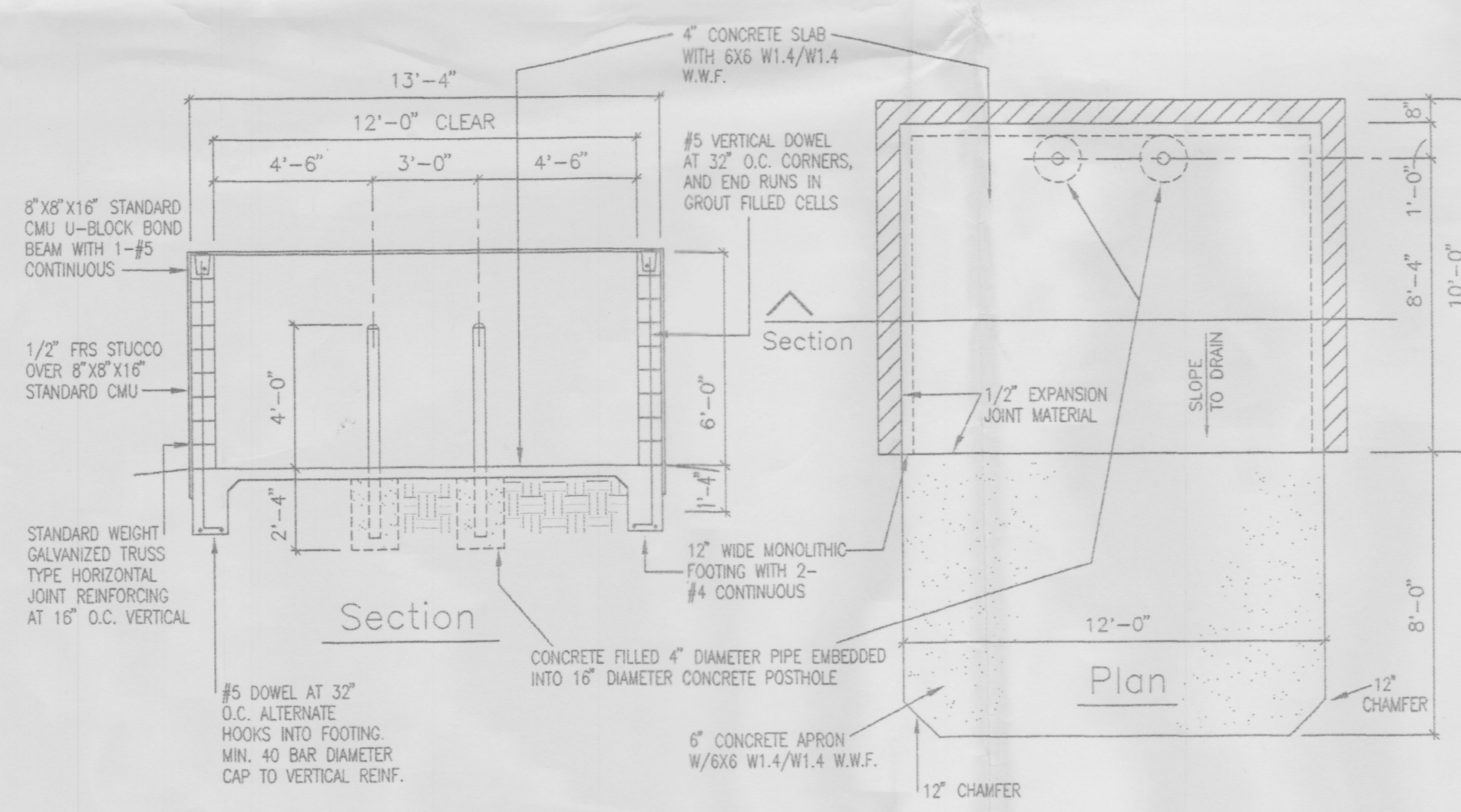
2 ACCESSIBLE PARKING SIGN
C1 1/2" = 1'-0"



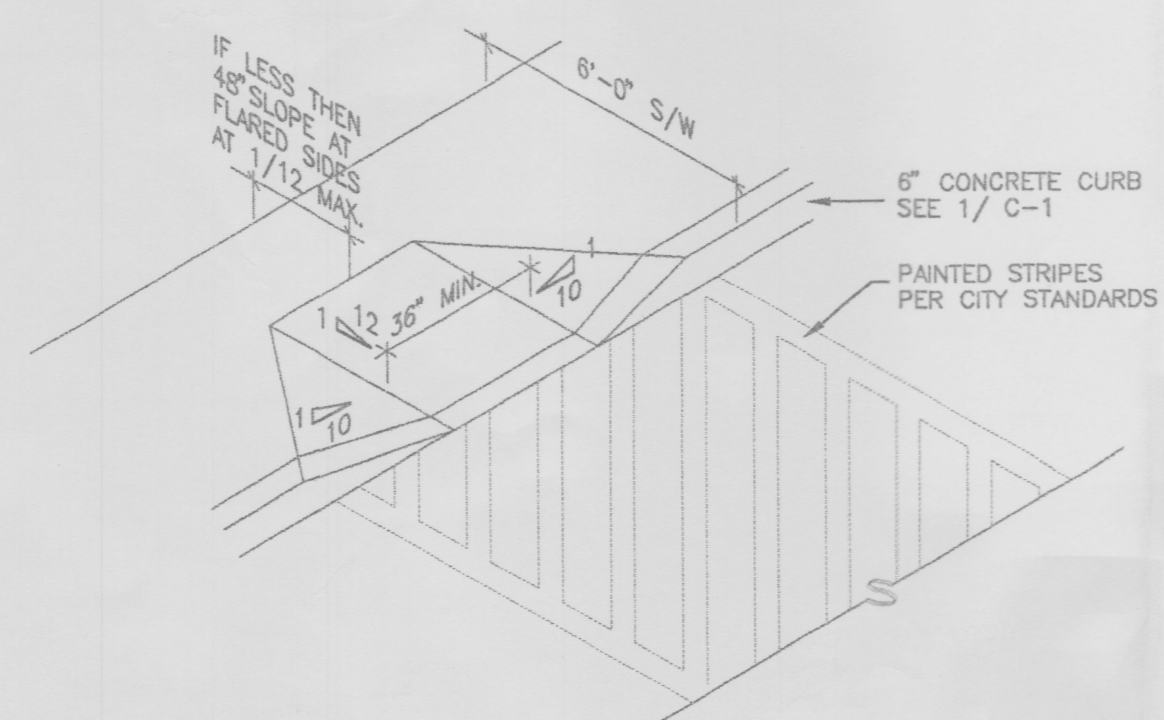
3 TYPICAL SINGLE LOADED PARKING SPACE
C1 1/8" = 1'-0"



4 TYPICAL VAN ACCESSIBLE PARKING SPACE
C1 1/8" = 1'-0"



5 TYPICAL SLAB - DUMPSTER
C1 1/4" = 1'-0"



6 CURB RAMP
C1 NTS

GENERAL NOTES

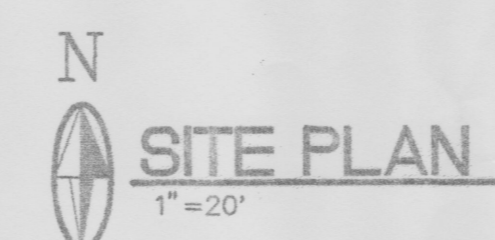
- PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
- LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- IRRIGATION: SEE LANDSCAPE PLAN.
- PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
- NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

KEYED NOTES

- DUMPSTER LOCATION, SEE DETAIL 5/C1
- 6" CURB
- 2' RADIUS TYP.
- 6" CONC. SIDEWALK
- H.C. PARKING SPACE TYP., SEE DETAIL 4/C1
- HANDICAPPED PARKING SIGN, SEE DETAIL 2/C1
- HANDICAPPED ACCESSIBLE RAMP, SEE DETAIL 6/C1
- LANDSCAPING AREA
- PAINTED STRIPES PER CITY OF ALB. STANDARDS
- ASPHALT PAVING, SEE DETAIL 1/C1
- CONC. STOOP

CURB DATA

NO.	RADIUS	CHORD	CHORD BRG.
C1	66.83'	133.55'	N 28°20'14" E



LEGAL DESCRIPTION

LOT 58
ALAMEDA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

NOTE

1' INCREASE IN STALL WIDTH = 2' INCREASE IN AISLE WIDTH.
20' MINIMUM AISLE WIDTH.



APPROVALS:

EPC CASE NUMBER _____
DRB CASE NUMBER PA 1000278, 420-00000-00473
11/21/11
Edward A. Stang 5-3-00
CITY ENGINEER, TRANSPORTATION
Bridget L. Bindem 6-19-00
TRAFFIC ENGINEER, TRANSPORTATION
Anna Calogian 5-3-00
CITY ENGINEER, ENGINEERING DIVISION
Frank J. Aguirre 6-19-00
ALBUQUERQUE METROPOLITAN FOOD CONTROL
Roger Lee 5/4/00
WATER UTILITIES DEPARTMENT
Shirley Lee 5-3-2000
REFUSE DEPARTMENT See Adjuncted Angle

AND PLANS CHECKING OFFICE
224-3611
APPROVED/DISAPPROVED
WARRANTY ONLY
Alta Keller 05/04/00
ENGINEER & C.E.

DESIGN CRITERIA

UBC CODE DESIGN DATA

OCCUPANCY GROUP	= B OFFICE, S-2 WAREHOUSE
TYPE OF CONSTRUCTION	= VN
AREA OF BUILDING	
OFFICE AREA	= 1,500 S.F.
WAREHOUSE AREA	= 4,800 S.F.
TOTAL BUILDING AREA	= 6,300 S.F.
OCCUPANT LOAD	
OFFICE AREA	= 1,500 S.F./ 100 = 15 OCC.
WAREHOUSE AREA	= 4,800 S.F./ 500 = 9.6 OCC.
TOTAL OCCUPANTS	= 25 OCCUPANTS
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER: Fb = 970 MIN. = STEEL: 50,000 PSI
WIND DESIGN LOAD EXPOSURE C	= SPEED = 75 MPH = C _e = 1.13 = C _q = 1.3, METHOD 2 = q _s = 15.0 = p = 1.0 = p = 22.0
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= N/A

ZONING DESIGN DATA

ZONING	= SU-2 IP-EP
LOT AREA	= 23,388.8 S.F.
AREA OF BUILDING	
OFFICE AREA	= 1,500 S.F.
WAREHOUSE AREA	= 4,800 S.F.
TOTAL BUILDING AREA	= 6,300 S.F.
NET LOT AREA	= 23,388.8 - 6,300 = 17,088.8 S.F.
LANDSCAPING REQUIRED	= 17,088.8 x 15% = 2,563.32 S.F.
LANDSCAPING PROVIDED	= 4,177 S.F.
PARKING REQUIREMENTS	
OFFICE USE	= 1,500 S.F./200 = 7.5 SPACES
WAREHOUSE USE	= 4,800 S.F./2000 = 2.4 SPACES
TOTAL SPACES	= 10 TOTAL SPACES
PARKING PROVIDED	= 10 TOTAL SPACES (1 H.C. SPACE)

IRRIGATION & LANDSCAPE MAINTENANCE PROVIDED BY OWNER OF LOT 58, ALAMEDA BUSINESS PARK. SEE LANDSCAPE PLAN. 05/19/00

WESTERN DIVERSIFIED LOT 58
ALBUQUERQUE, NEW MEXICO
PROJECT #6957

REVISION DATE

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
(505) 242-1859

DATE
3-30-00

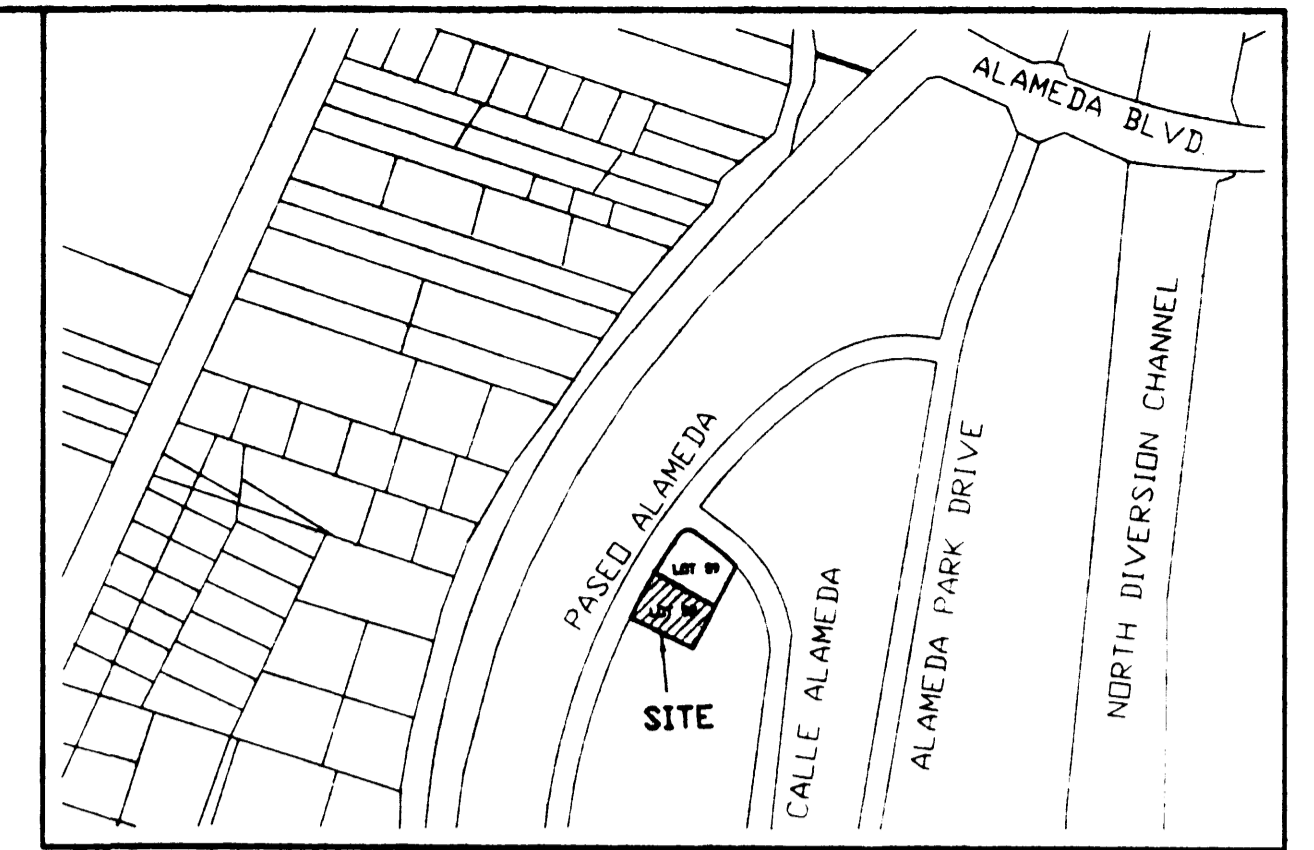
SHEET NUMBER
C-1

PR65/1000278

- GENERAL NOTES:**
1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS ARE BASED ON THE AMAFCA BRASS TABLE "NDC-7" HAVING AN ELEVATION OF 5062.60 FEET ABOVE SEA LEVEL.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 5. THIS IS NOT A BOUNDARY SURVEY. BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 6. SLOPES ARE AT 4:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

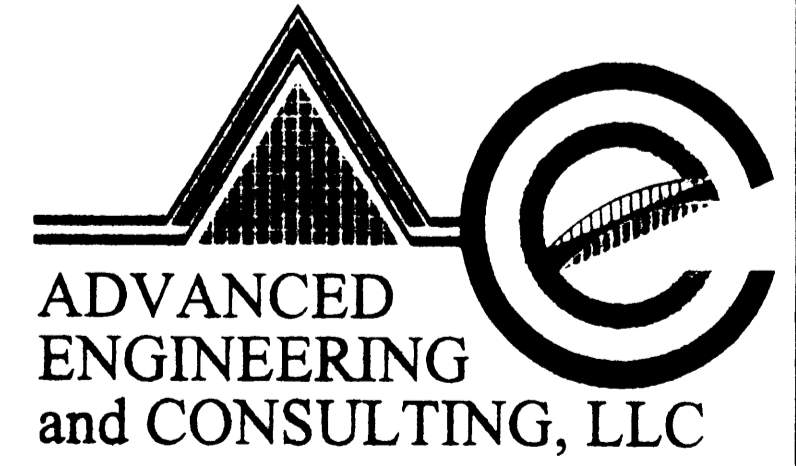
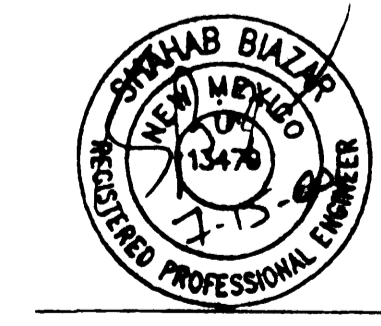
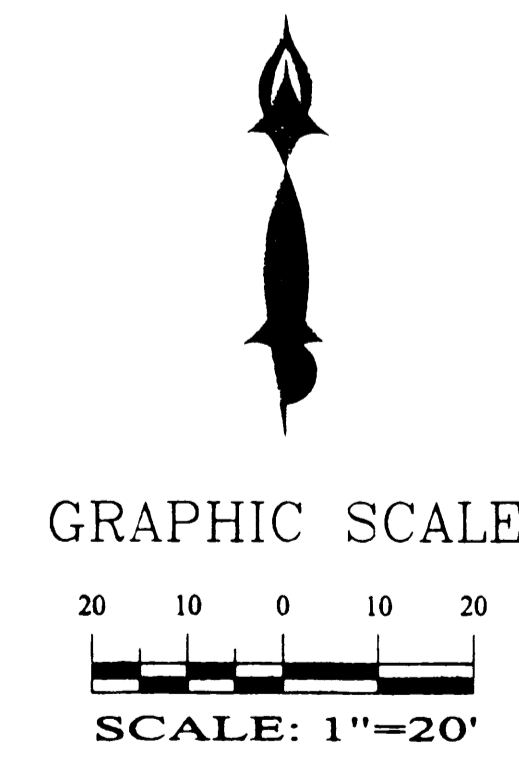
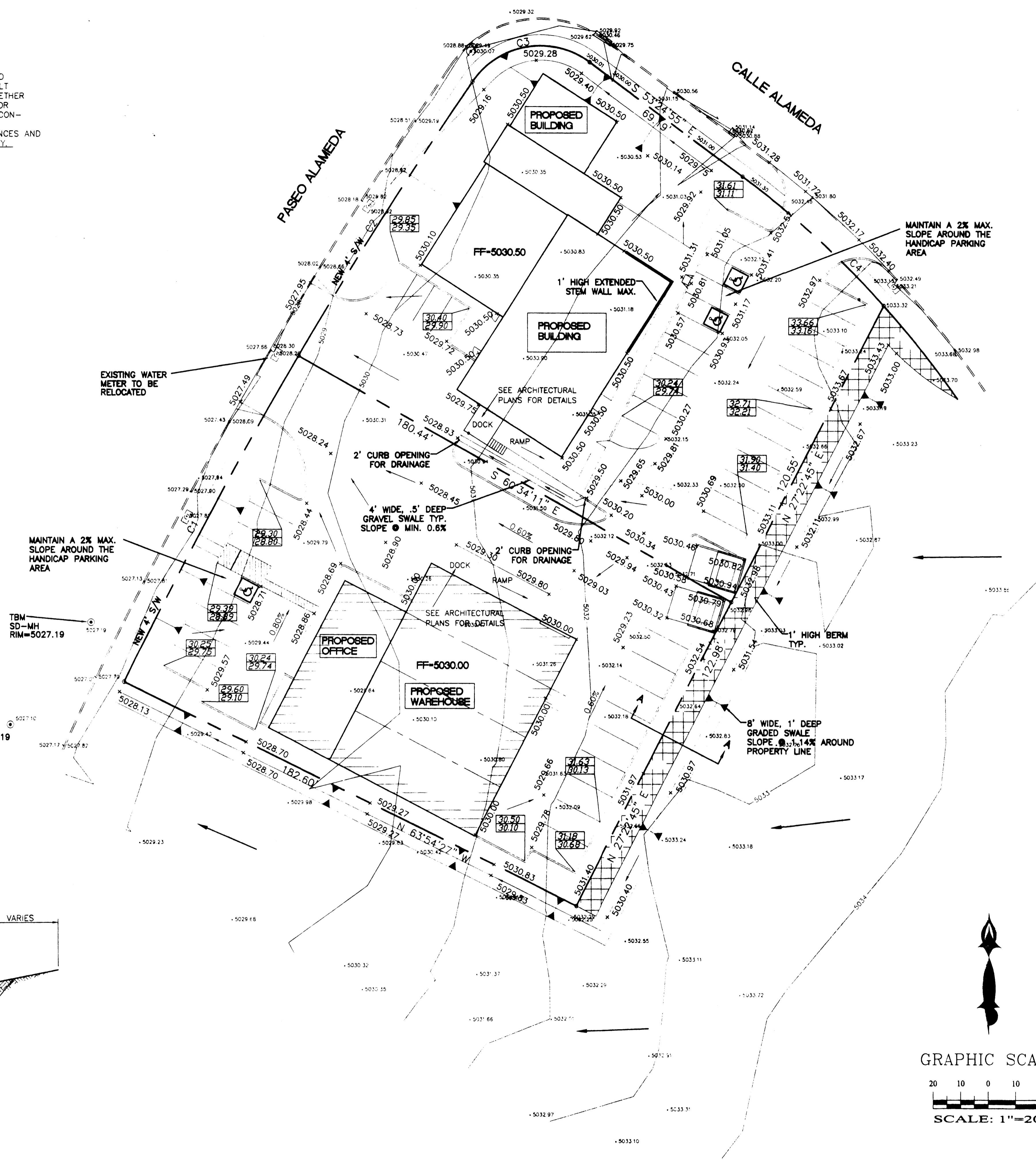
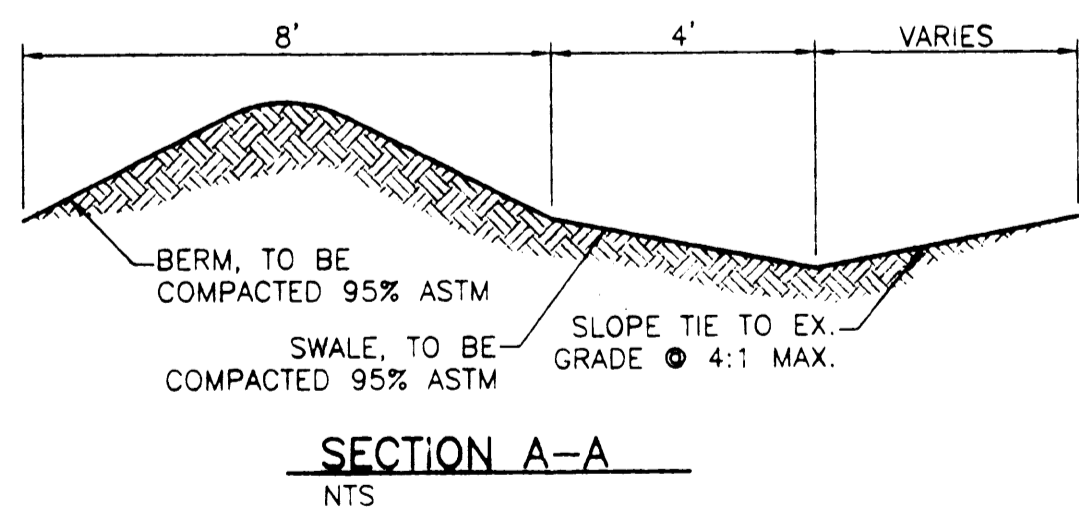
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: C-16-Z

LEGAL DESCRIPTION
LOT 58, ALAMEDA BUSINESS PARK

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - EASEMENT
 - LIMITS OF TOP OF EXISTING SLOPE
 - PROPOSED SIDEWALK
 - PROPOSED GRADE
 - PROPOSED SPOT ELEVATION
 - EXISTING GRADE



SHAHAB BIAZAR
P.E. #13479

10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-3570

**LOT 58
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
2009-58-GR.DWG	SBB	04-15-00	

ROUGH GRADING APPROVAL _____ DATE _____

LAST REVISION: 01-06-00

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FO	5	FRAXINUS OXYCARPA	ASH	2" CAL.	H
+	19	ELAEAGNUS PUNGENS	SILVERBERRY	1 GAL. MIN.	M
⊗	4	JUNIPERUS SABINA	BUFFALO JUNIPER		M
⊗	4	RAPHIOLEPIS INDICA	INDIA HAWTHORN		M
⊗	11	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA		L
⊗	5	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
⊗	3	CARYOPTERIS X CLADONENSIS	BLUE MIST		M
⊗	6	ROSMARINUS OFFICINALIS	ROSEMARY		M
⊗	4	MISCANTHUS SINENSIS	MAIDEN GRASS		M
*	5	HESPERALOE PARVIFLORA	RED YUCCA		L

SITE DATA

GROSS LOT AREA	23,388 SF
LESS BUILDING	6,300 SF
NET LOT AREA	17,088 SF
REQUIRED LANDSCAPE	2,563 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	3,900 SF
PERCENT OF NET LOT AREA	23%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

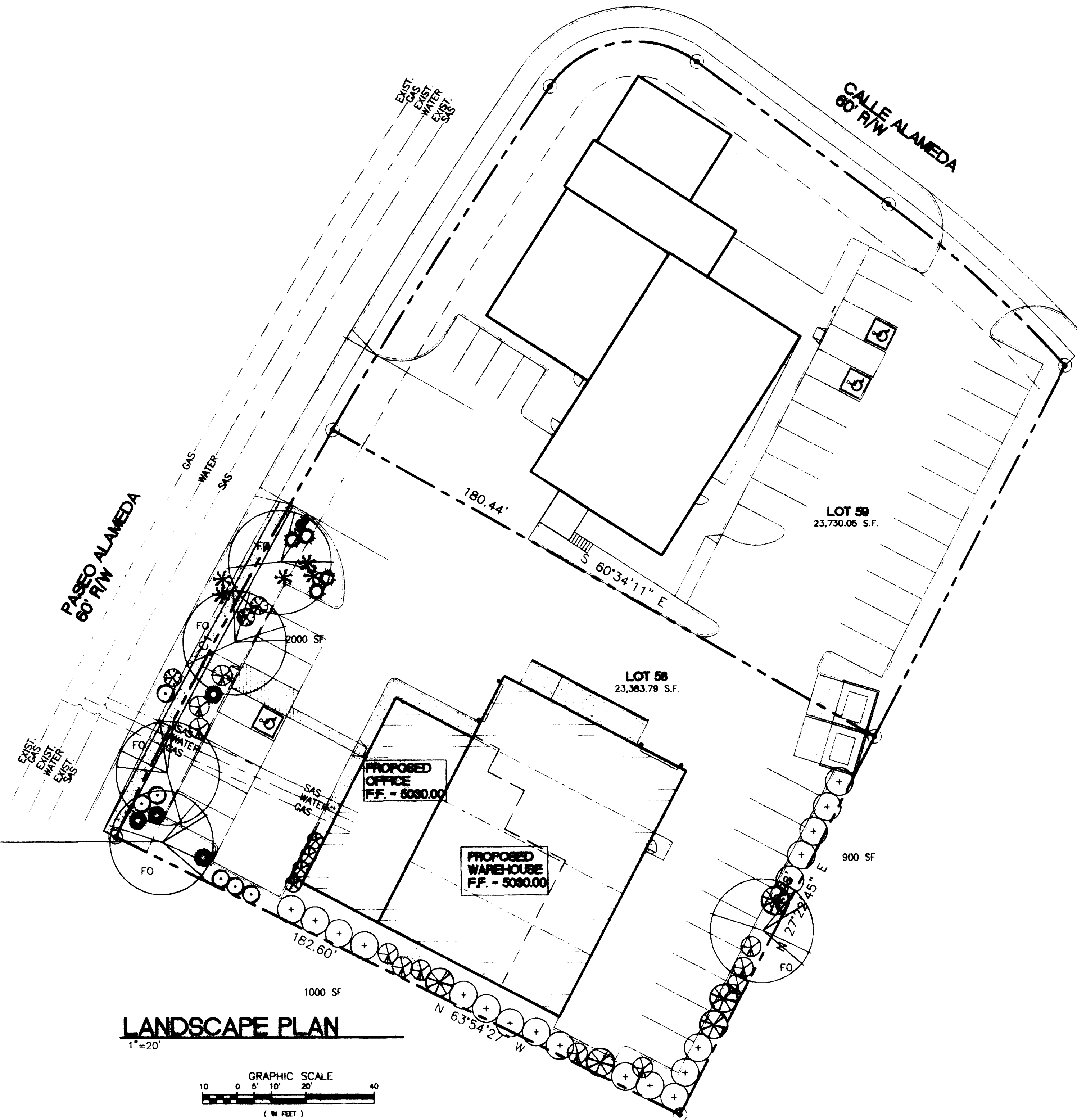
LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA TAN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN THE PUBLIC UTILITY EASEMENTS

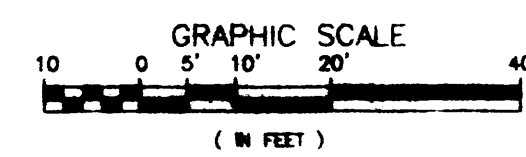
TREES SHALL NOT

STREET TREES CALCULATED ONE PER 30 LINEAR FEET OF STREET

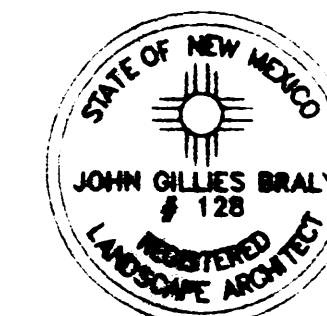


LANDSCAPE PLAN

1" = 20'

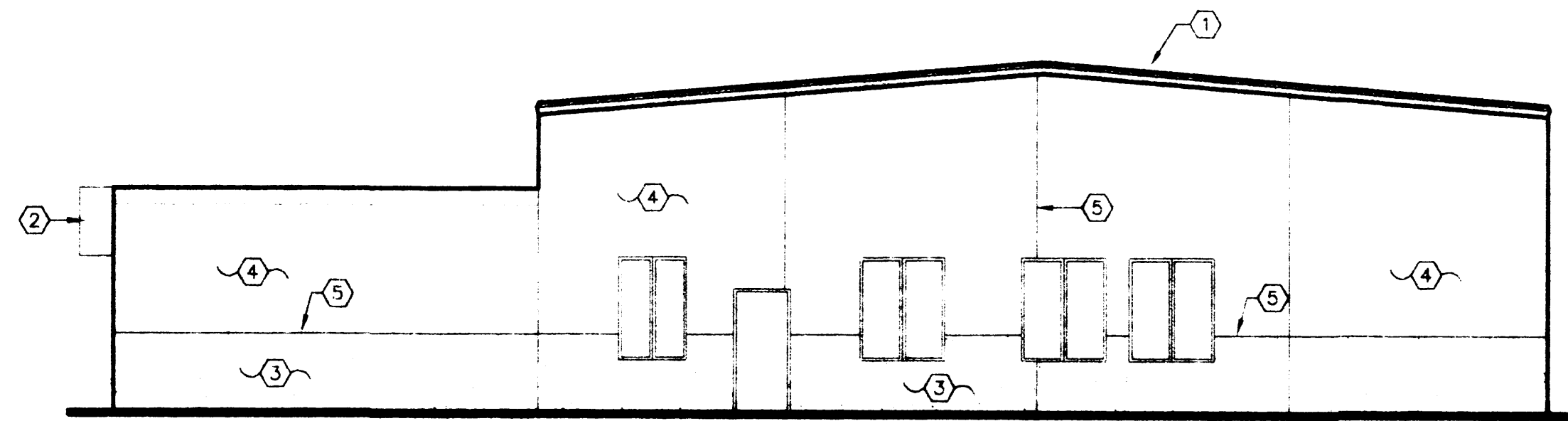


LEGAL DESCRIPTION

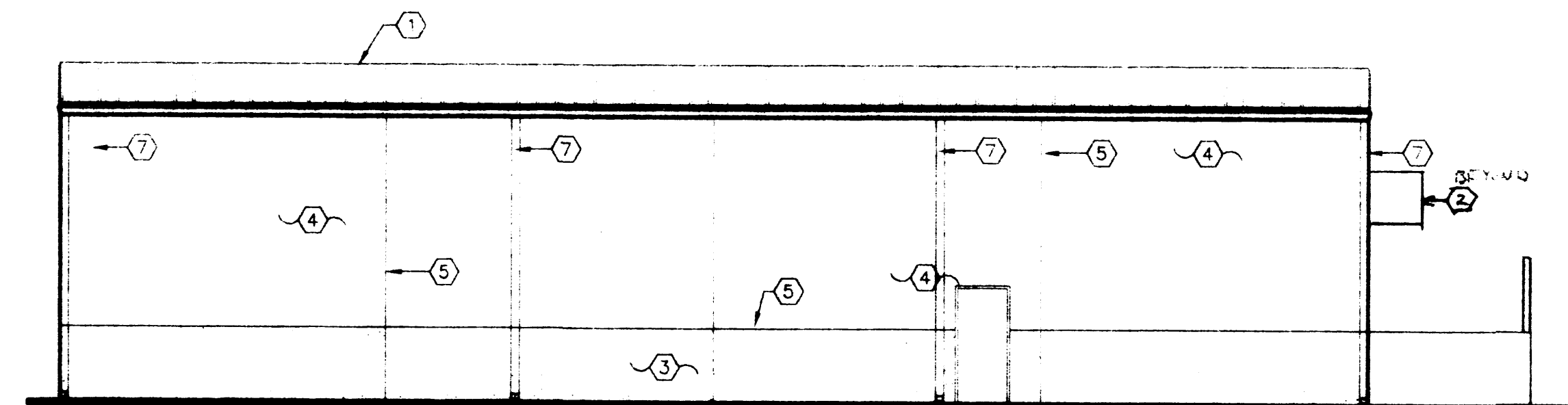


WESTERN DIVERSIFIED LOT 58
ALBUQUERQUE, NEW MEXICO
PROJECT #0887

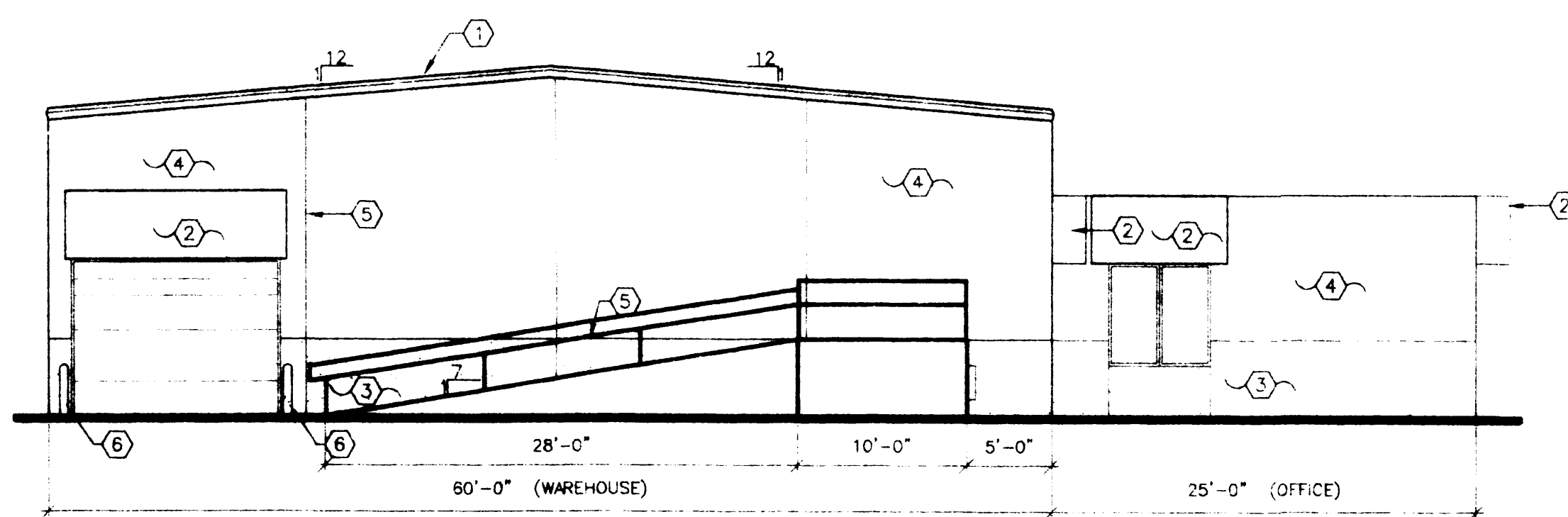
REVISION DATE	
STATE OF NEW MEXICO REGISTERED ARCHITECT RICHARD P. BENNETT No. 1240	
rick bennett architect 1118 First Avenue SW Albuquerque, New Mexico (505) 242-1859	
DATE	3-30-00 6-26-00 9-4-00 7-13-00
SHEET NUMBER	L-1



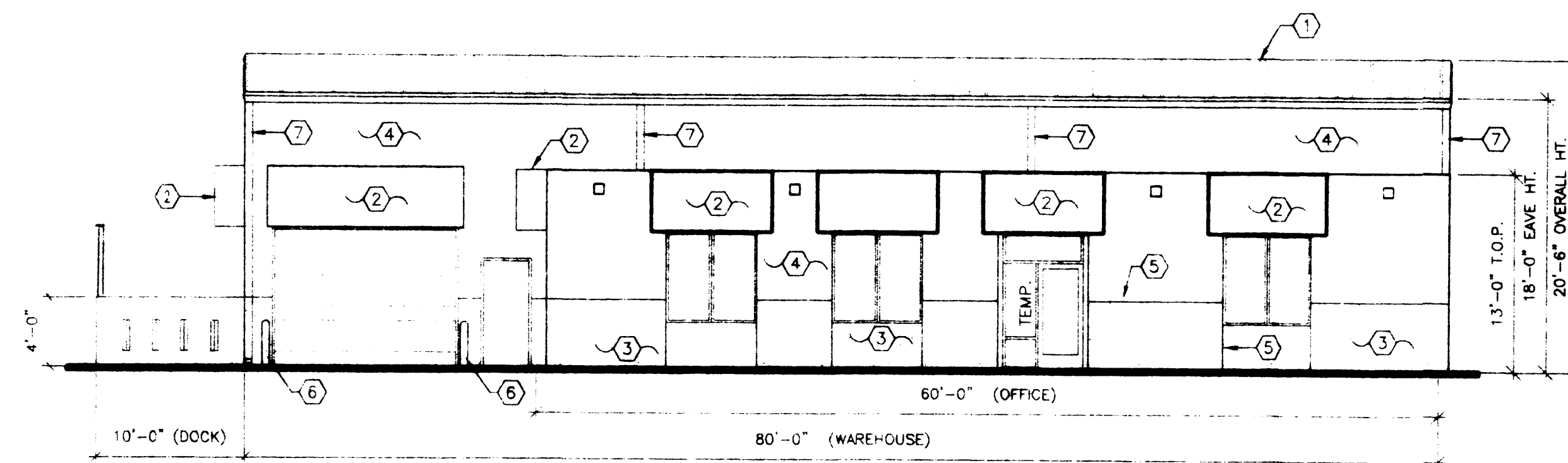
WEST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



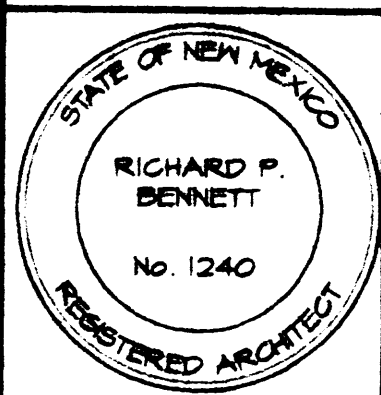
NORTH ELEVATION
1/8"=1'-0"

KEYED NOTES

1. METAL ROOF PANEL -- WHITE.
2. STUCCO -- WHITE.
3. STUCCO -- CORAL.
4. STUCCO -- HACIENDA.
5. CONTROL JOINT TYPICAL.
6. PAINTED PIPE BOLLARD.
7. DOWN SPOUT.

WESTERN DIVERSIFIED--LOT 58
ALBUQUERQUE, NEW MEXICO
PROJECT #9957

REVISION DATE



rich bennett
 architect
 1118 Park Avenue SW
 Albuquerque, New Mexico
 (505) 242-1884

DATE
7-25-2000

SHEET NUMBER
A-2