

CARLSON HVAC OFFICE / WAREHOUSE

LOT 5, ALAMEDA BUSINESS PARK

SITE

LEGAL DESCRIPTION: LOT #5, ALAMEDA BUSINESS PARK
TRACT B-1-A-1, LANDS OF SPRINGER
BUILDING MATERIALS CORPORATION
SECTION 15, TOWNSHIP 11 NORTH,
RANGE 3 EAST, NEW MEXICO PRINCIPAL
MERIDIAN, BERNALILLO COUNTY, NEW
MEXICO, FILED IN THE COUNTY CLERKS
OFFICE OCTOBER 29, 1992, VOLUME
92-C, FOLIO 239

ZONING CLASSIFICATION: SU-2 IP-EP

PARKING REQUIREMENTS: 2 FOR EVERY 3 EMPLOYEES
1 ACCESSIBLE SPACE REQUIRED

FIRE MARSHALL REQUIREMENTS

FIRE EXTINGUISHERS (1) TYPE ABC
IN WAREHOUSE

ADA NOTE

Contractor shall obtain and become familiar with the
publication by the "Council of American Building Officials"
entitled "CABO/ANSI 117.1-1998" American National Standards.

TOILET PROVISIONS

OCCUPANTS	TOILETS	LAVATORIES	DRINKING F.
21 MEN	1 TOIL. 1 URINAL	2	1
21 WOMEN	2	2	

BUILDING

OCCUPANCY GROUP - OFFICE
CONSTRUCTION TYPE **II-N**
FLOOR AREA ACTUAL 3,000 S.F.
FLOOR AREA ALLOWABLE 12,000 (X1.5)
INCR. SEP. 2 SIDES (50%) 18,000 S.F.
NO. STORIES ACTUAL 1
NO. STORIES ALLOWABLE 2
OCCUPANT LOAD 30

OCCUPANCY GROUP - WAREHOUSE
CONSTRUCTION TYPE **II-N**
FLOOR AREA ACTUAL 6,000 S.F.
FLOOR AREA ALLOWABLE 12,000 (X1.5)
INCR. SEP. 2 SIDES (50%) 18,000 S.F.
NO. STORIES ACTUAL 1
NO. STORIES ALLOWABLE 2
OCCUPANT LOAD 12

OCCUPANCY SEPARATION NONE REQ'D. BUT, 1 HR. PROVIDED
AREA SEPARATION NONE REQ'D.

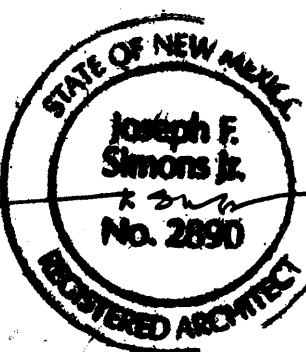
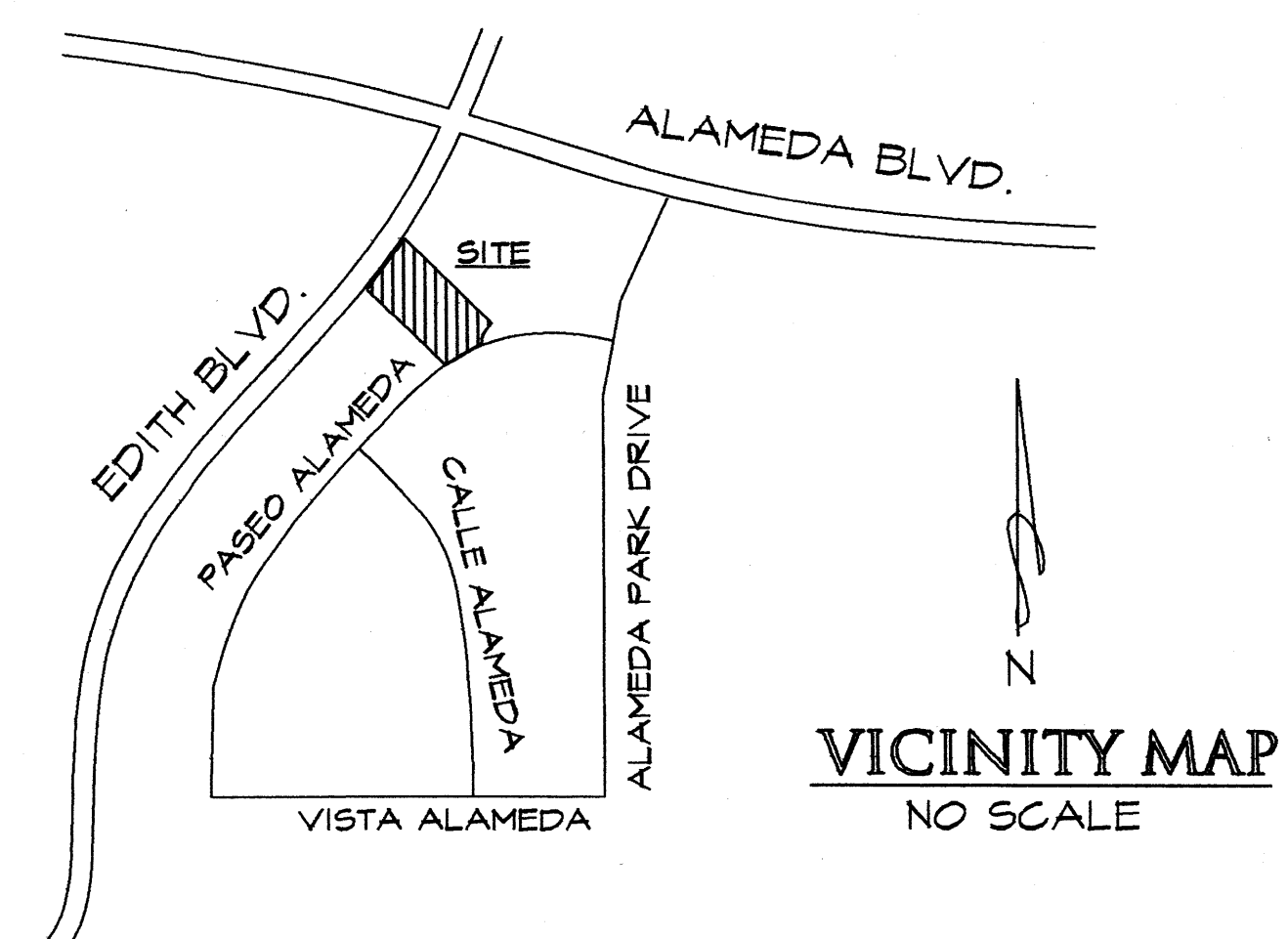
FIRE RATED CORRIDOR 1 hour, 20 min. doors
Mechanical Room 1 hour, 45 min. doors

Concrete Strength: 2,500 psi
Roof Load: 35 psf total

• BUILDING TO BE FIRE SPRINKLED

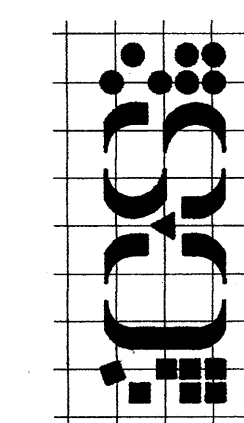
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CARRILLO - SIMONS
ARCHITECTURE



CARLSON HVAC
NEW OFFICE / WAREHOUSE
LOT 5, ALAMEDA BUSINESS PARK

REVISIONS

DATE

26 MAY 2000

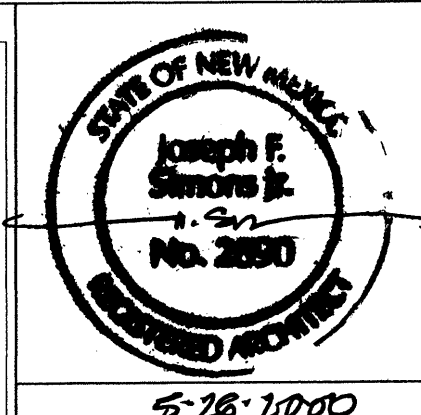
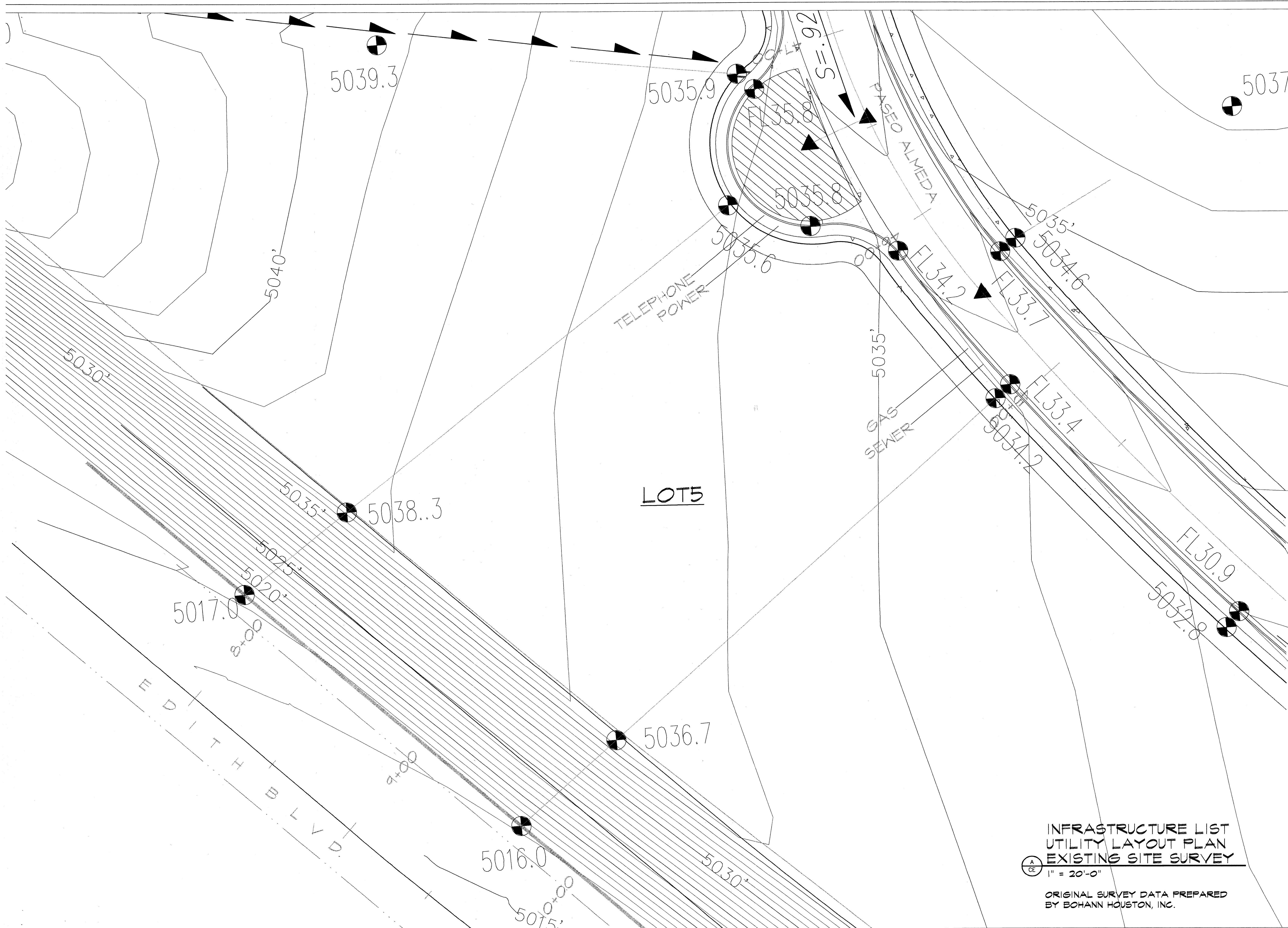
JOB NUMBER

CAR-001

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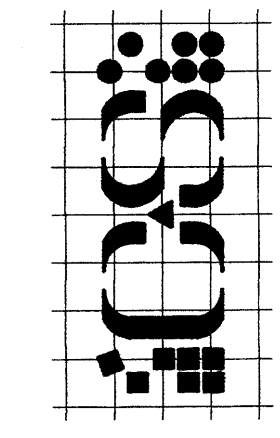
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AO



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CARRILLO - SIMONS
 ARCHITECTURE



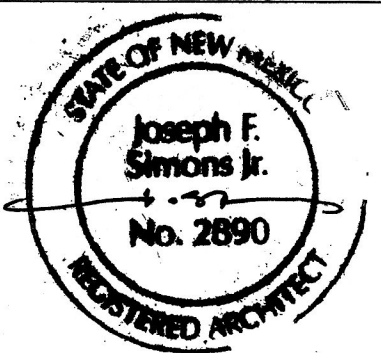
CARLSON HVAC
 NEW OFFICE / WAREHOUSE
 LOT 5, ALAMEDA BUSINESS PARK

REVISIONS
DATE 26 MAY 2000
JOB NUMBER CAR-001
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INFRASTRUCTURE LIST
 UTILITY LAYOUT PLAN
 EXISTING SITE SURVEY
 1" = 20'-0"

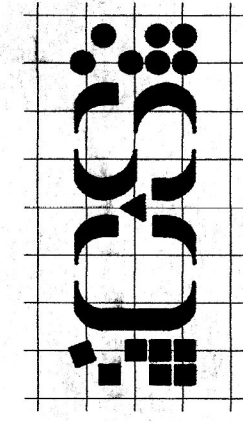
ORIGINAL SURVEY DATA PREPARED
 BY BOHANN HOUSTON, INC.

CE



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CARLSON HVAC
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CO

5039.3

SITE LIGHTING

- BUILDING LIGHTING:**
 13' HIGH, 45 DEG. SHIELDED DOWN,
 75W. MAX. OUTPUT HIGH PRESSURE
 SODIUM TYPE FIXTURES.
- LIGHT POLES:**
 16' HIGH, "SHORBOX" TYPE WITH FULL
 CUT-OFF FEATURES TO AVOID
 INTERFERING WITH ADJACENT TRAFFIC
 AND RESIDENTIAL DEV. FINISH OF POLES
 AND FIXTURES TO BE CONSISTENT WITH
 BUILDINGS.

PARKING REQMTS:

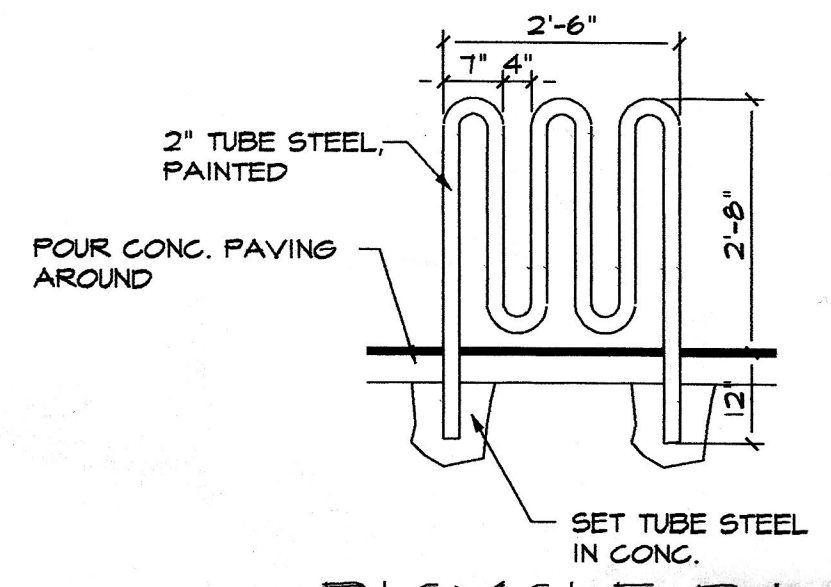
- 2 FOR EVERY 3 EMPLOYEES:
 OFFICE - 10
 WAREHOUSE - 5
 15 EMPLOYEES,
 11 SPACES REQD.
- OFFICE - 3000 SF
 - 200 SF/SPACE = 15 SPACES
- WAREHOUSE - 5 EMPLOYEES
 - 2 FOR 3 EMPL. = 4 SPACES
 14 SPACES REQD.
- 25 SPACES PROVIDED
 - 1 ACCESSIBLE

WALL, TYP.
 5023 ET AL ICC/ANSI A117.1 1998
 502 ET AL ICC/ANSI I17.1 1998
 703.7.2.1 ICC/ANSI I17.1 1998

BICYCLE RACK
 REF. B/C/O

ADA SIGN
 703 ET AL
 ICC/ANSI I17.1 1998

NOTE!
 THIS BUILDING IS TO
 BE COMPLETELY FIRE
 SPRINKLED; CONTRACTOR
 TO PROVIDE STAMPER
 FIRE SPRINKLER LAYOUT
 DETERMINING SIZE & NUMBER
 OF HEADS; IF NUMBER EXCEEDS
 100 HEAD, THEN SYSTEM WILL
 BE PROVIDED WITH A 24 HOUR
 MONITORING SYSTEM.



BICYCLE RACK
 SCALE 1/2" = 1'-0"

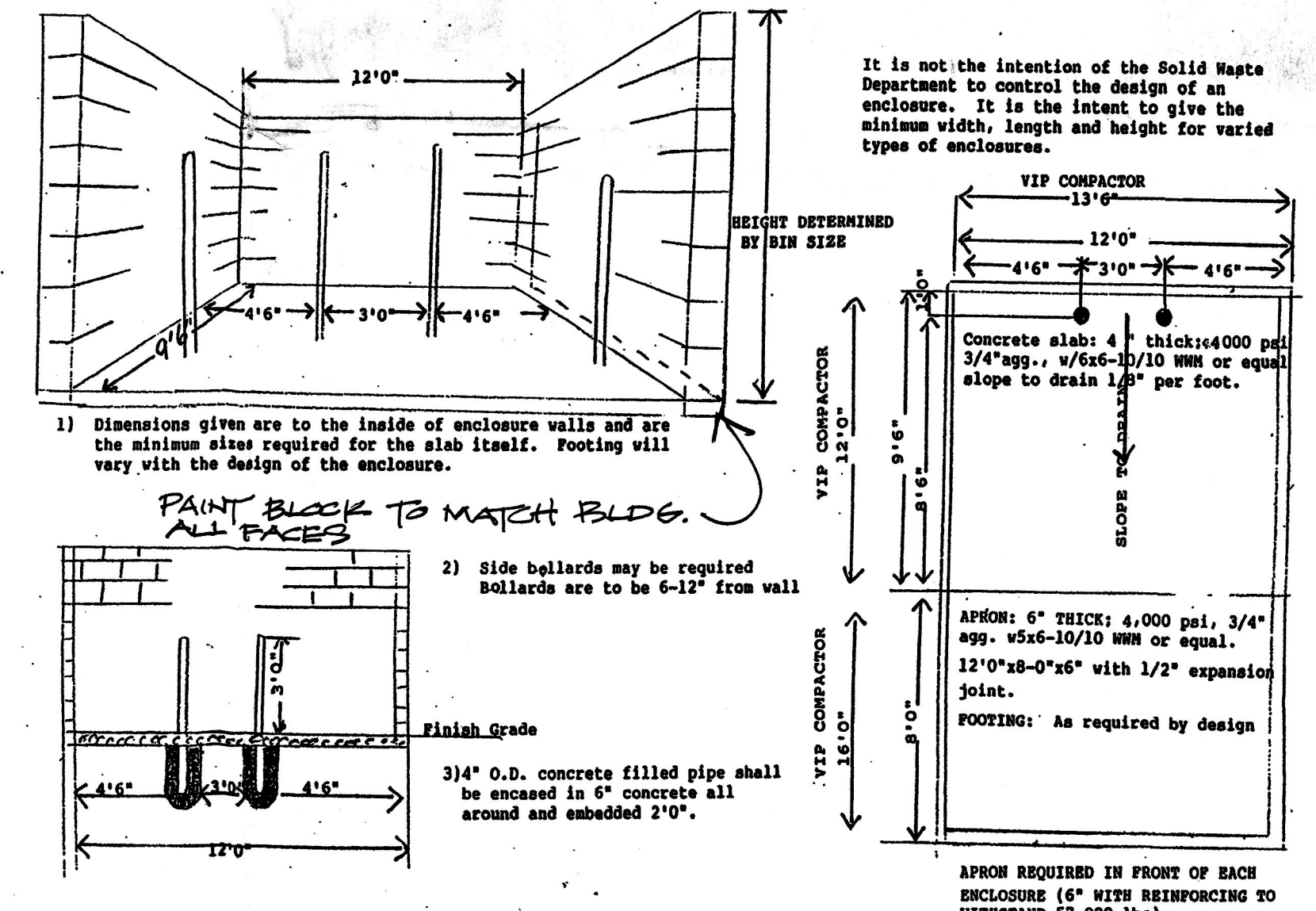
PROJ 1000559

PROJECT
 • DPB # 1000559
 05420-00000-00732

- UTILITIES DEVELOPMENT - *Project Done* 8/16/00
- CITY ENGINEER - *Ann Calogera* 6-28-00
- PARK & RECREATION - *Adrienne E. Castellana* 4/28/00
- TRANSPORTATION DEV. - *Paul Dant* 8-15-00
- DPB CHAIR - *Paul Dant* 8/29/00

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE

ADDITIONAL INFORMATION CONCERNING THESE SPECIFICATIONS MAY BE OBTAINED BY CALLING THE SOLID WASTE MANAGEMENT DEPARTMENT @ 761-8100



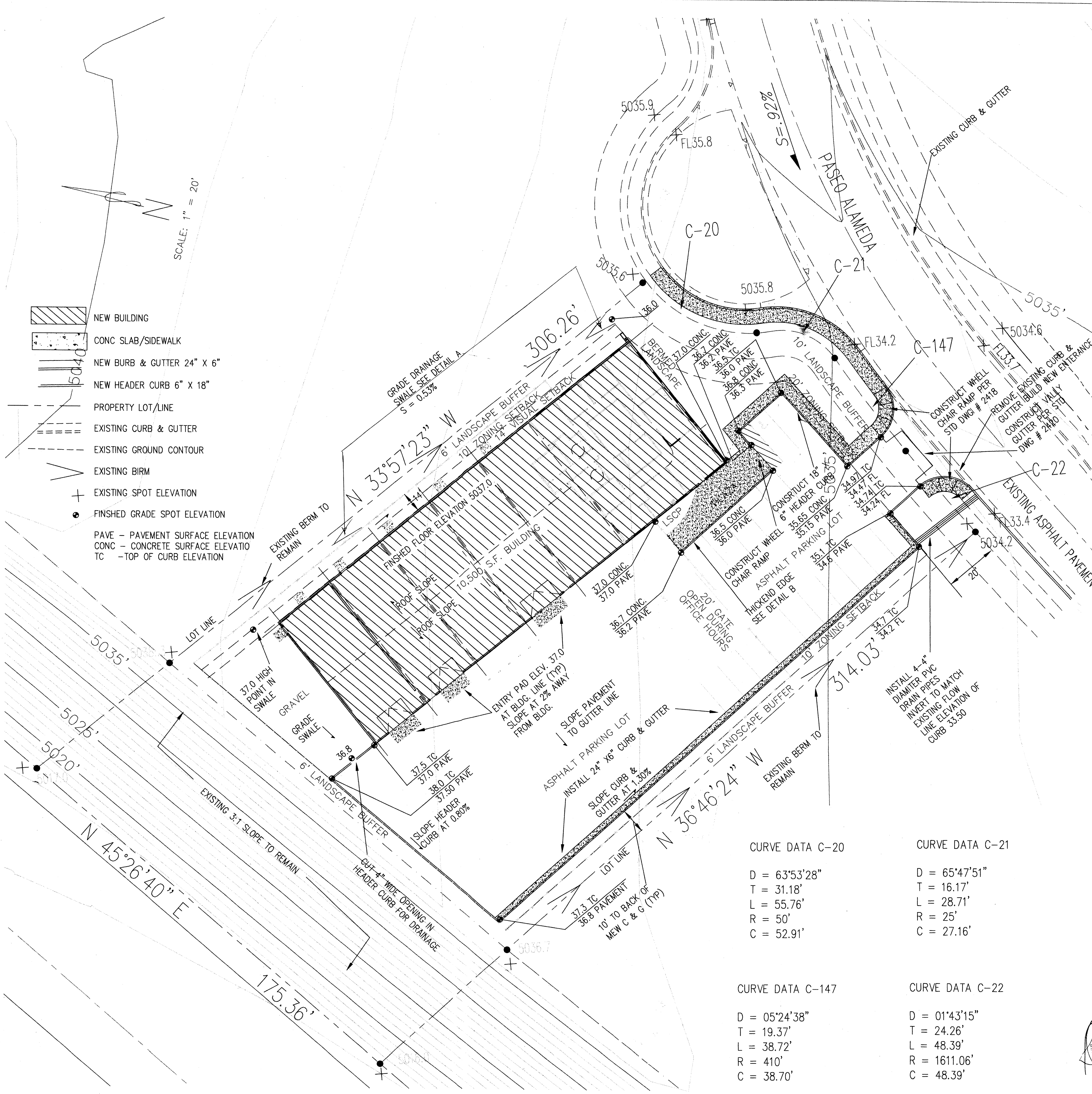
- Dimensions given are to the inside of enclosure walls and are the minimum sizes required for the slab itself. Footing will vary with the design of the enclosure.
- Side bollards may be required. Bollards are to be 6-12" from wall.
- 3/4" O.D. concrete filled pipe shall be encased in 6" concrete all around and embedded 2'-0".

LOT #5, ALAMEDA BUSINESS PARK
 TRACT B-1-A-1, LANDS OF SPRINGER
 BUILDING MATERIALS CORPORATION
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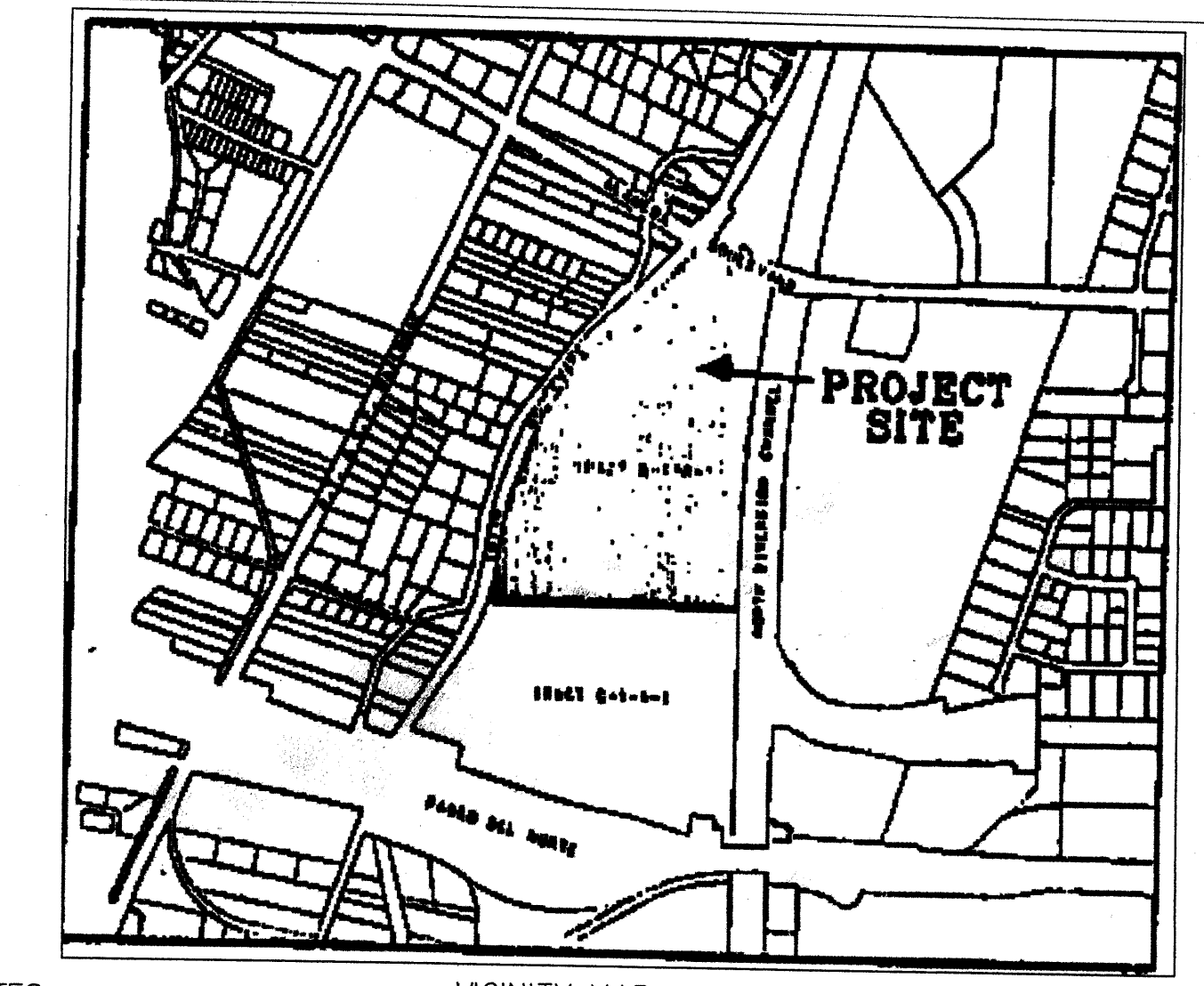
STRIPED AREA FOR
 "NO PARKING"
 30' W. X 20' D.

PLOT PLAN
 1" = 20'-0"

DUMPSTER ENCL.
 1" = 20'-0"



- SCALE: 1" = 20'
- NEW BUILDING
 - CONC SLAB/SIDEWALK
 - NEW BURB & GUTTER 24" X 6"
 - NEW HEADER CURB 6" X 18"
 - PROPERTY LOT/LINE
 - EXISTING CURB & GUTTER
 - EXISTING GROUND CONTOUR
 - EXISTING BIRM
 - EXISTING SPOT ELEVATION
 - FINISHED GRADE SPOT ELEVATION
 - PAVE - PAVEMENT SURFACE ELEVATION
 - CONC - CONCRETE SURFACE ELEVATION
 - TC - TOP OF CURB ELEVATION



- NOTES
- EXISTING 3:1 SLOPE ON S.W. END OF LOT TO DRAIN TOWARDS EDITH BLVD. THIS AREA IS NOT PART OF RUNOFF CALCULATIONS OR GRADING PLAN.
 - REMAINDER OF LOT 5 (0.954 AC) TO DRAIN TO PASEO ALAMEDA AND DISCHARGE ONTO STREET AS PER REVISED DRAINAGE REPORT FOR ALAMEDA BUSINESS PARK DATED SEPTEMBER 17, 1999 PREPARED BY BOHANNAN HUSTON INC.
 - THE EXISTING DIRT BIRMS LOCATED ON THE NORTH AND SOUTH LOT LINES ARE TO REMAIN IN PLACE TO PREVENT DRAINAGE FROM CROSSING LOT LINES.
 - ALL DRAINAGE PATTERNS SHALL CONFORM TO REVISED DRAINAGE REPORT FOR ALAMEDA BUSINESS PARK DATED FEBRUARY 17, 1999 PREPARED BY BHI.
 - CURB AND GUTTER TO BE 24" WIDE X 6" HIGH OF CONCRETE.
 - HEADER CURB TO BE 6" X 18" CONCRETE. TOP OF CURB IS TO EXTEND 6" ABOVE NEW PAVEMENT SURFACE.
 - ALL SURFACES ARE TO BE STRAIGHT GRADED BETWEEN FLOW LINE OR PAVEMENT SPOT ELEVATIONS SHOWN.
 - DRAIN PIPES TO BE 4" DIAMETER SCHEDULE 40 PVC. INSTALL THROUGH CURBS WITH INVERT MATCHING FLOW LINE OF GUTTERS.
 - LANDSCAPE AREAS TO BE GRADED TO RETAIN RUNOFF AND OVERFLOW TO STREET.
 - BENCH MARK - FLOW LINE OF CURB & GUTTER ON WEST SIDE OF PASEO ALAMEDA AT THE SOUTH PROJECTED PROPERTY LINE OF LOT 5 ELEVATION 5033.40.
 - BEARING DISTANCE AND CURVE DATA ARE TAKEN FROM THE FOLLOWING PLAT. LOT NUMBERED FIVE (5), ALAMEDA BUSINESS PARK, ALBUQUERQUE, NEW MEXICO DATED MAY, 1999 FILED IN THE OFFICE OF BERNALILLO COUNTY CLERKS OFFICE IN BOOK 99C PAGE 167. THIS DOCUMENT IS A GRADING AND DRAINAGE PLAN AND NOT A PLAT OF SURVEY.

<p>CURVE DATA C-20</p> <p>D = 63°53'28"</p> <p>T = 31.18'</p> <p>L = 55.76'</p> <p>R = 50'</p> <p>C = 52.91'</p>	<p>CURVE DATA C-147</p> <p>D = 05°24'38"</p> <p>T = 19.37'</p> <p>L = 38.72'</p> <p>R = 410'</p> <p>C = 38.70'</p>	<p>CURVE DATA C-21</p> <p>D = 65°47'51"</p> <p>T = 16.17'</p> <p>L = 28.71'</p> <p>R = 25'</p> <p>C = 27.16'</p>	<p>CURVE DATA C-22</p> <p>D = 01°43'15"</p> <p>T = 24.26'</p> <p>L = 48.39'</p> <p>R = 1611.06'</p> <p>C = 48.39'</p>
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UNDEVELOPED FLOWS

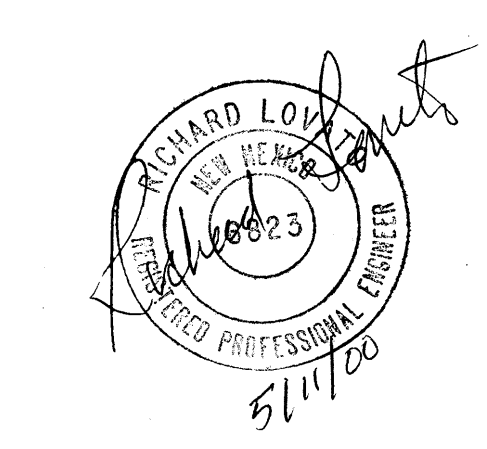
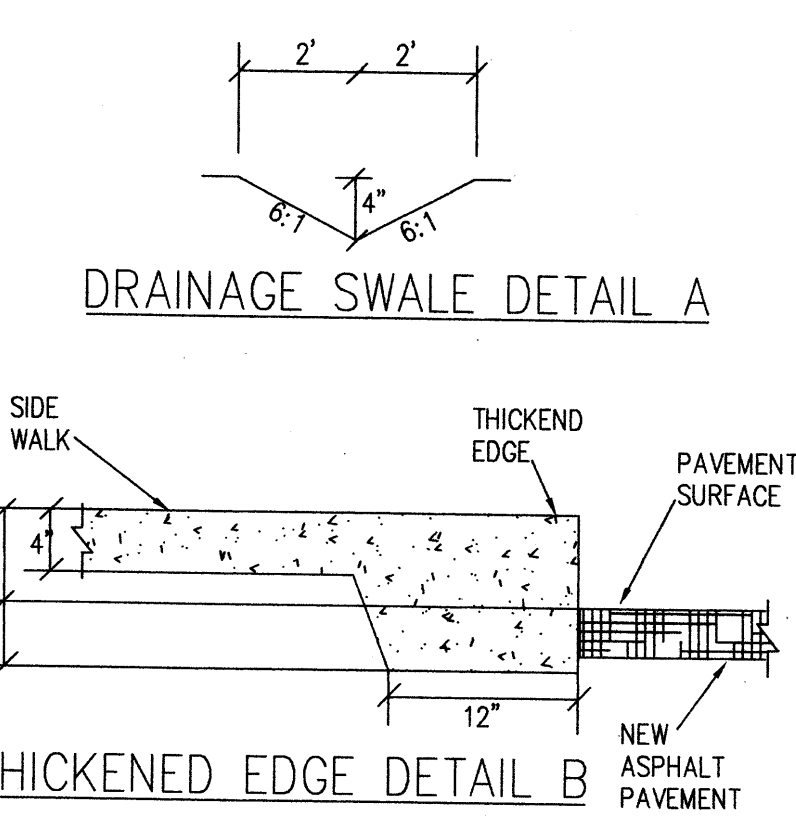
LAND TREATMENT C

$$Q_w = (0.9541 \text{ AC})(3.14 \text{ CFS/AC}) = 3.0 \text{ CFS}$$

DEVELOPED FLOWS

LAND TREATMENT 15% B
85% D

$$Q_w = (0.9540 \text{ AC})(0.15)(2.28 \text{ CFS/AC}) + (0.9540 \text{ AC})(0.85)(4.70 \text{ CFS/AC}) = 4.14 \text{ CFS}$$

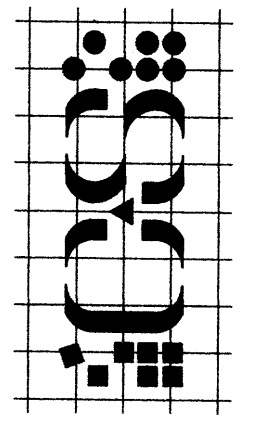


CONSTRUCTION MANAGEMENT
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carrillo - simons
architecture



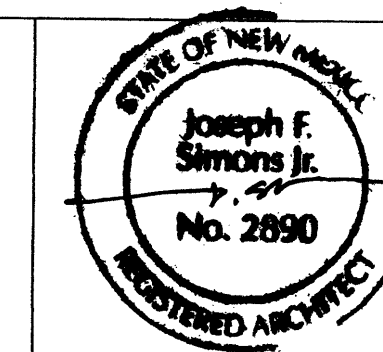
CARLSON HVAC
NEW OFFICE / WAREHOUSE
LOT 5, ALAMEDA BUSINESS PARK

REVISIONS

DATE
MAY 7 2000
JOB NUMBER
00-0016
DRAWN BY
CC Jr.

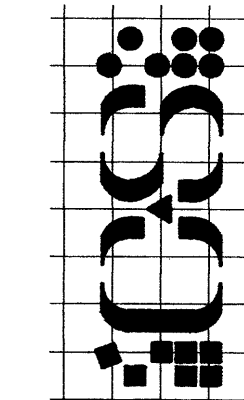
C1

GRADING AND DRAINAGE PLAN



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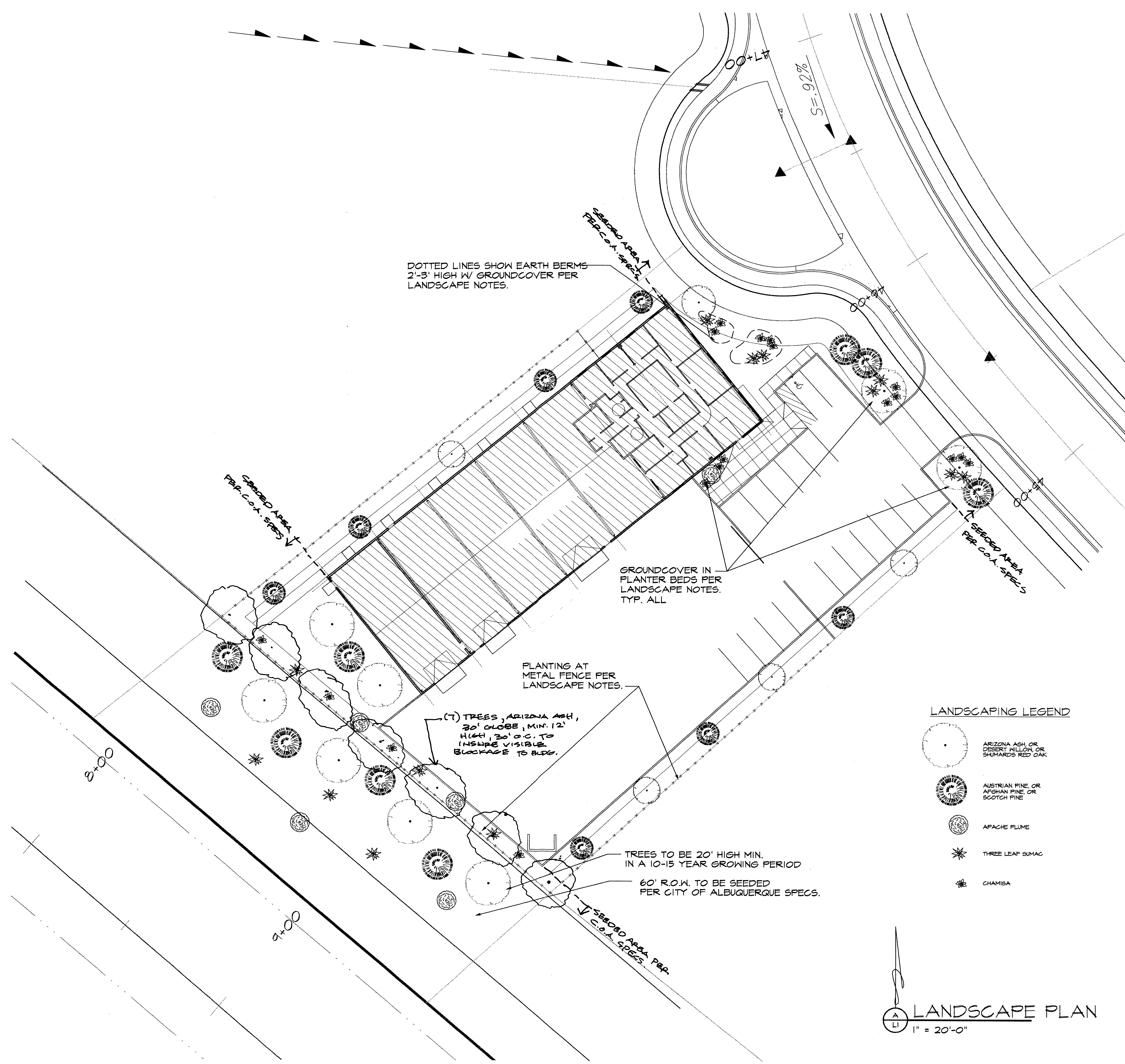
CARRILLO-SIMONS
 ARCHITECTURE



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L1



DOTTED LINES SHOW EARTH BERMS
 2'-3' HIGH W/ GROUND COVER PER
 LANDSCAPE NOTES.

GROUND COVER IN
 PLANTER BEDS PER
 LANDSCAPE NOTES.
 TYP. ALL

PLANTING AT
 METAL FENCE PER
 LANDSCAPE NOTES.

(T) TREES, ARIZONA ASH,
 30' CLOBE, MIN. 12'
 HIGH, 30' O.C. TO
 INSURE VISIBLE
 BACKAGE TO BLDG.

TREES TO BE 20' HIGH MIN.
 IN A 10-15 YEAR GROWING PERIOD
 60' R.O.W. TO BE SEEDED
 PER CITY OF ALBUQUERQUE SPECS.

LANDSCAPING LEGEND

- ARIZONA ASH OR
DESERT WILLOW, OR
SHUMARD'S RED OAK
- AUSTRIAN PINE, OR
AFGHAN PINE OR
SCOTCH PINE
- APACHE PLUME
- THREE LEAF SUMAC
- CHAMISA

LANDSCAPE PLAN
 1" = 20'-0"

LANDSCAPE CALCS:

TOTAL AREA	-	45,707	⊘
BUILDING	-	10,500	⊘
PARKING LOT/PADA	-	18,517	⊘
TOTAL LANDSCAPE	-	16,690	⊘
% LANDSCP	-	36.5%	
NATURAL VEGETATIVE	-	12,600	⊘
GROUND COVER	-		
% VEGETATIVE	-	75%	

LANDSCAPE NOTES

TREES, SHRUBS, AND VEGETATIVE GROUND COVER SHALL BE SELECTED FROM PLANT LEGEND ON THIS PAGE.

LANDSCAPING SHALL CONFORM TO C.O.A.'S WATER CONSERVATION POLICIES.

PLANTINGS SHALL BE LOCATED WITH RESPECT TO THE CLEAR SIGHT TRIANGLE REQUIREMENTS.

TREES SHALL NOT BE PLACED IN UTILITY EASEMENTS.

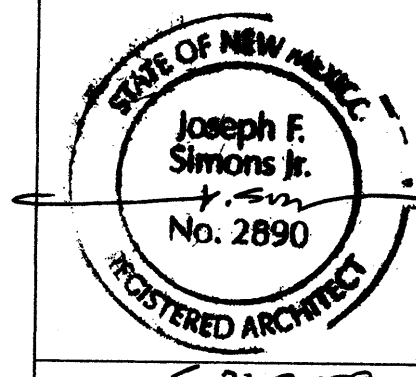
ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1-1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE ITT PRO 5, 28 MIL. FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GROUND COVER AND PERENNIAL AREAS.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS SHALL BE SPRAY IRRIGATED, TREES SHALL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

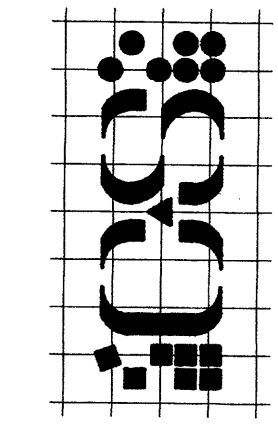
AT METAL FENCING; PROVIDE A CLIMBING VINE VEGETATIVE SCREENING TO BE CHOSEN FROM A COMBINATION OF THE FOLLOWING SPECIES: TRUMPET VINE, HALL'S HONEYSUCKLE, WOODBINE, OR ROSE LADY BANKS.

PLANTS AND TREES WHICH ARE PERMITTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLEN ORDINANCES, AND MUST BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE'S THE NORTH I-25 SECTOR DEVELOPMENT PLAN.



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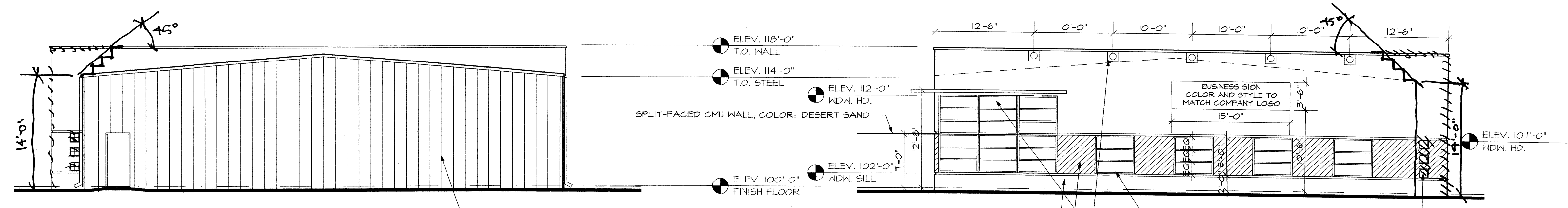
CARRILLO-SIMONS
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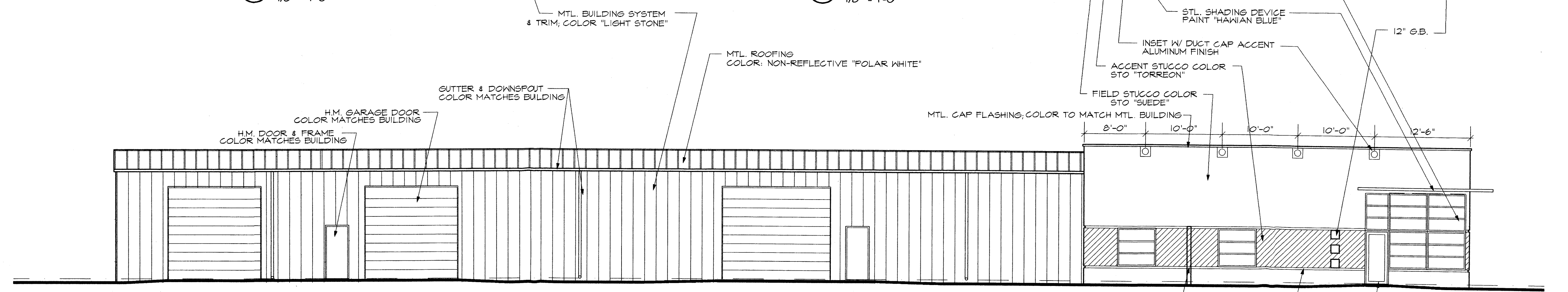
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A2



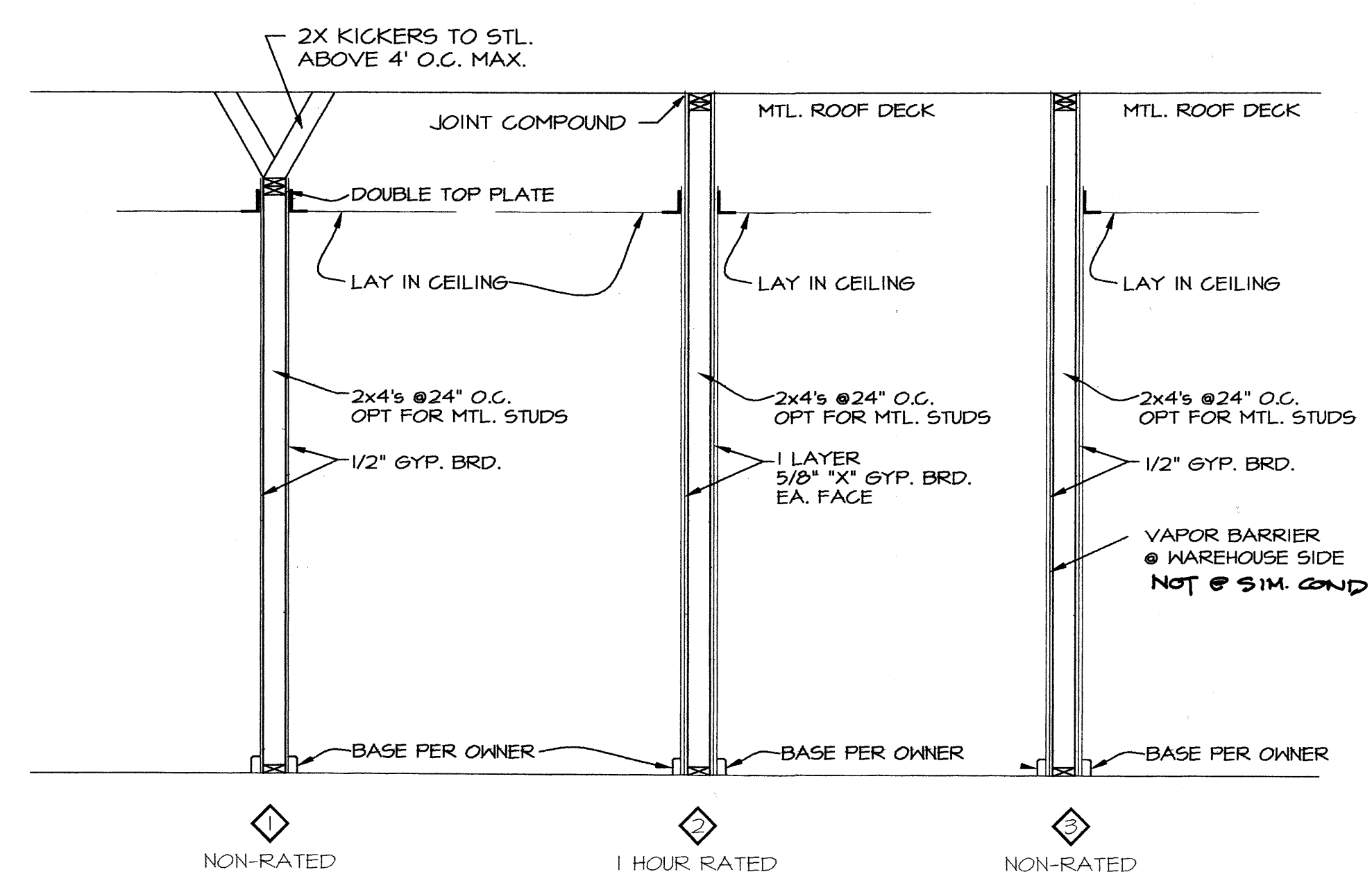
WEST ELEVATION
 1/8" = 1'-0"

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

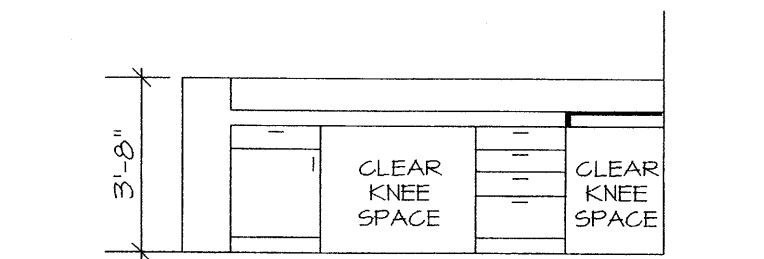


SOUTH ELEVATION
 1/8" = 1'-0"

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

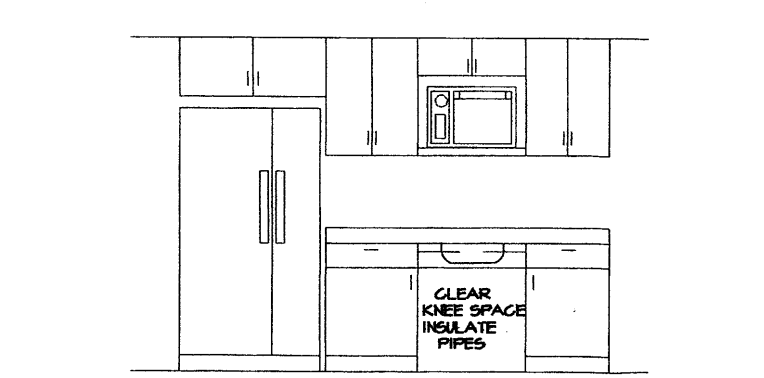


PARTITION SCHEDULE
 1/2" = 1'-0"

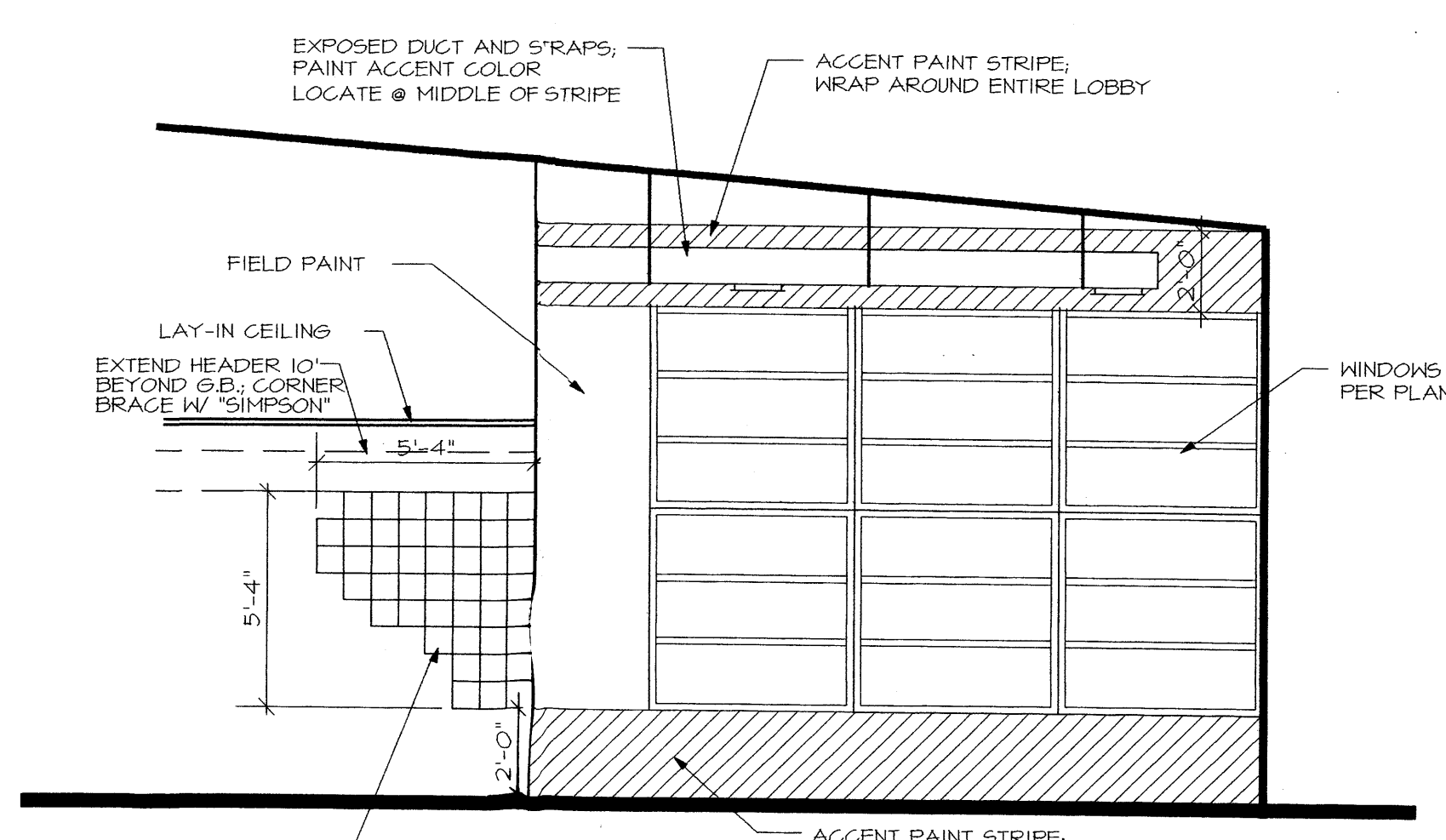


CABINET ELEV.
 1/4" = 1'-0"

CABINET ELEV.
 1/4" = 1'-0"



CABINET ELEV.
 1/4" = 1'-0"



INTERIOR ELEVATION
 1/4" = 1'-0"