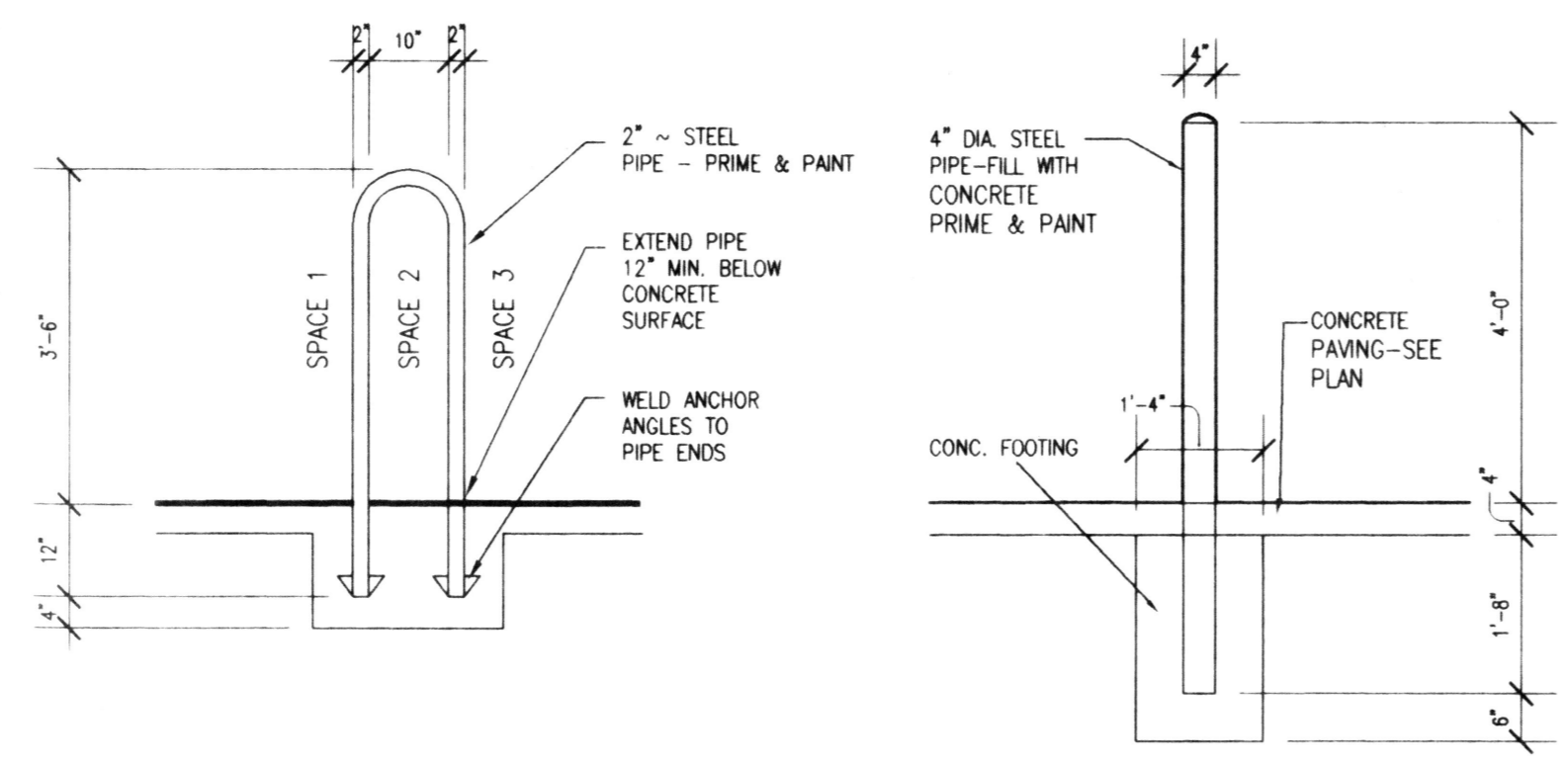
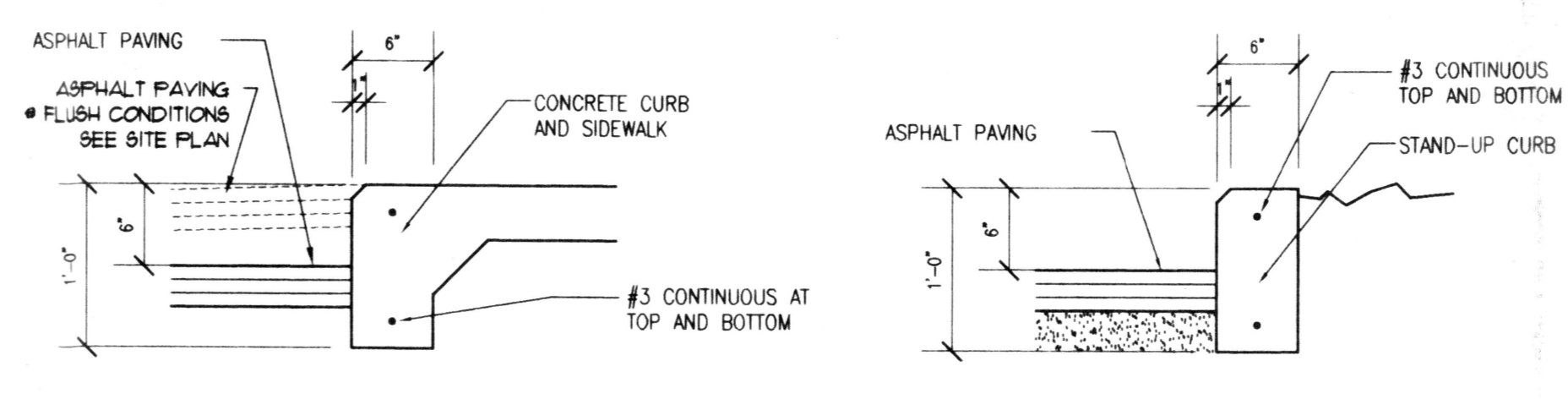


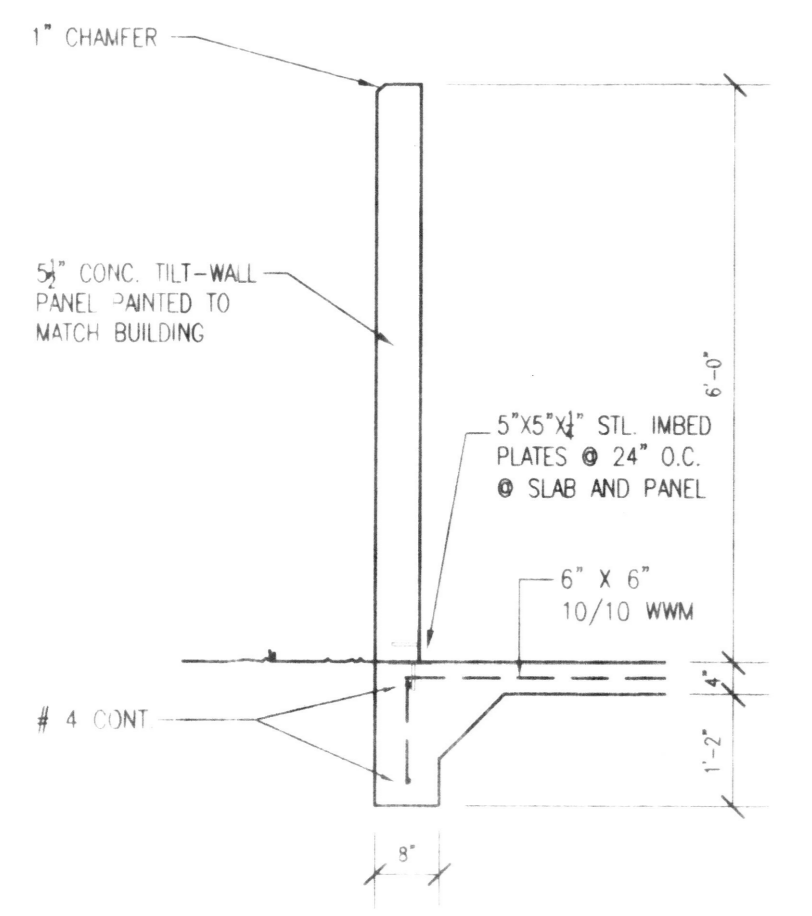
5 Dumpster Enclosure Plan
scale: 1/4" = 1'-0"



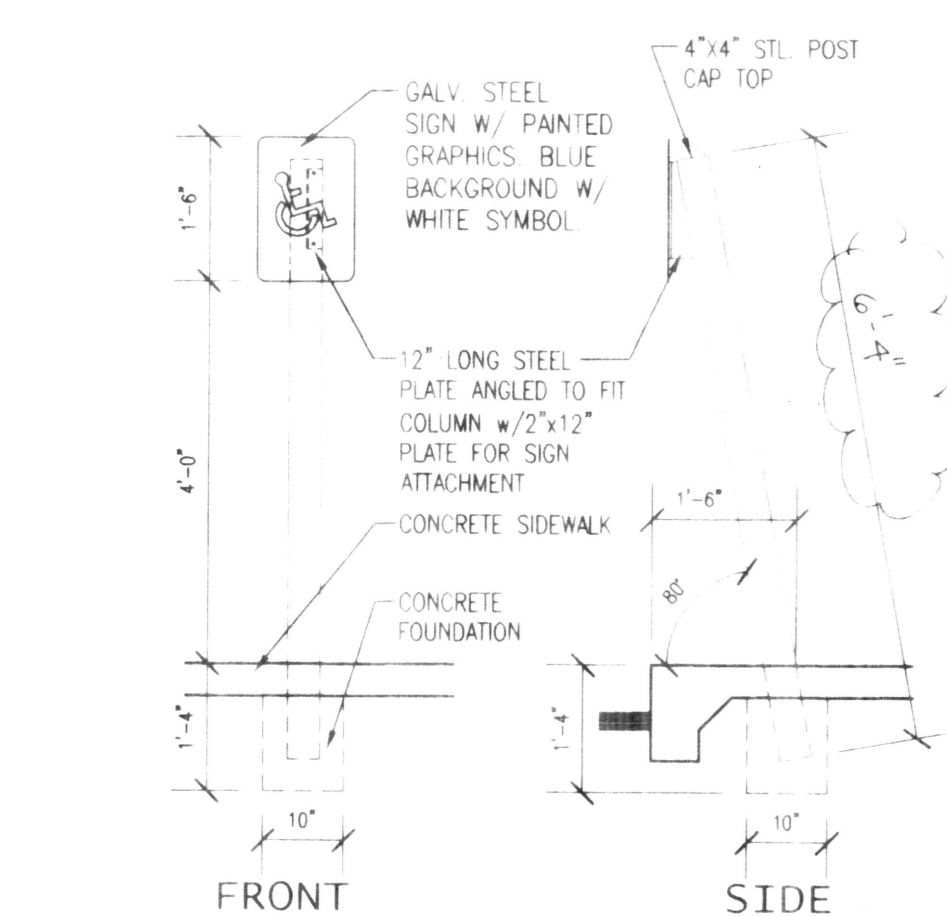
4 Bicycle Rack scale: 1/2" = 1'-0"
3 Pipe Bollard scale: 1/2" = 1'-0"



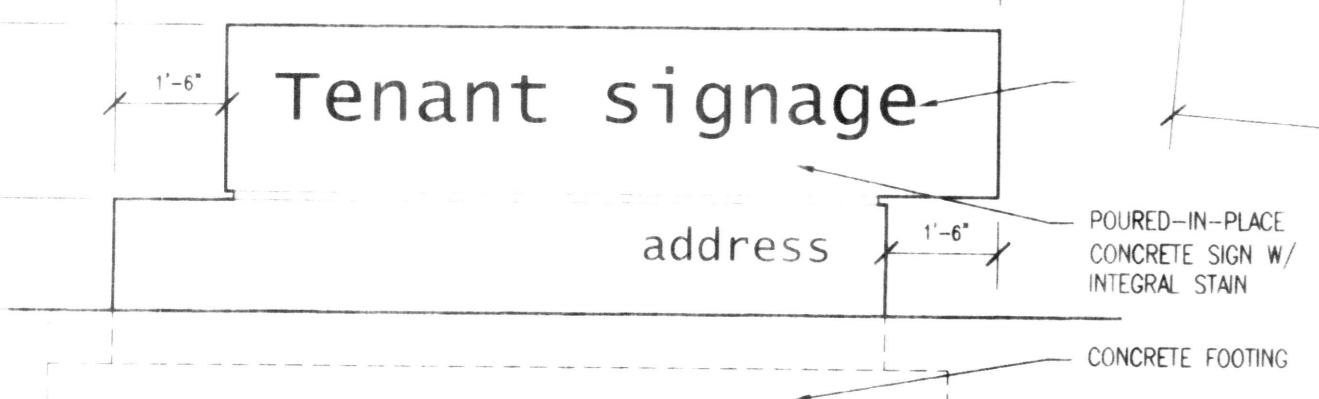
2 Sidewalk Turn-Down scale: 1" = 1'-0"
1 Stand-up Curb scale: 1" = 1'-0"



6 Wall section
scale: 1/2" = 1'-0"

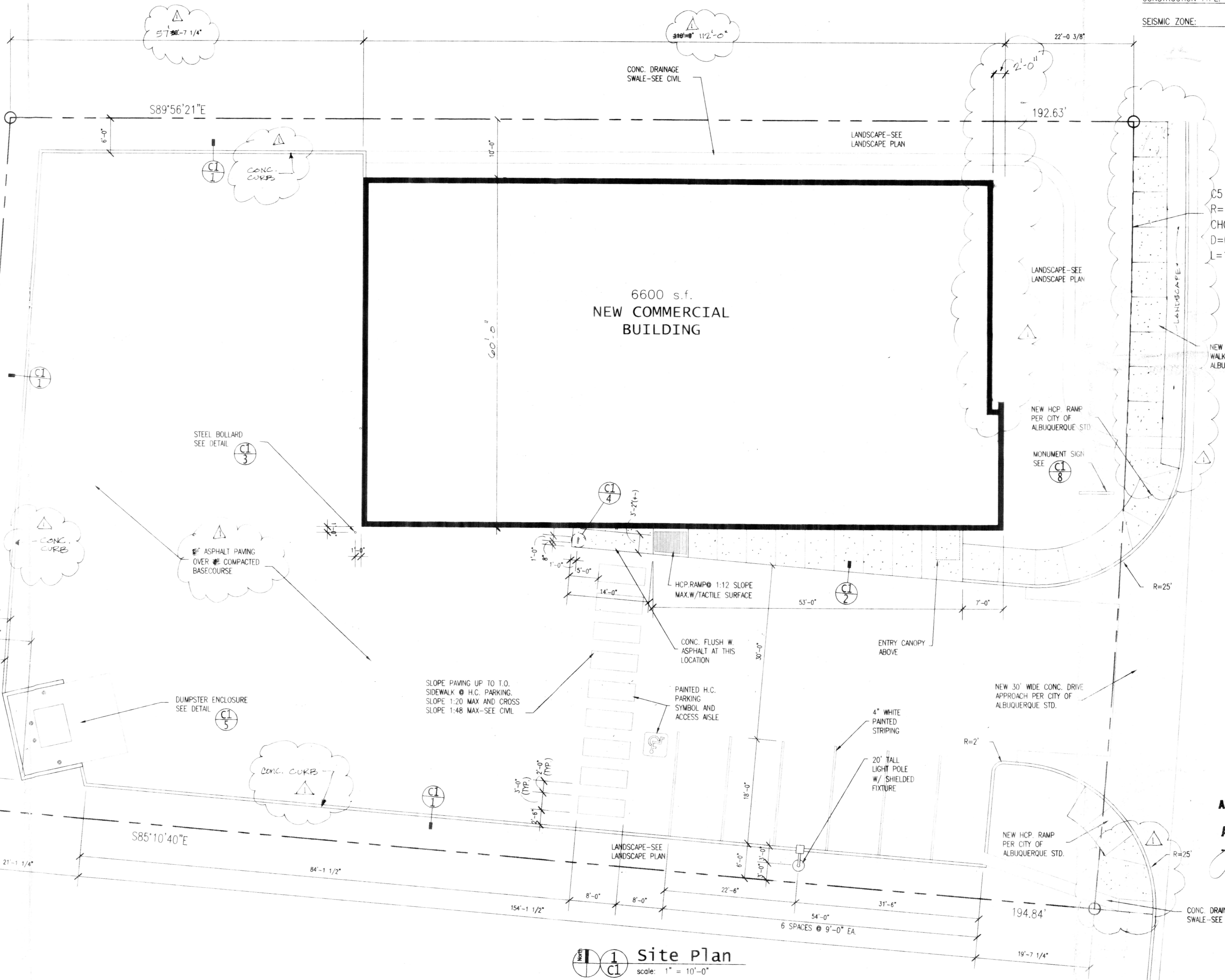


7 H.C. Parking Sign
scale: 1/2" = 1'-0"



8 Monument Sign
scale: 1/2" = 1'-0"

NOTES:
1. SIGN FACE OCCURS ON BOTH SIDES
2. SIGN AREA-24 S.F. PER SIDE
3. SIGN SHALL BE LIT WITH GROUND MOUNTED FLOOD LIGHTS



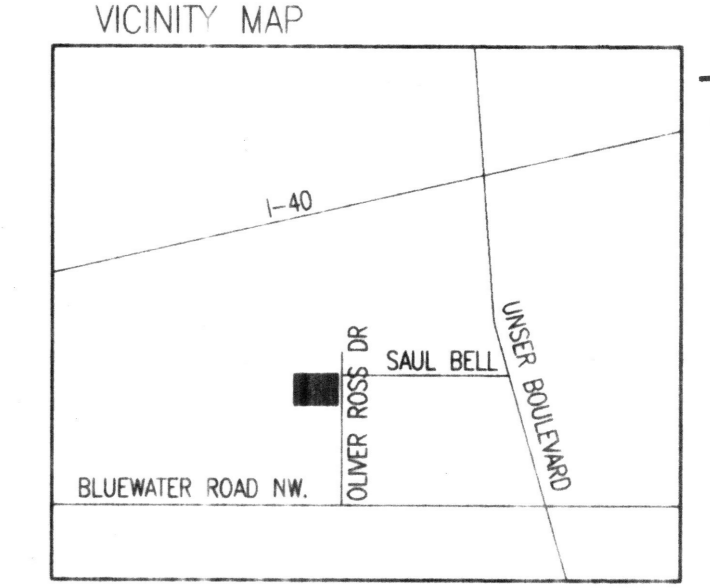
1 Site Plan
scale: 1" = 10'-0"

PROJECT DATA

LOCATION: LOT 6, CLIFFORD WEST BUSINESS PARK ALBUQUERQUE, NM
OWNER: RICK HUGHES 2321 CANDELARIA NW ALBUQUERQUE, NM 87107
ARCHITECTS: JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION: CLIFFORD WEST BUSINESS PARK UNIT 1, BLOCK 3, LOT 6 ALBUQUERQUE, NM
CURRENT ZONING: IP
ZONE ATLAS PAGE: K-9-Z
APPLICABLE CODE: 1997 UBC
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: 5N
SEISMIC ZONE: 2B

SITE DATA

TOTAL LOT AREA: 24,603 SQ. FT.
BUILDING AREA: 6600 SQ. FT.
NET LOT AREA: 18,003 SQ. FT.
PAVED AREA: 17,350 SQ. FT.
LANDSCAPE AREA: 3508 SQ. FT.
% LANDSCAPE AREA: 19.5%
LANDSCAPE TO PAVED AREA RATIO: 1 TO 5
REQUIRED PARKING (10% OFFICE): 7 SPACES
PARKING PROVIDED: 7 SPACES
REQUIRED H.C. PARKING: 1 SPACE
H.C. PARKING PROVIDED: 1 SPACE
BICYCLE PARKING PROVIDED: 3 SPACES



SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE 1000918 SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 04/30/00 01878

PLANNING DIRECTOR: *Janis G. [Signature]* 2/27/01
PROVIDED AS TO THE REQUIREMENTS: *Richard [Signature]* 1-30-01
TRANSPORTATION DEVELOPMENT: *Kevin [Signature]* 2/23/01
CITY ENGINEER: *William E. Candelaria* 10-6-00
Roger A. [Signature] 12-6-00
UTILITY DEVELOPMENT: *Sharon [Signature]* Nov 22, 00
SOLID WASTE

Oliver Ross Warehouse
Oliver Ross Drive N.W.
Albuquerque NM

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

Site Plan

revisions:
12.6.00 PER DRB COMMENTS

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
11-22-00
SIGNATURE & DATE

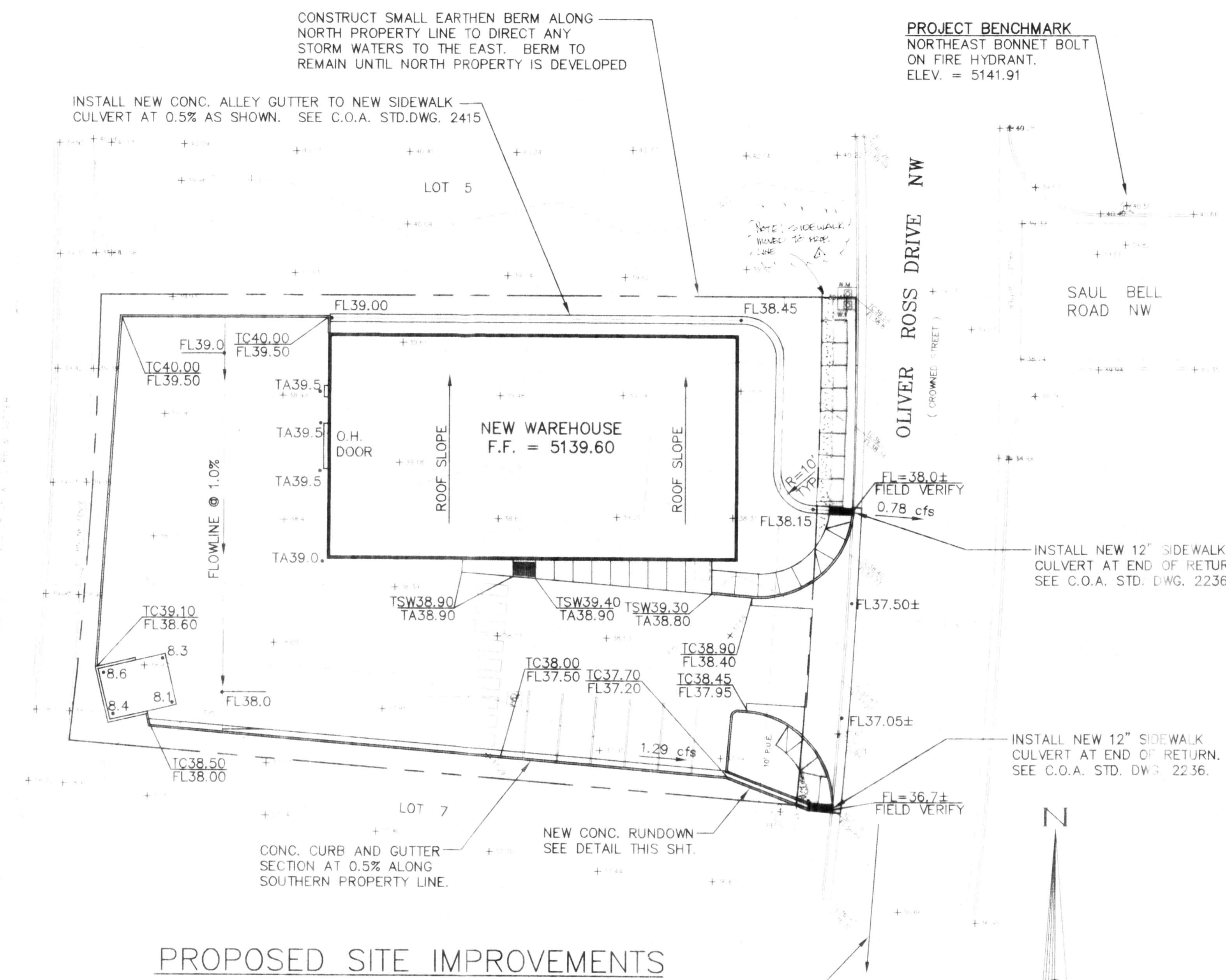
Architect: _____ Engineer: _____

date: 11-21-00 sheet: C1 of 2

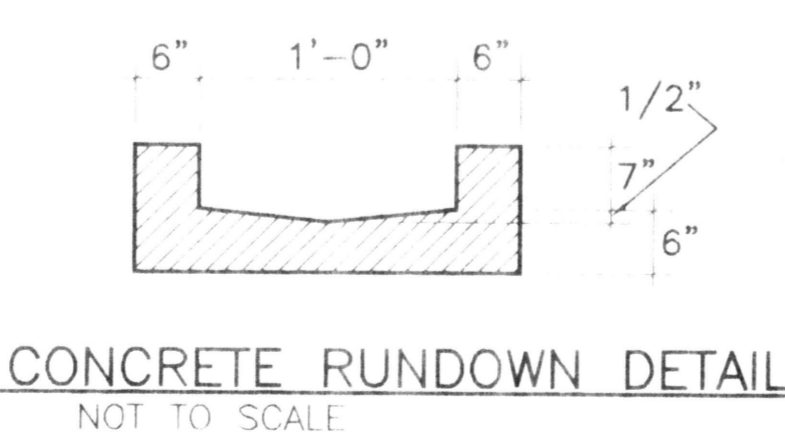
PRGJ 1080 914

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND ALL CURRENT UPDATES.
7. 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.
8. TWO WORKING DAYS PRIOR TO AN EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE A 260-1990 FOR LOCATION OF EXISTING UTILITIES.
9. 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.
10. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
11. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



PROPOSED SITE IMPROVEMENTS



STREET DRAINS TO EXISTING DROP INLETS AT THE INTX. OF OLIVER ROSS AND BLUEWATER ROAD(S).

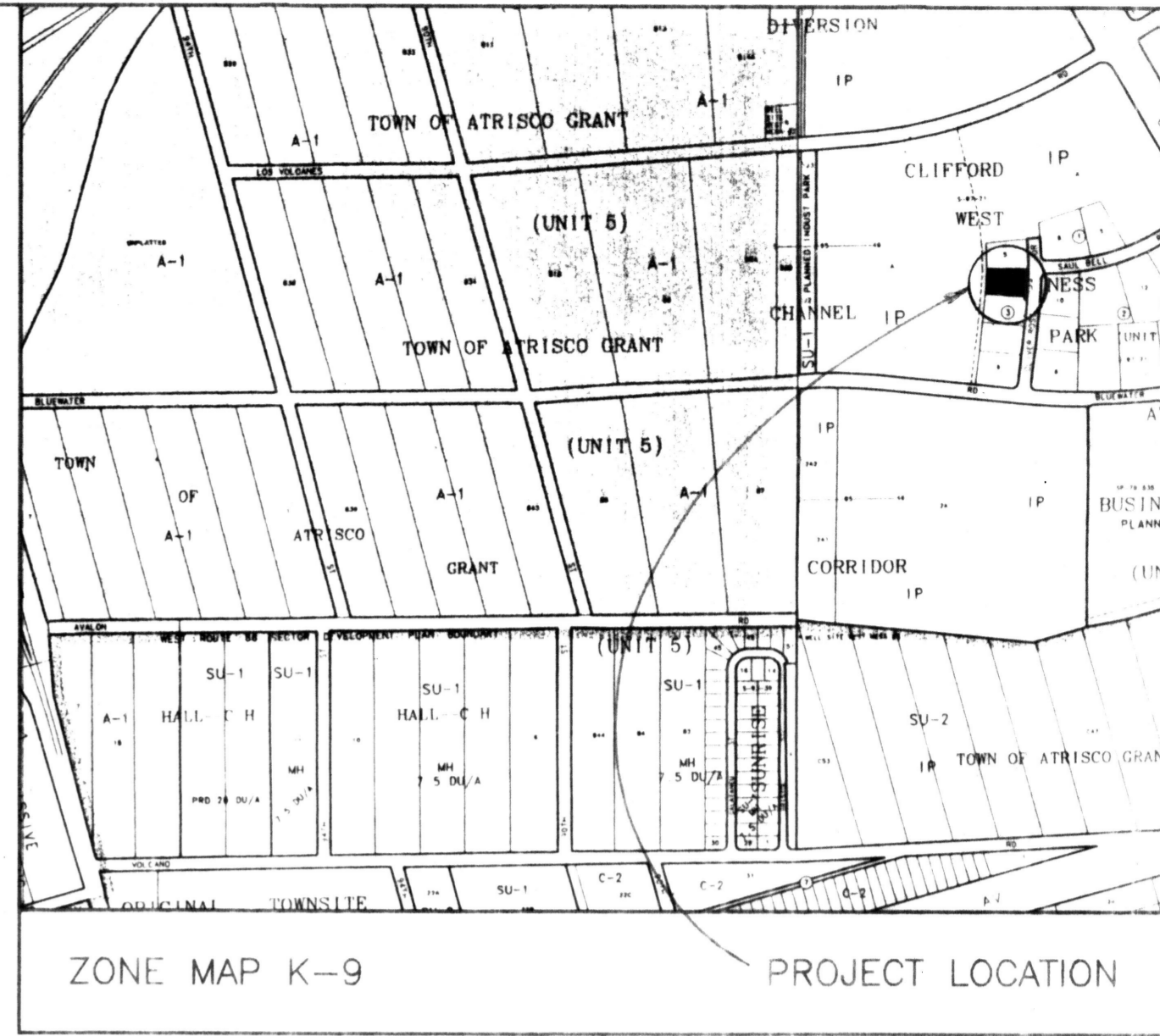
SCALE: 1" = 30'
ONE FOOT CONTOUR INTERVAL ADD 5100 FEET TO ELEVATIONS SHOWN TO OBTAIN M.S.L.

LEGAL DESCRIPTION

LOT 6 IN BLOCK 3 OF CLIFFORD WET BUSINESS PARK, UNIT 1.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "9-K10", LOCATED AT THE SOUTHEAST QUADRANT OF UNSER AND BLUEWATER. ELEVATION = 5114.99

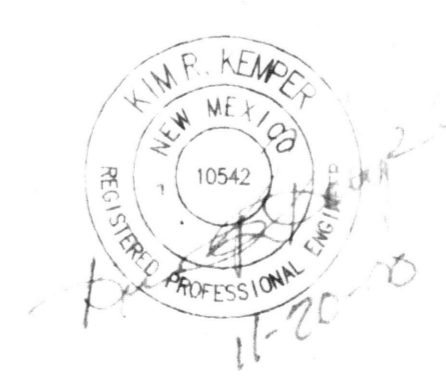


GENERAL LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+ 56.4
PROPOSED SPOT ELEVATION	56.4
FLOWLINE	---
FLOW DIRECTION ARROW	---
PROPOSED CONCRETE	---
TOP OF CURB ELEVATION	TC
TOP OF SIDEWALK ELEVATION	TSW
FLOWLINE ELEVATION	FL
TOP OF ASPHALT	TA
POWER POLE	PP
ROOF DRAIN/DOWN SPOUT	D.S.

AS PER 118 COMMENTS-12.6.00

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



OLIVER ROSS WAREHOUSE GRADING AND DRAINAGE PLAN

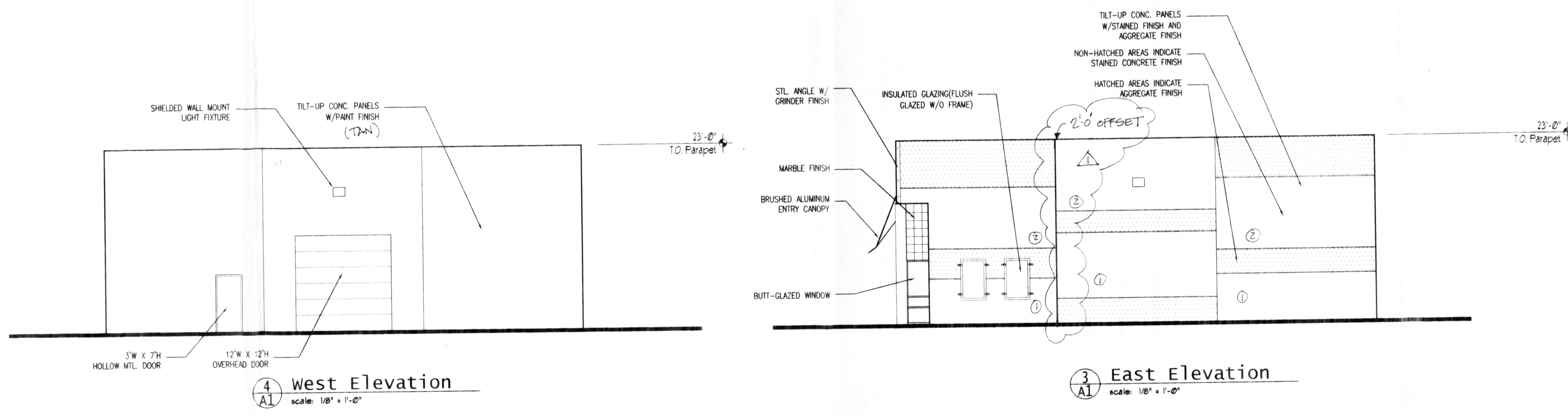
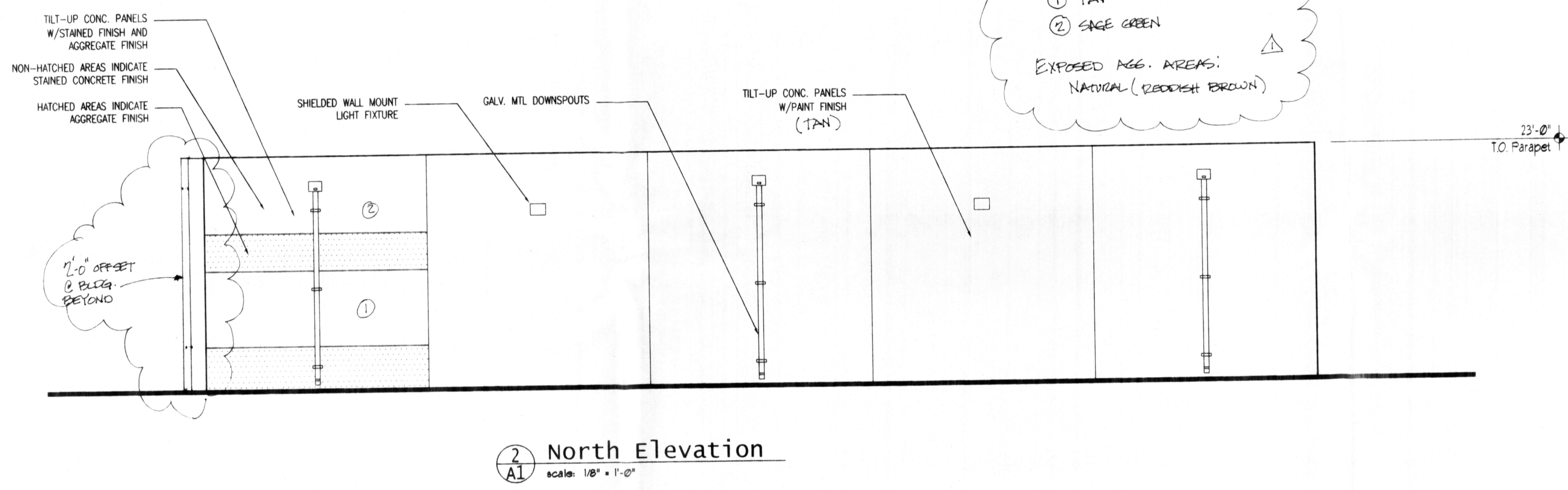
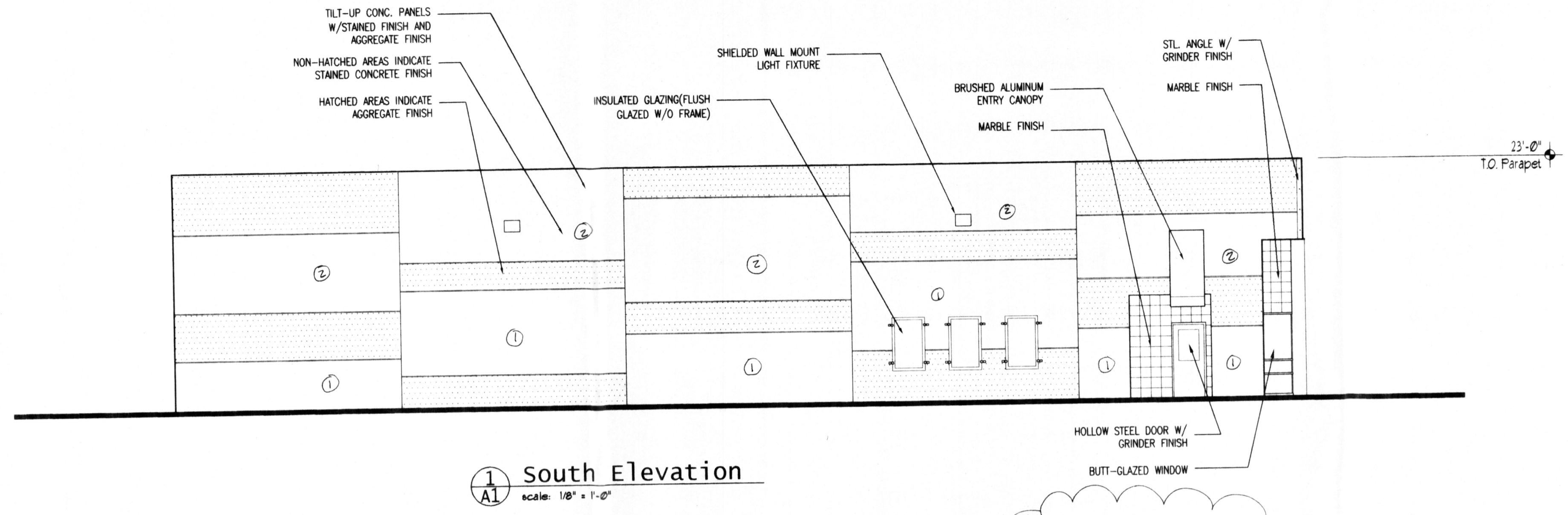
KEMPER-VAUGHAN
CONSULTING ENGINEERS

3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520

Designed KRK Drawn KRK Checked KRK Sheet of 2

Date NOVEMBER 2000 File JLS\OLIVER G&D

C22



**Oliver Ross
warehouse**
Oliver Ross Drive N.W.
Albuquerque NM

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

Elevations

revisions:
△ 12.6.00 DRB COMMENTS

Architect: _____ Engineer: _____

C2
 R=1275.00'
 CHORD=118.94'
 D=05°20'48"
 L=118.98'

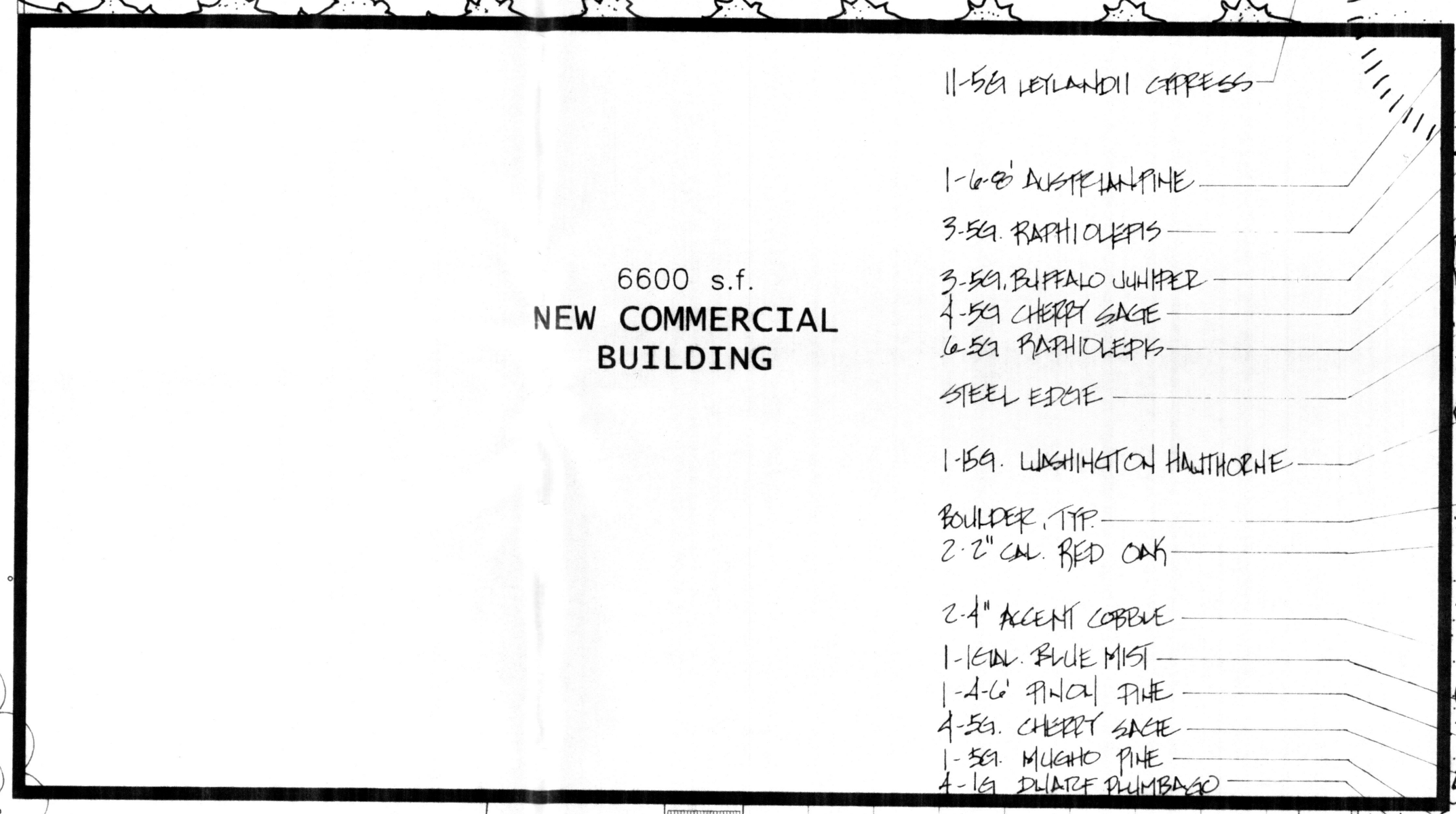
LANDSCAPE NOTES
 LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH ALL PROVISIONS OF THE C.O.R. WATER CONSERVATION AND LANDSCAPE ORDINANCE.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	24,603 SF
TOTAL BUILDING AREA	6,600 SF
NET LOT AREA	17,961 SF
TOTAL LANDSCAPE REQUIRED	3,233 SF (18%)
TOTAL LANDSCAPE PROVIDED	3,508 SF

WATER CONSERVATION METHOD:
 • PLANTING RESTRICTION APPROACH

ALL LANDSCAPE AREAS TO BE MULCHED WITH 2-3" SAND AND TAN GRAVEL FILTER FABRIC



- 11-5EA LEBLANDII CYPRESS
- 1-6" DUSTY MANTLE
- 3-5EA RAPHIOLEPIS
- 3-5EA BUFFALO JUNIPER
- 1-5EA CHERRY SAGE
- 6-5EA RAPHIOLEPIS
- STEEL EDGE
- 1-15EA WASHINGTON HATHORCHE
- BOULDER, TRP.
- 2-2" CAL. RED OAK
- 2-4" ACCENT CORBELE
- 1-1EA BLUE MIST
- 1-4-6" PINAL PINE
- 1-5EA CHERRY SAGE
- 1-5EA MUENHO PINE
- 1-1EA PLANT PLUMBAGO

- 2-20EA DESERT WILLOW
- 3-1 6" DUNE CHAMISA
- 3-5 6" BUFFALO JUNIPER
- 3-3 6" BUFFALO JUNIPER
- 2-20 CAL HONEY MESQUITE
- 7-1 6" DUNE CHAMISA

C5
 R=1470.00'
 CHORD=135.00'
 D=05°15'49"
 L=135.05'

20% SOD LAWN REQ'D BY SUBDIVISION CCR'S
 1 STREET TREE PER 25' REQ'D
 6 PROVIDED

MONUMENT SIGN

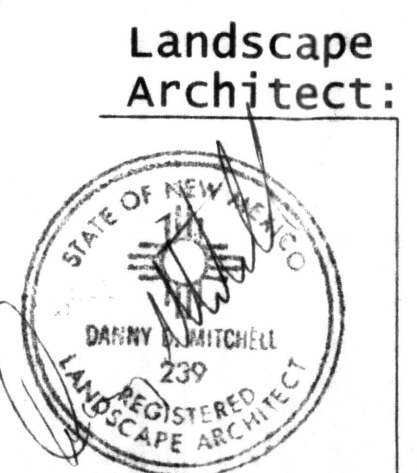
Oliver Ross Boulevard N.W.

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 Oliver Ross Drive N.W.
 Albuquerque NM

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

Landscape Plan

revisions:
 Δ 12.6.00 PER DRB COMMENTS



20' TALL LIGHT POLE W/ SHIELDED FIXTURE

194.84'

S85°10'40"E

S89°56'21"E