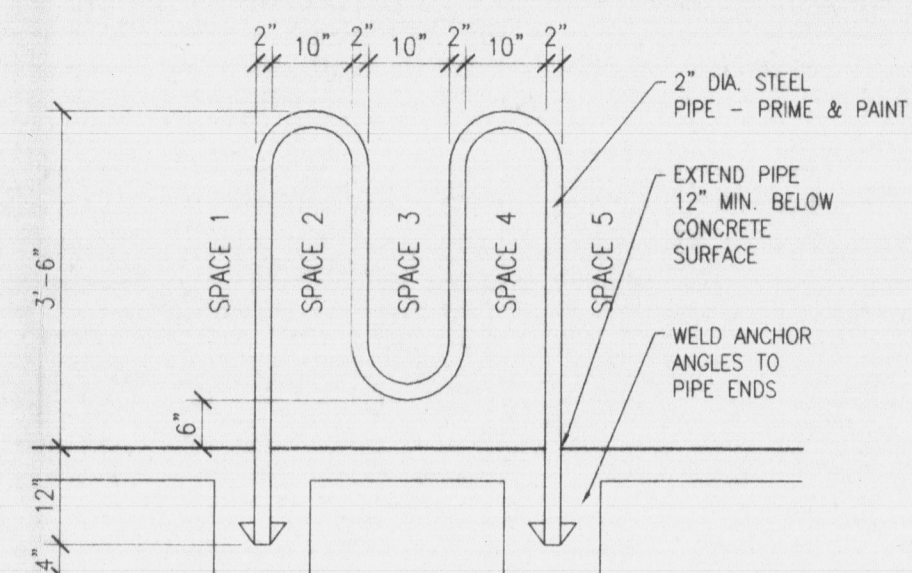
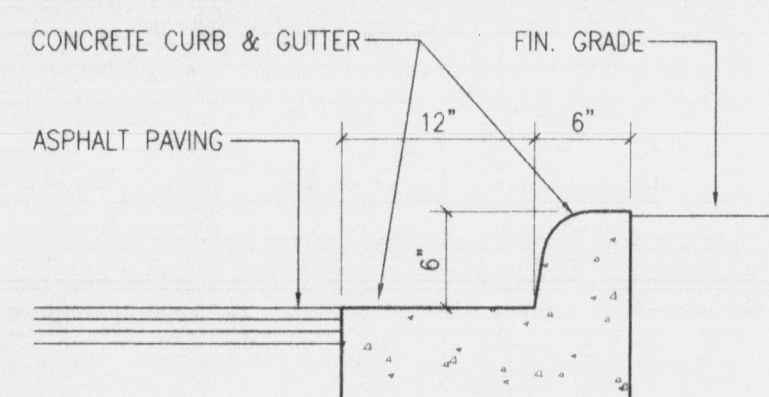


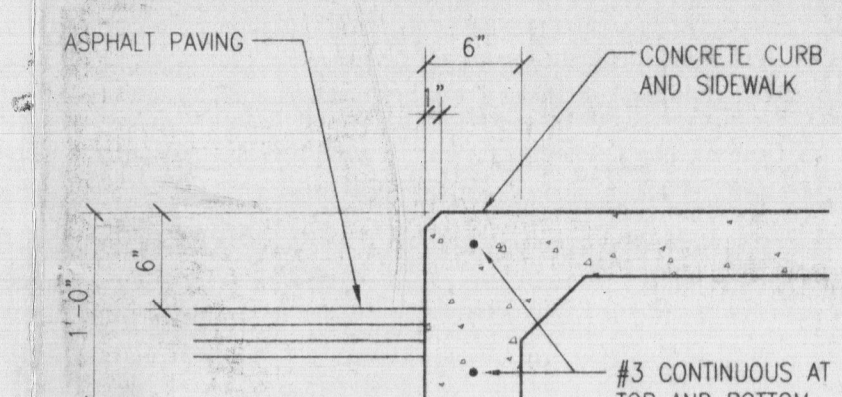
9 H.C. Ramp  
ISOMETRIC N.T.S.



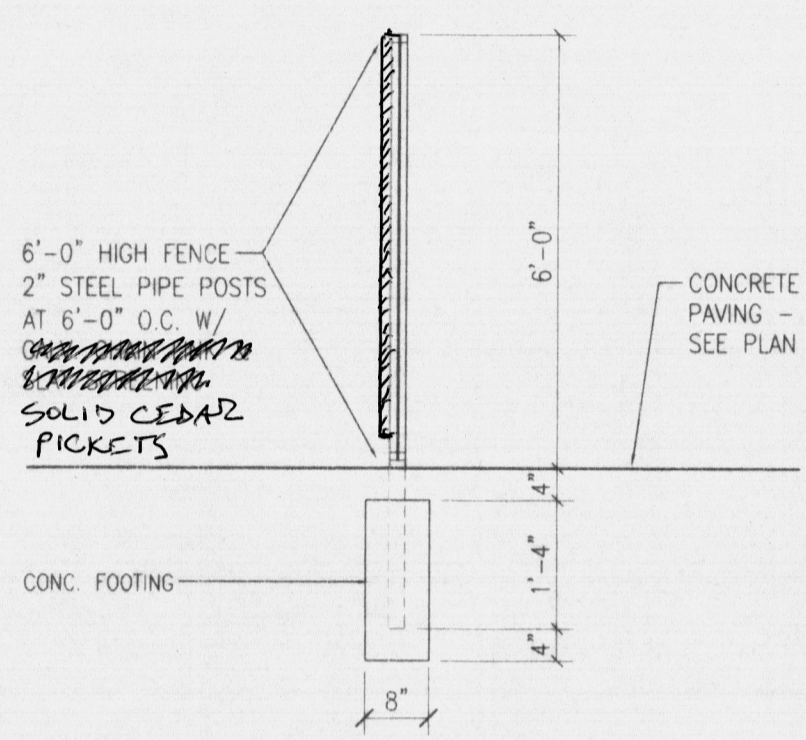
7 Bicycle Rack  
1/2" = 1'-0"



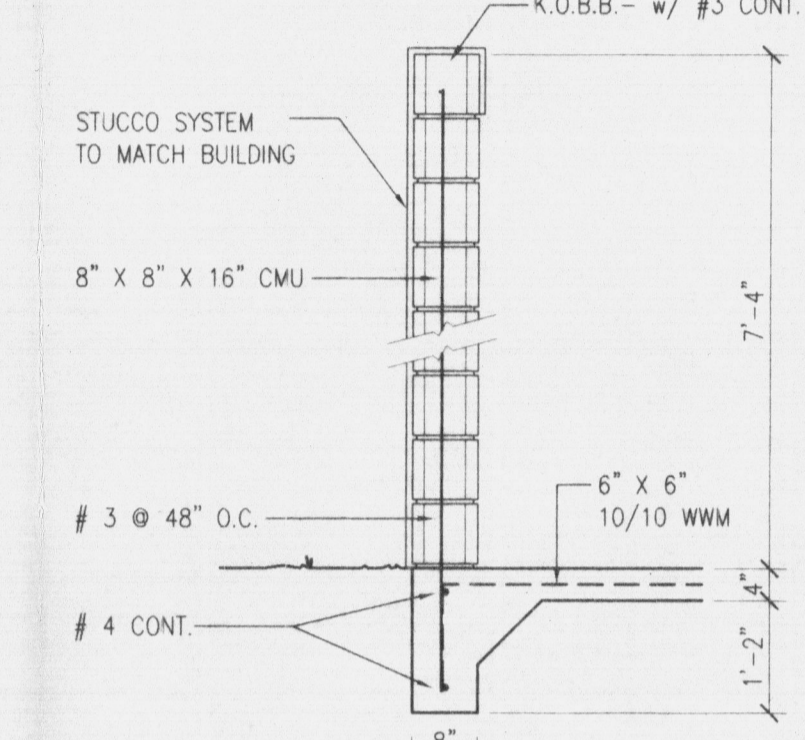
4 Curb & Gutter  
1" = 1'-0"



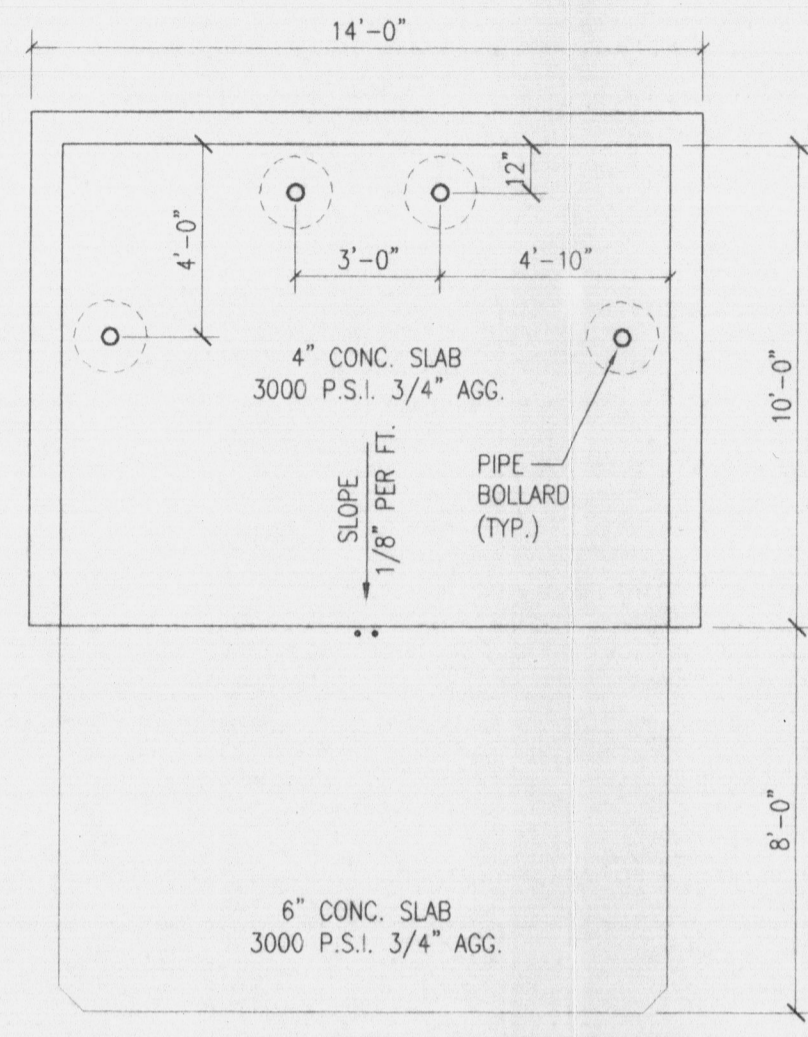
3 Sidewalk Turn-Down  
1" = 1'-0"



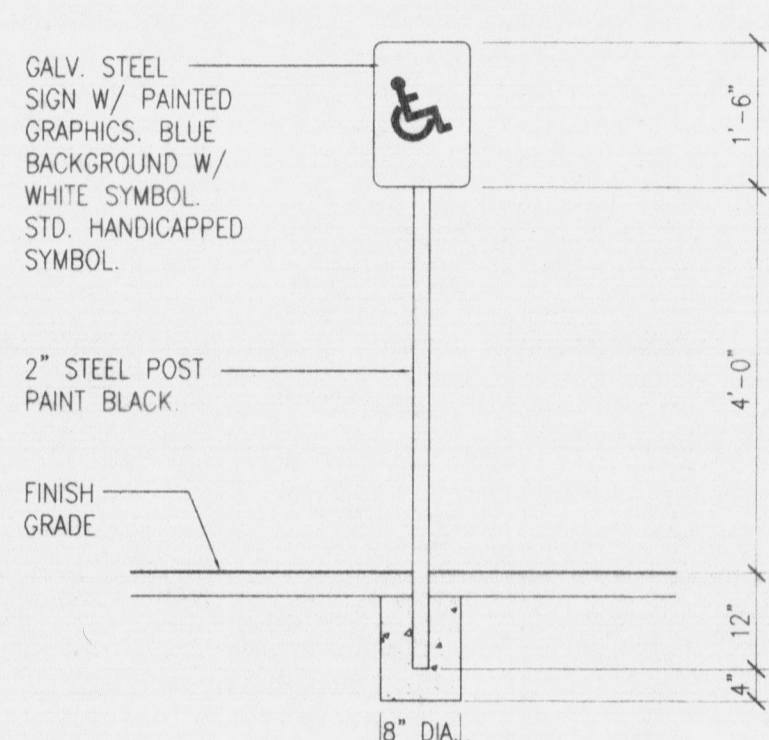
8 Fence  
1/2" = 1'-0"



6 Wall Section  
1/4" = 1'-0"



5 Dumpster Enclosure  
1/4" = 1'-0"



2 H.C. Parking Sign  
1/2" = 1'-0"

7900	INTERNALLY LIT SIGN BOX WITH REMOVABLE PANELS FOR TENANT I.D. - 34 S.F.
A Tenant Name	
A Tenant Name	
A Tenant Name	
A Tenant Name	
A Tenant Name	
A Tenant Name	
A Tenant Name	
A Tenant Name	

1 wall sign  
1/2" = 1'-0"

**SITE DATA**

LOCATION: 7900 LORRAINE COURT NE ALBUQUERQUE, NM

OWNER: DIVERSIFIED REAL ESTATE SERVICES 1510 WYOMING BLVD. NE ALBUQUERQUE, NM (505) 881-1762

ARCHITECTS: JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM (505) 246-0870

LEGAL DESCRIPTION: TRACT H PASEO DEL NORTE BUSINESS PARK ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: D-17-2

APPLICABLE CODE: 1997 UBC

CONSTRUCTION TYPE: II-N

SEISMIC ZONE: 2B

TOTAL LOT AREA: (1.93 AC.) 84,343 S.F.

BUILDING AREA: 17,425 S.F.

NET LOT AREA: 64,093 S.F.

PAVED AREA: 41,495 S.F.

LANDSCAPE AREA: 23,220 S.F.

% LANDSCAPE AREA: 35.9%

LANDSCAPE TO PAVED AREA RATIO: 1.78

OFFICE: 3,600 / 200 = 18 SPACES

WAREHOUSE: 16,650 / 2000 = 9 SPACES

REQUIRED PARKING (TOTAL): 27 SPACES

PARKING PROVIDED: 28 SPACES

REQUIRED H.C. PARKING: 2 SPACES

H.C. PARKING PROVIDED: 2 SPACES

BICYCLE PARKING PROVIDED: 5 SPACES

**NOTES**

VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS

CURBS DIMENSIONED TO FACE OF CURB U.N.O.

PATCH AND REPAIR OR REPLACE EXISTING CURB AND GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION

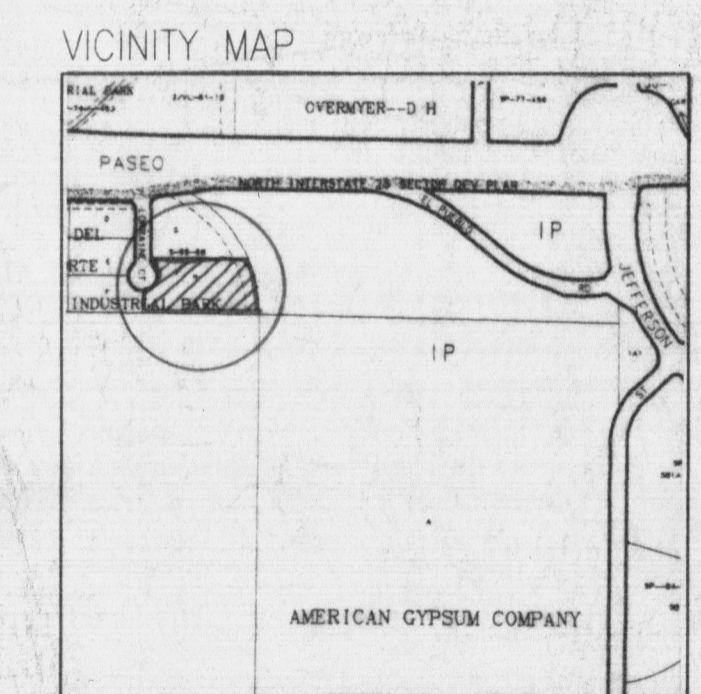
PARKING LOT DRIVE LANES

2" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE

PARKING LOT PARKING AREAS

2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE

VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS



**Lorraine Court Warehouse**  
7900 Lorraine Court NE  
Albuquerque NM

**JLS ARCHITECT**

1600 Rio Grande Boulevard NW  
Albuquerque, NM 87104  
phone (505) 246-0870  
fax (505) 246-0437

**SITE PLAN and SITE DETAILS**

PROJECT # 1000514  
DLB Application # 01460-0000-00309

**SIGNATURE BLOCK**

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 5-19-01/1-19-01

PLANNING DIRECTOR: *Janet S.* 3-14-01

CITY ENGINEER: *Robert J. ...* 3/14/01

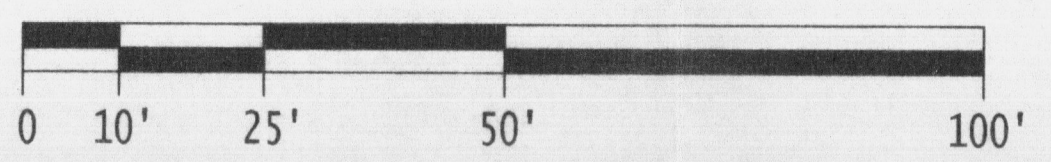
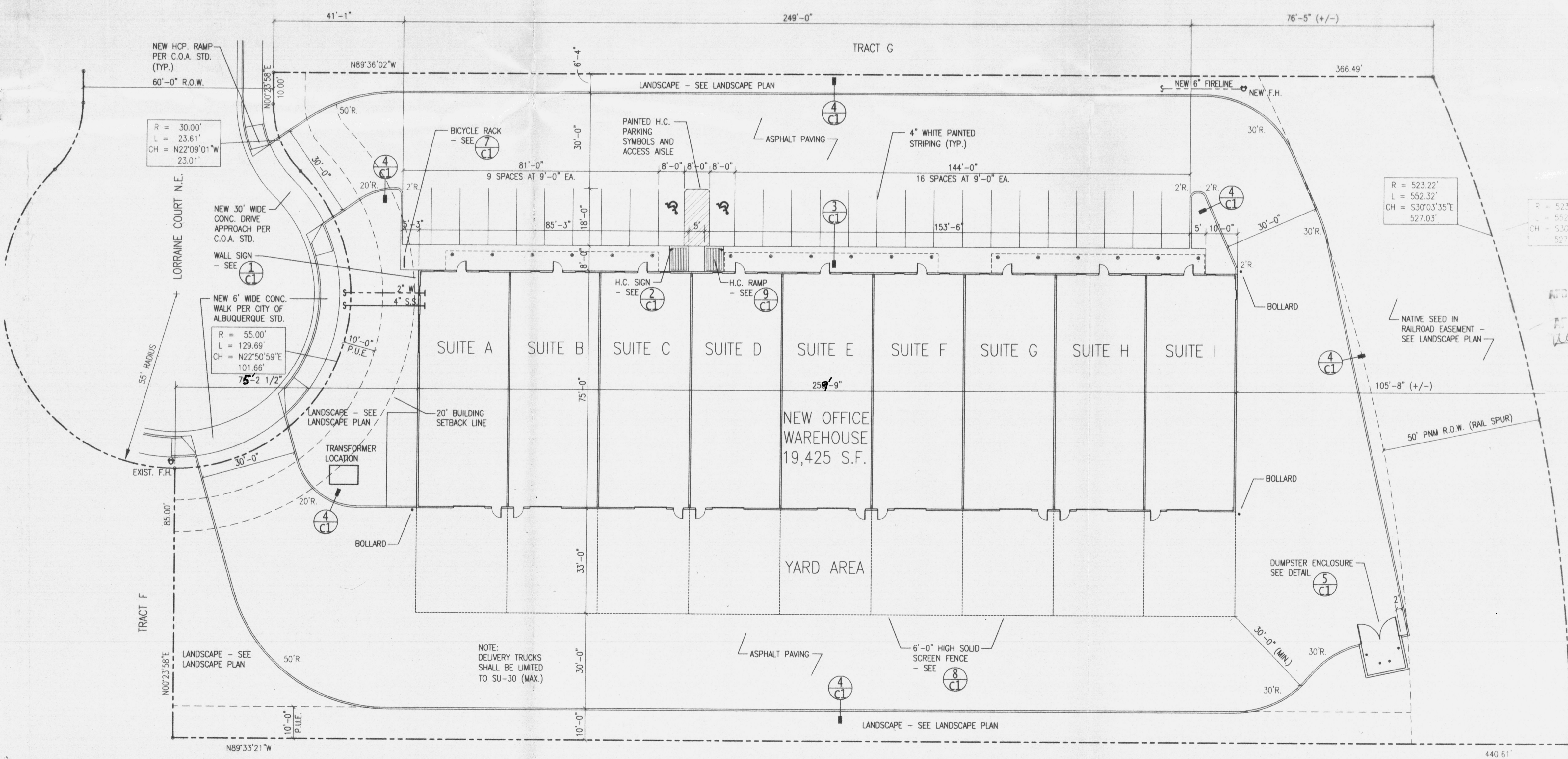
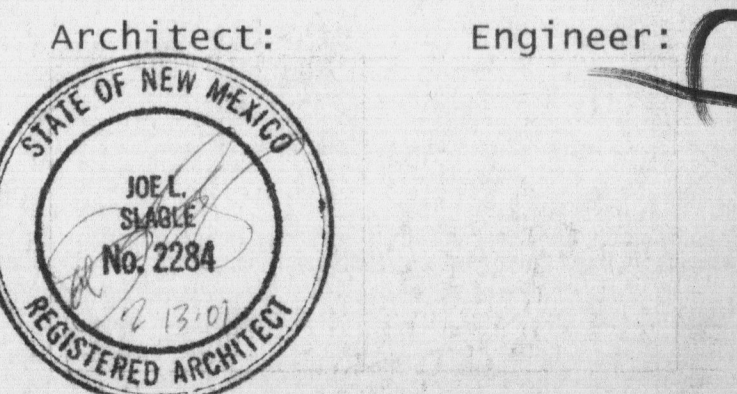
CITY ENGINEER: *Alan P. ...* 3/14/01

DESIGN AND DEVELOPMENT: *William E. ...* 3/14/01

UTILITY DEVELOPMENT: *Robert A. ...* 3-14-01

SOLID WASTE: *...* 2-6-01

PROJECT # 1000514  
APPRXATION # 01450-0000-00309

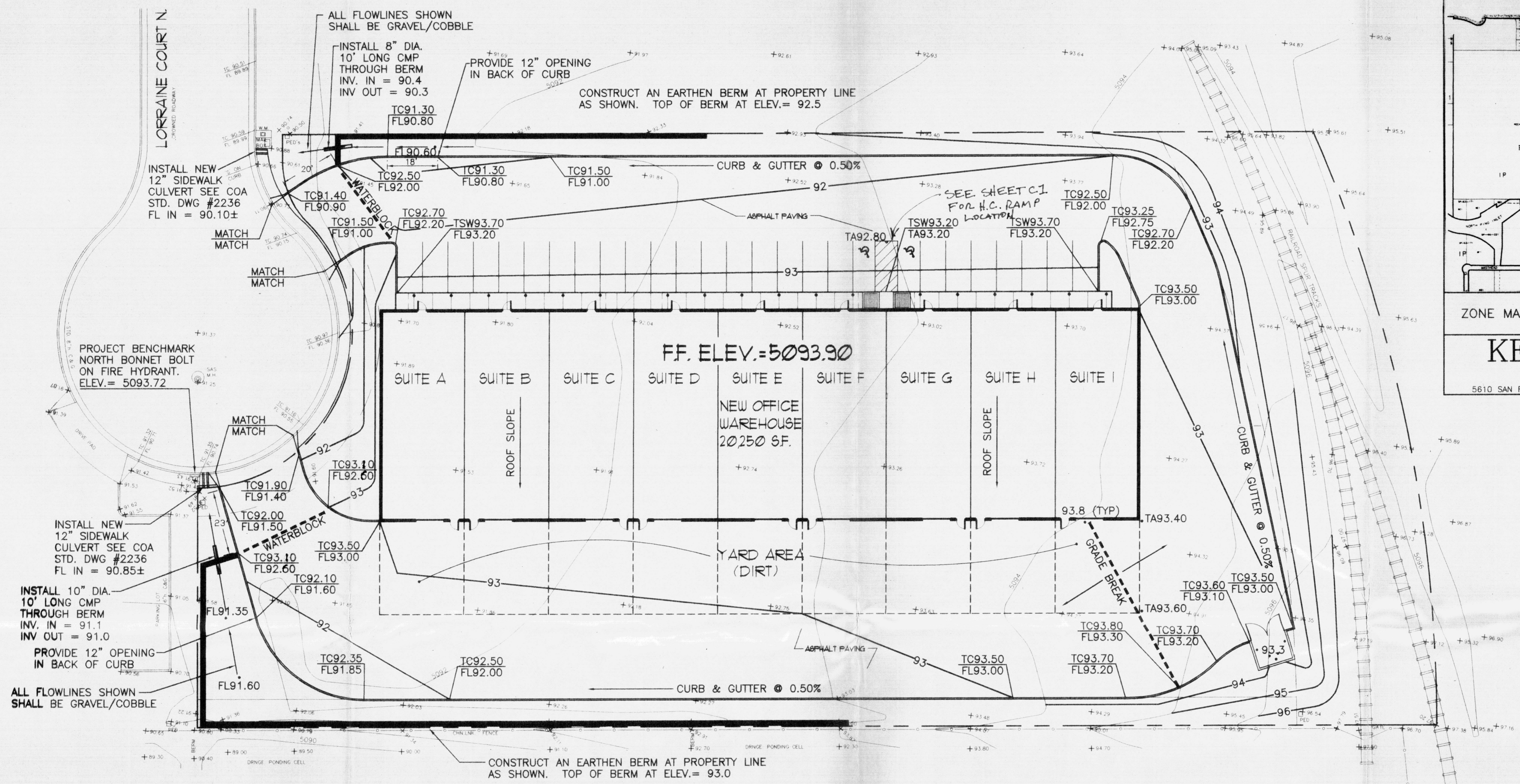


1 Site Plan  
1" = 20'-0"

PROJECT # 1000514

ZONE MAP D-17 PROJECT LOCATION

**KEMPER-VAUGHAN**  
CONSULTING ENGINEERS  
5610 SAN FRANCISCO NE • ALBUQUERQUE, NEW MEXICO 87199 • (505) 338-2352



Lorraine Court Warehouse  
Albuquerque NM

**GENERAL NOTES**

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.

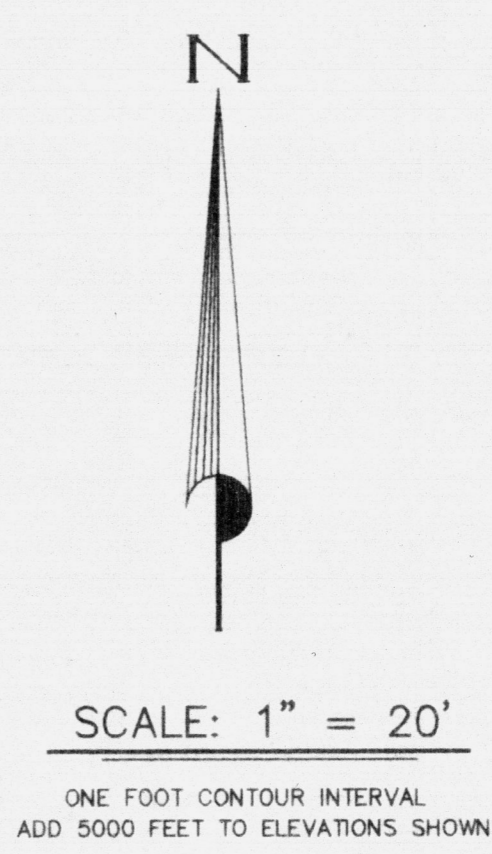
NOTE: PAVING SECTION - 2" ASPH. OVER 4" AGG. BASE

**PROPOSED SITE IMPROVEMENTS**

- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND ALL CURRENT UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMIT.
- TWO WORKING DAYS PRIOR TO AN EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE A 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 COLLECTOR STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

**GENERAL LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FLOWLINE
- FLOW DIRECTION ARROW
- PROPOSED CONCRETE
- TOP OF CURB ELEVATION TC
- TOP OF WALL ELEVATION TW
- FLOWLINE ELEVATION FL
- TOP OF ASPHALT TA
- POWER POLE PP



NAME	DATE
HYDROLOGY	
INSPECTOR	
A.C.E./FIELD	

**BENCH MARK**

CITY OF ALBUQUERQUE CONTROL STATION "G-442", A S.S. ROD LOCATED BENEATH HATCH @ N.E. CORNER OF WASHINGTON AND PASEO DEL NORTE STREET. ELEVATION = 5110.186

**LEGAL DESCRIPTION**

TRACT H OF PASEO DEL NORTE INDUSTRIAL PARK.

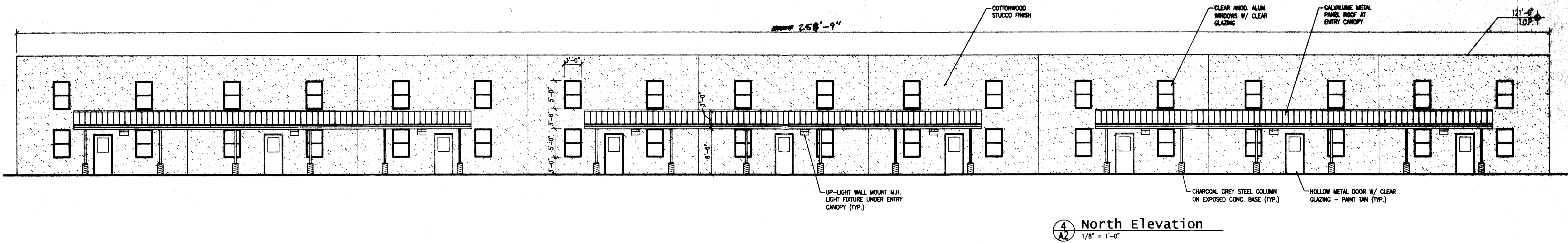
**JLS ARCHITECTS**

1600 Rio Grande Boulevard NW  
Albuquerque, NM 87104  
phone (505) 246-0810  
fax (505) 246-0431

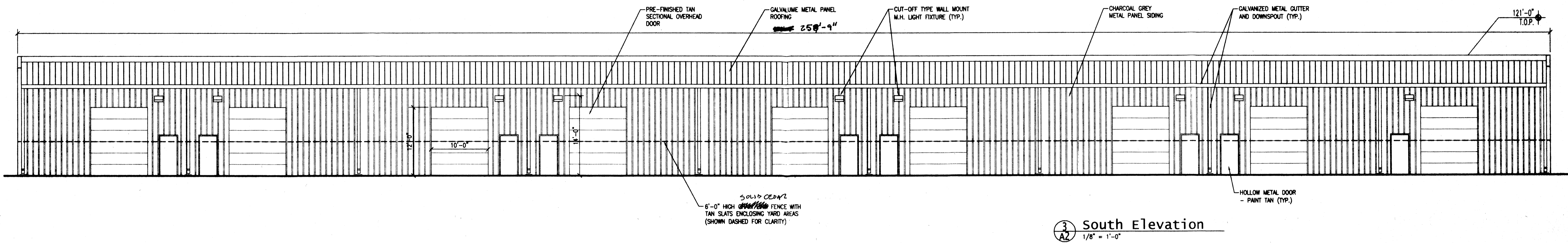
**GRADING PLAN**

revisions

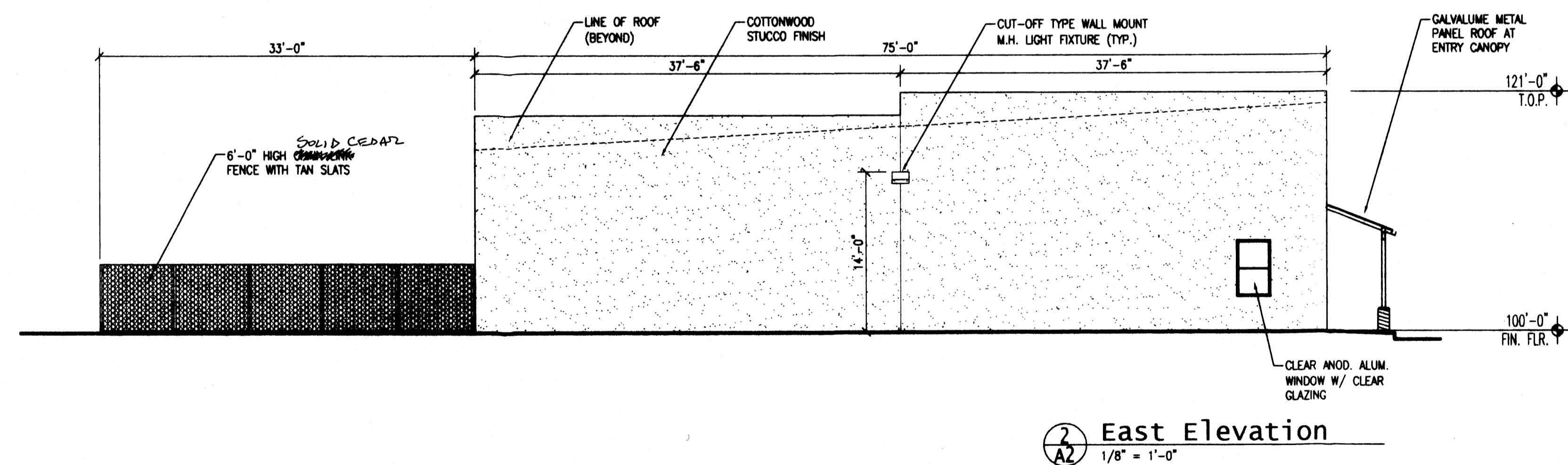
Architects: \_\_\_\_\_ Engineer: \_\_\_\_\_



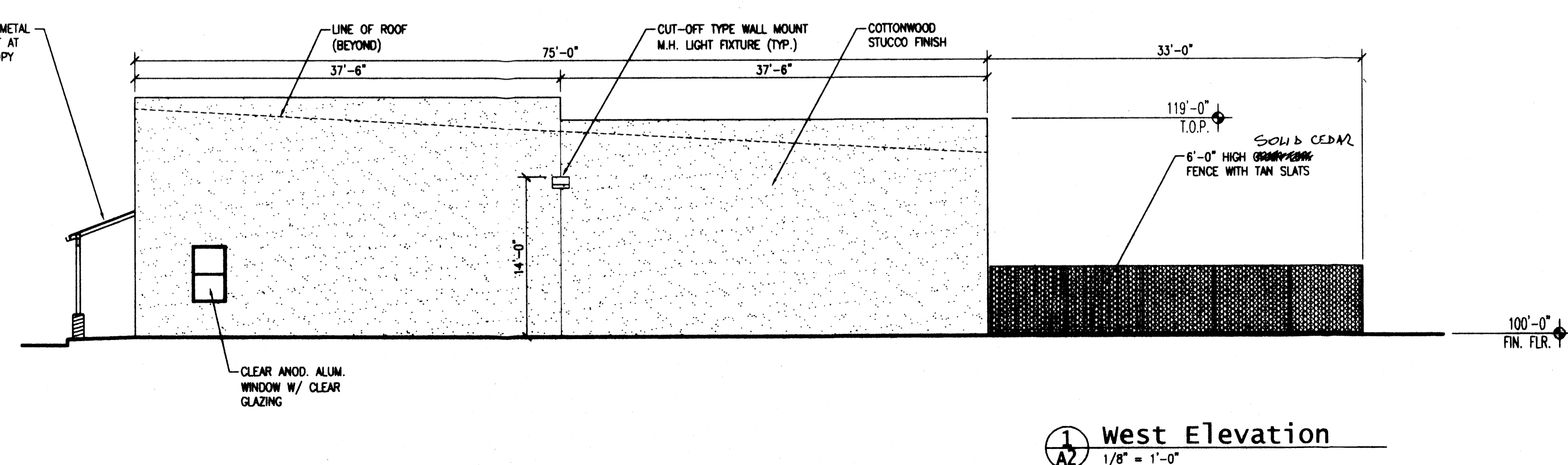
4 North Elevation  
1/8" = 1'-0"



3 South Elevation  
1/8" = 1'-0"



2 East Elevation  
1/8" = 1'-0"



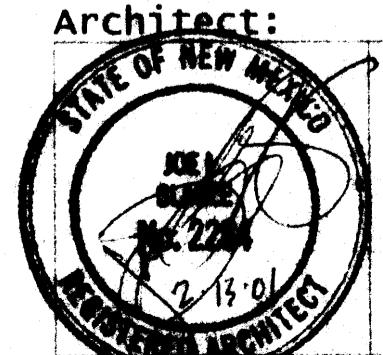
1 West Elevation  
1/8" = 1'-0"

**Lorraine Court Warehouse**  
7900 Lorraine Court NE  
Albuquerque NM

**ILS ARCHITECTS**  
1600 Rio Grande Boulevard NW  
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fax (505) 246-0437

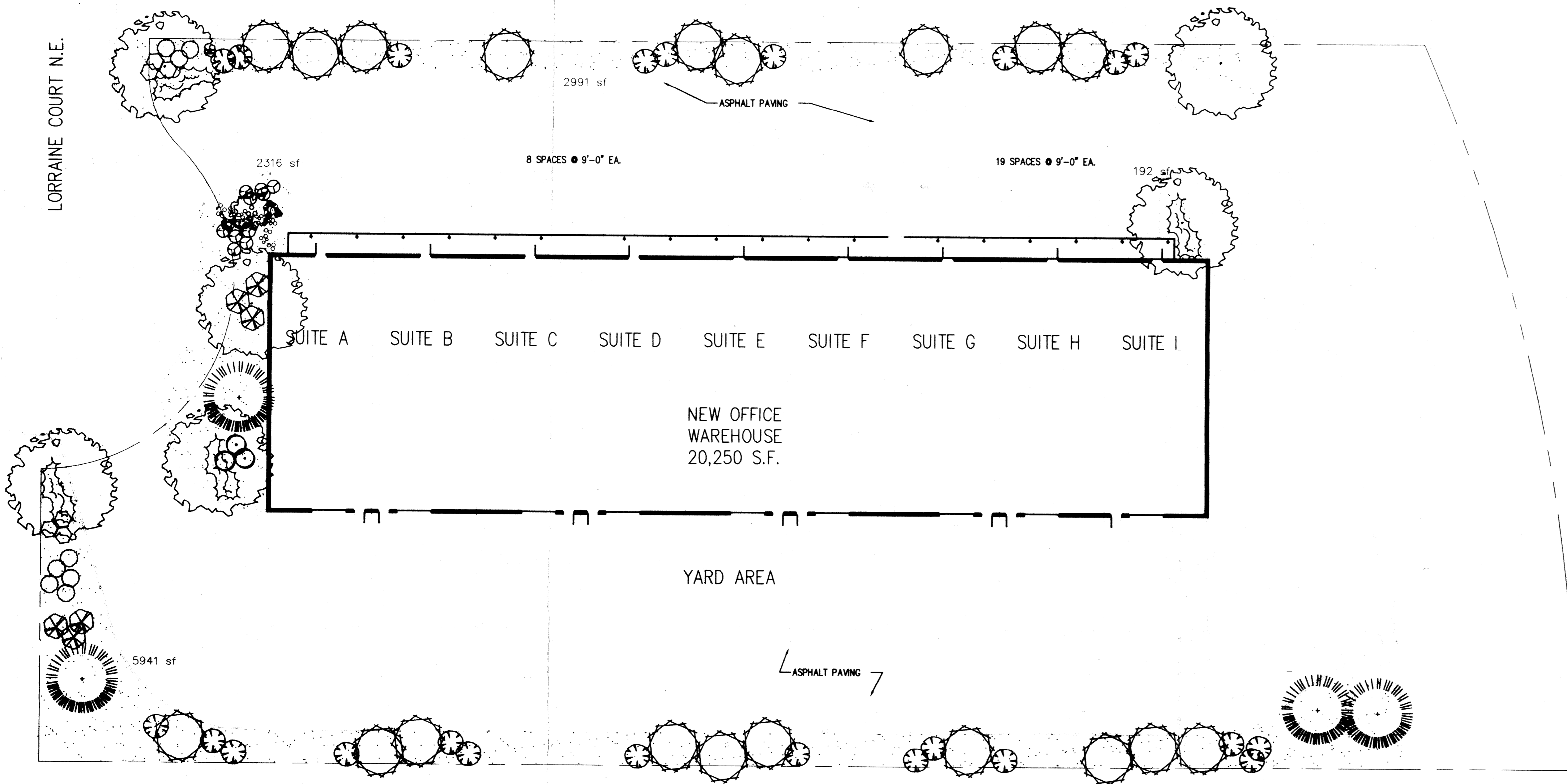
**ELEVATIONS**

revisions:

Architect:  Engineer:

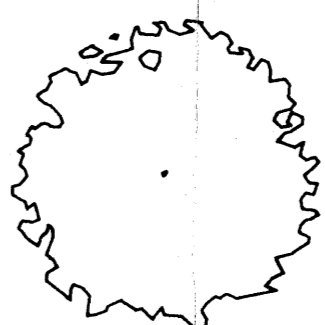
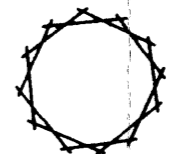
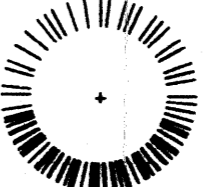







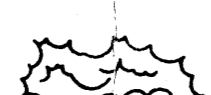



date: 1-8-01 sheet: A1 of 1

LORRAINE COURT N.E.



**1 Landscape Plan**  
 scale: 1" = 20'-0"

**PLANT LEGEND**

-  HONEY LOCUST (H) 6  
Gleditsia triacanthos  
2" Gal.
-  DESERT WILLOW (L) 19  
Chilopsis linearis  
15 Gal.
-  AUSTRIAN PINE (H) 4  
Pinus nigra  
6'-8'
-  VITEX (M) 1  
Vitec agnus castus  
15 Gal.
-  SILVERBERRY (M) 6  
Elaeagnus pungens  
5 Gal.
-  RUSSIAN SAGE (M) 3  
Perovskia atriplicifolia  
5 Gal.
-  APACHE PLUME (L) 8  
Fallugia paradoxa  
5 Gal.
-  AUTUMN SAGE (M) 6  
Salvia greggii  
2 Gal.
-  CHAMISA (L) 23  
Chrysothamnus nauseosus  
1 Gal.
-  WILDFLOWER 10  
1 Gal.
-  TAM JUNIPER (M) 12  
Juniperus sabinia  
5 Gal.
-  OVERSIZED GRAVEL  
& BOULDERS
-  3/4" GRAY GRAVEL  
WITH FILTER FABRIC
-  CRIMP STRAW/NATIVE SEED

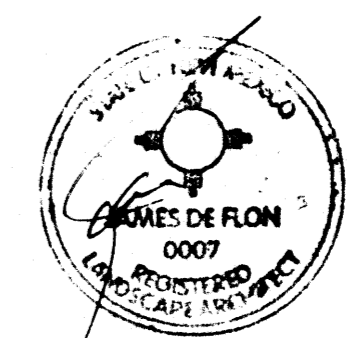
**Lorraine Court  
 Warehouse**  
 Albuquerque NM

1600 Rio Grande Boulevard NW  
 Albuquerque, NM 87104  
 phone (505) 248-0870  
 fax (505) 248-0437

**LANDSCAPE PLAN**

revisions:

Landscape Architect: **Engineer:**



**The Hilltop**

LANDSCAPE ARCHITECTS & CONTRACTORS  
 Cont. Lic. #26458  
 7909 Edith N.E.  
 Albuquerque, NM 87184  
 Ph. (505) 898-9690  
 Fax (505) 898-7737  
 it@hilltoplandscaping.com

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**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

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 conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Gray Gravel over Filter Fabric 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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to 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.

**LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	84,343 square feet
TOTAL BUILDINGS AREA	20,250 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	64,093 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	9,614 square feet
TOTAL LANDSCAPE PROVIDED	22,598 square feet
TOTAL BED PROVIDED	11,440 square feet
TOTAL NATIVE SEED PROVIDED	11,158 square feet

date:  
1-3-01

sheet:  
L1 of 1