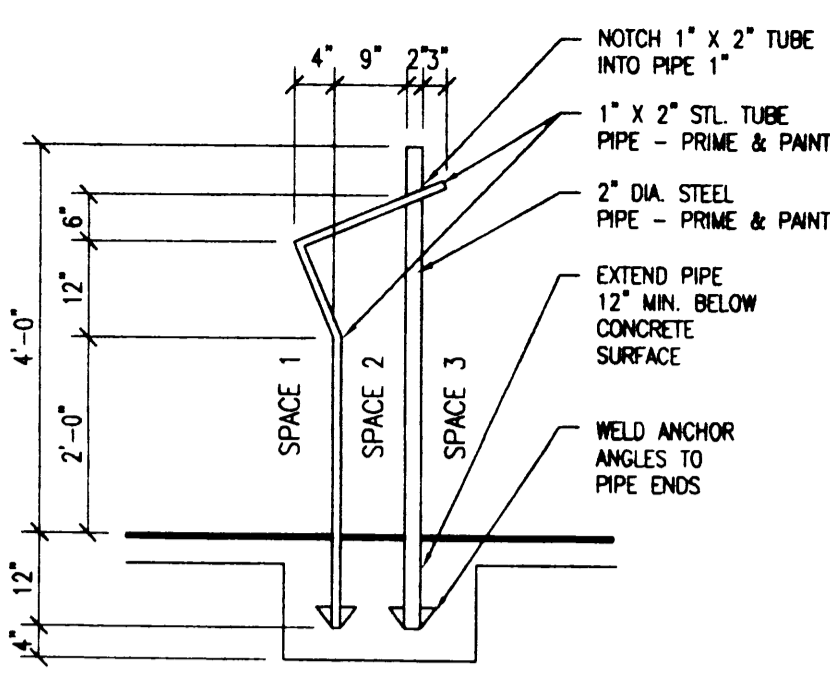
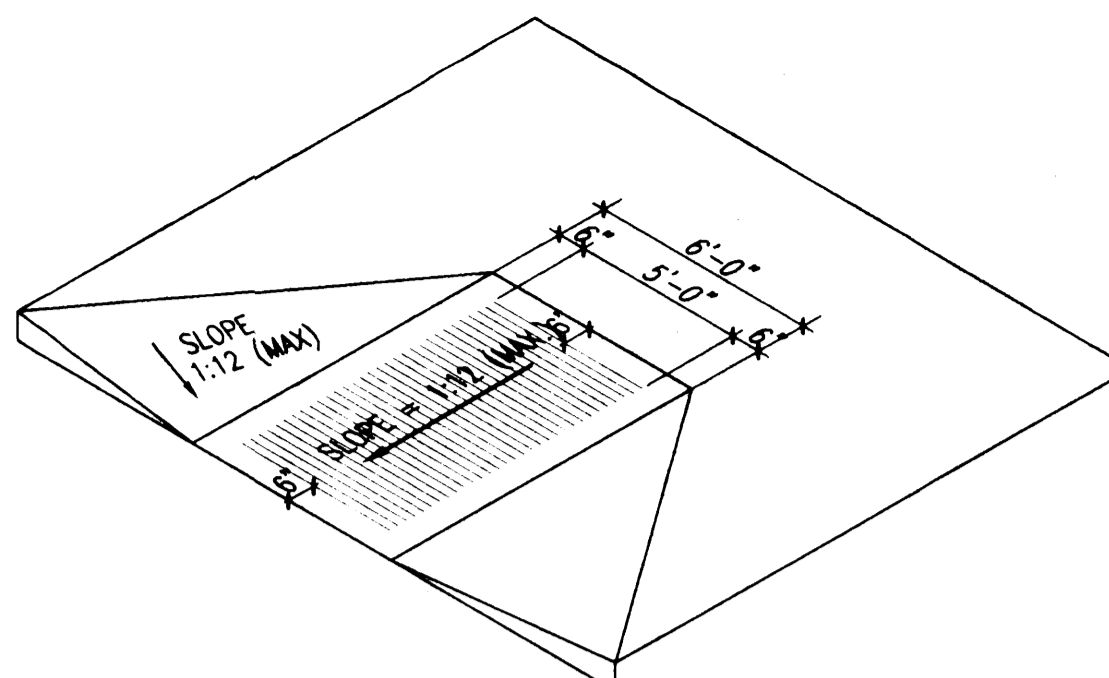


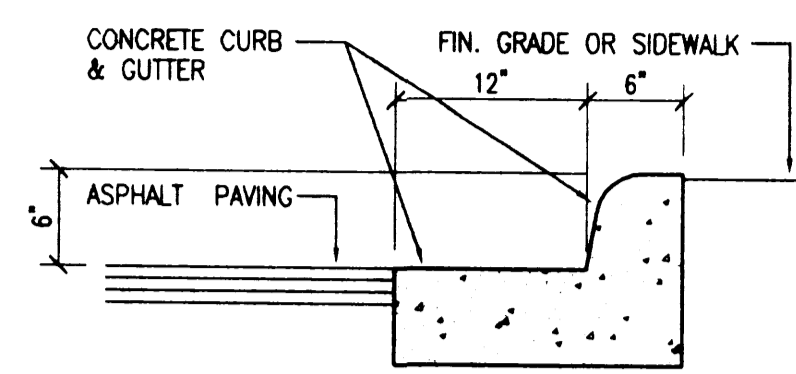
5 Dumpster Enclosure Plan
1/4" = 1'-0"



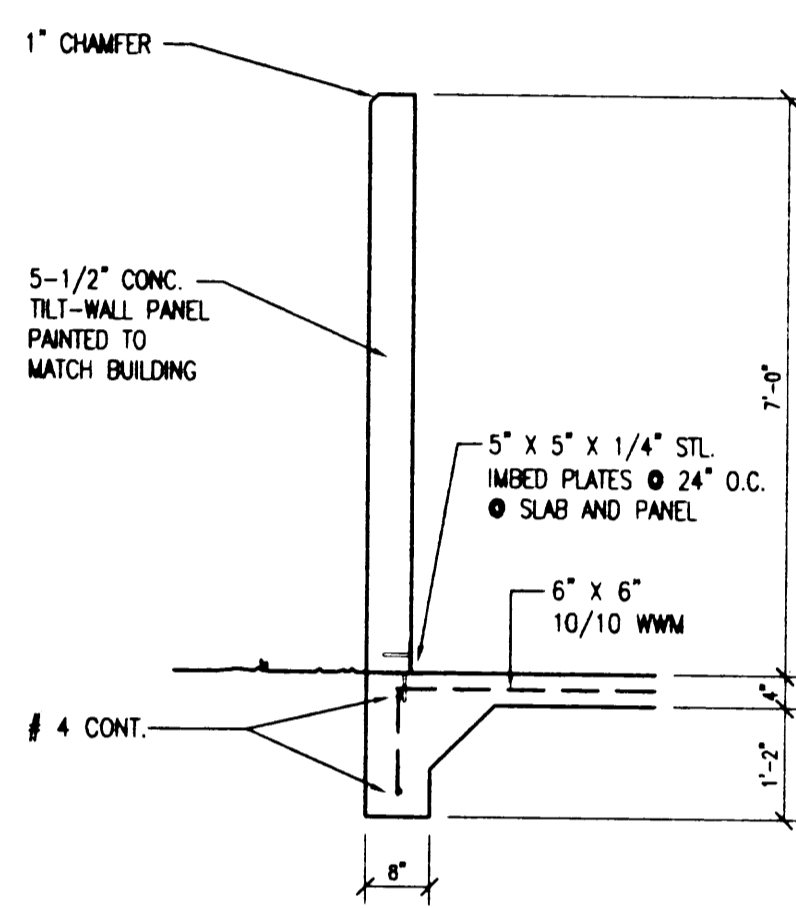
4 Bicycle Rack
1/2" = 1'-0"



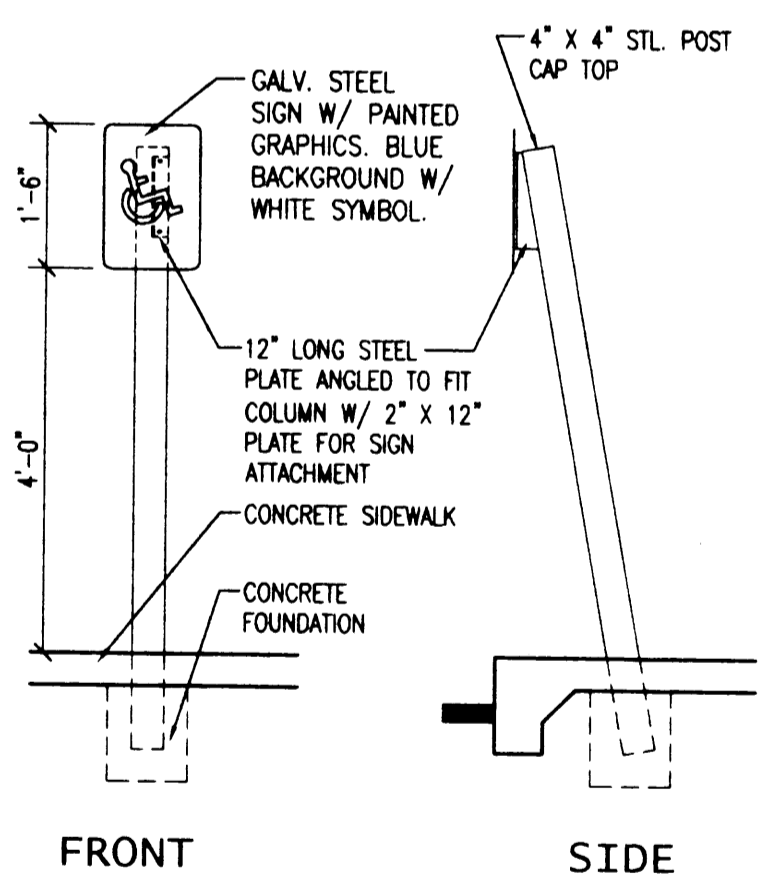
3 H.C. Ramp
1/2" = 1'-0"



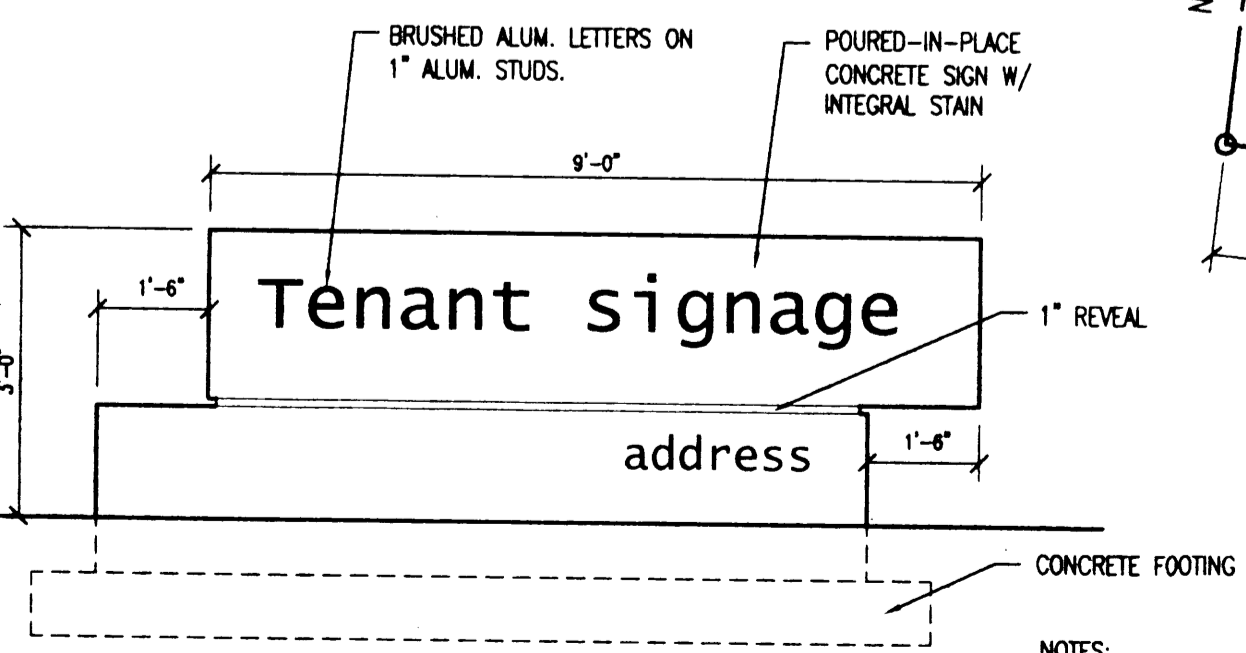
1 Curb & Gutter
1" = 1'-0"



6 Wall Section
1/2" = 1'-0"

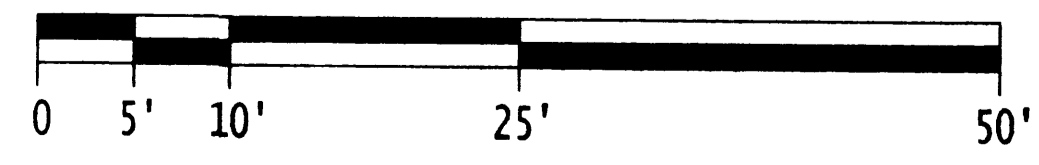
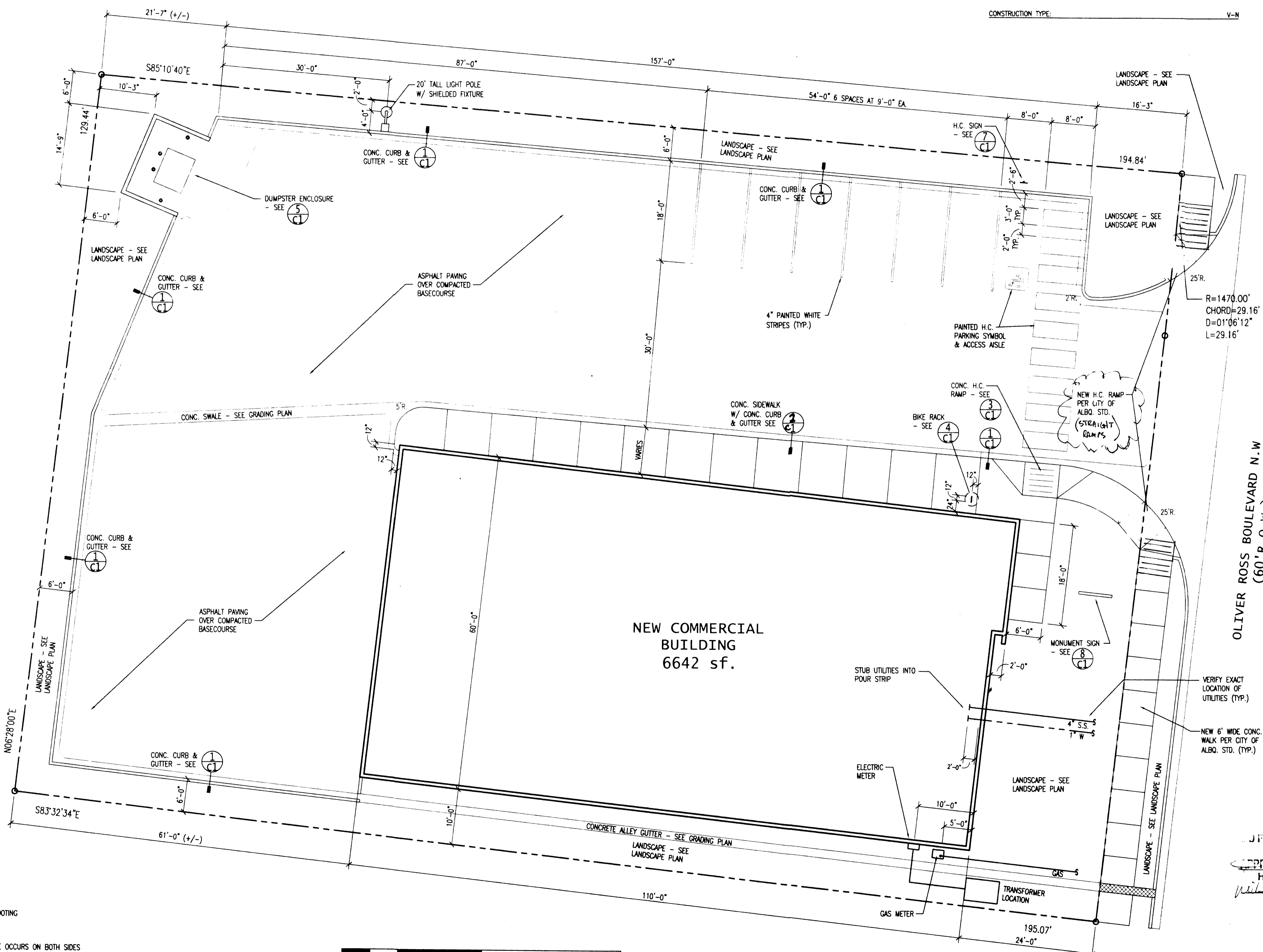


7 H.C. Parking Sign
1/2" = 1'-0"



8 Monument Sign
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



PROJECT DATA

LOCATION:	LOT 7, CLIFFORD WEST BUSINESS PARK ALBUQUERQUE, NM
OWNER:	RICHFIELD PARK L.L.C. 2321 CANDELARIA NW, ALBUQUERQUE, NM 87104
ARCHITECTS:	JLS ARCHITECTS 1600 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
LEGAL DESCRIPTION:	CLIFFORD WEST BUSINESS PARK UNIT 1, BLOCK 3, LOT 7 ALBUQUERQUE, NM
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	K-9-Z
APPLICABLE CODE:	1997 UBC
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	V-N

SITE DATA

TOTAL LOT AREA:	25,788 SQ. FT.
BUILDING AREA:	6642 SQ. FT.
NET LOT AREA:	19,147 SQ. FT.
PAVED AREA:	13,063 SQ. FT.
LANDSCAPE AREA:	5,234 SQ. FT.
% LANDSCAPE AREA:	27.3%
LANDSCAPE TO PAVED AREA RATIO:	1 TO 2.67
REQUIRED PARKING (BASED ON 10% OFFICE & 90% WAREHOUSE):	7 SPACES
PARKING PROVIDED:	7 SPACES
REQUIRED H.C. PARKING:	1 SPACE
H.C. PARKING PROVIDED:	1 SPACE
BICYCLE PARKING PROVIDED:	3 SPACES

PROJECT # 1001119
DRB Application # 01450-00000-00345
SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON **2-9-01**

PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS: **1/29/01**

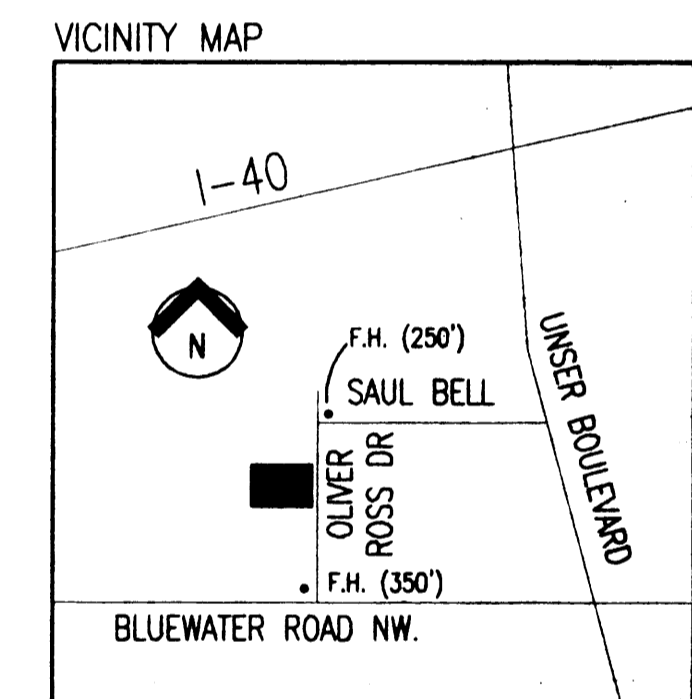
TRANSPORTATION DEVELOPMENT: **3-21-01**

CITY ENGINEER: **4/24/01**

DESIGN AND DEVELOPMENT, L.L.C. Parks + Recreation: **3-21-01**

UTILITY DEVELOPMENT: **3-21-01**

SOLID WASTE: **3-21-01**



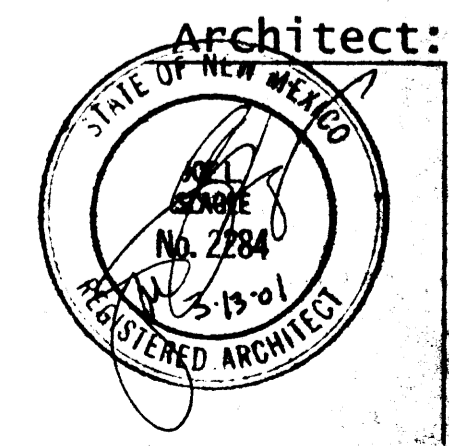
Oliver Ross warehouse II
Oliver Ross Drive NW
Albuquerque NM

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

Site Plan

revisions:

APPROVED: **WILLY MORALES** 2/12/01

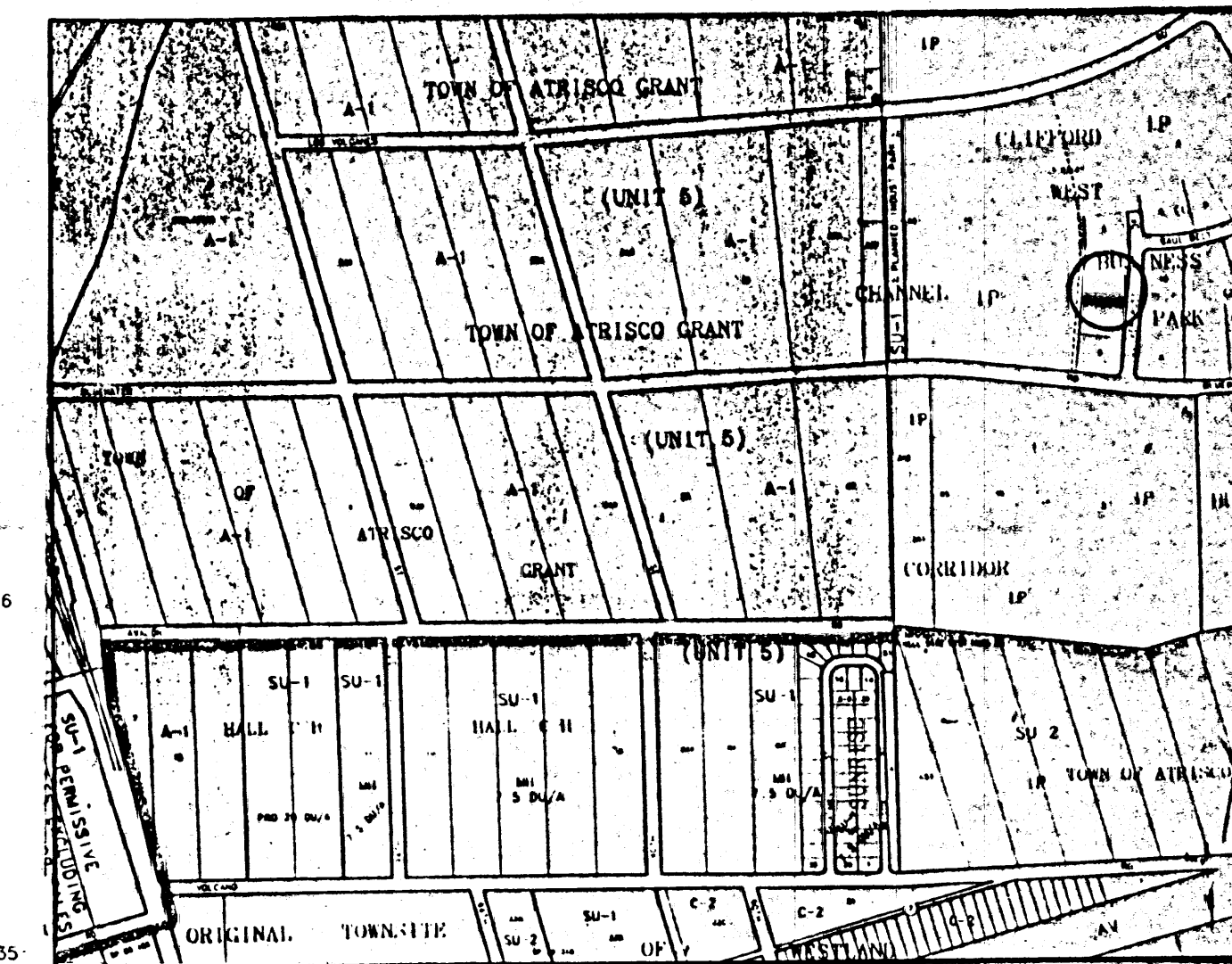


PROJECT 1001119

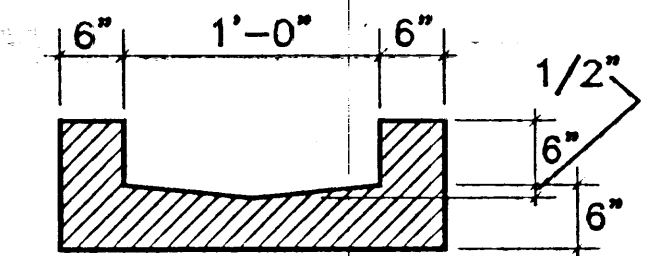
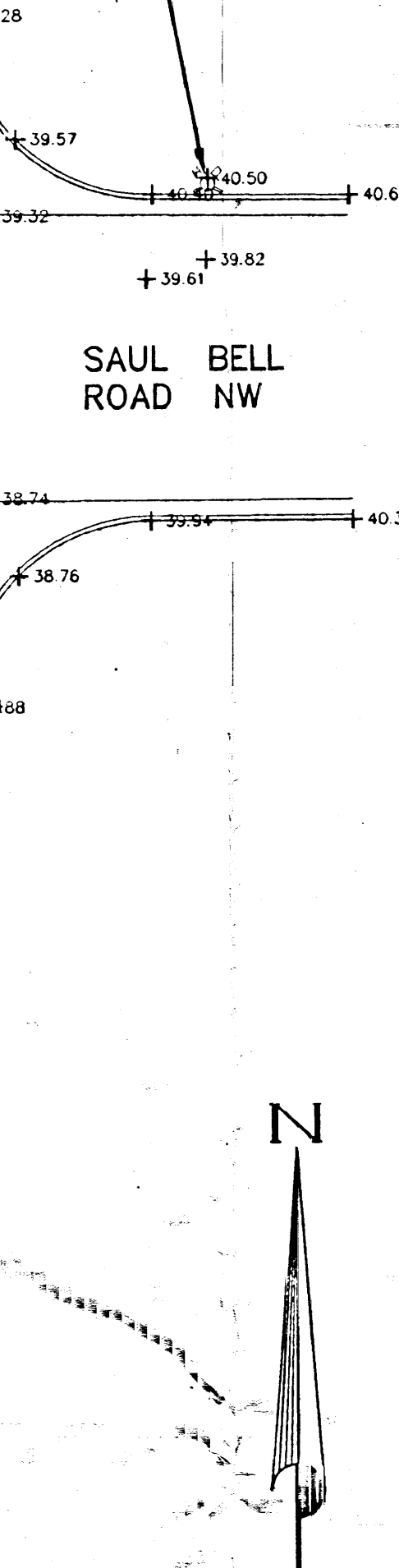
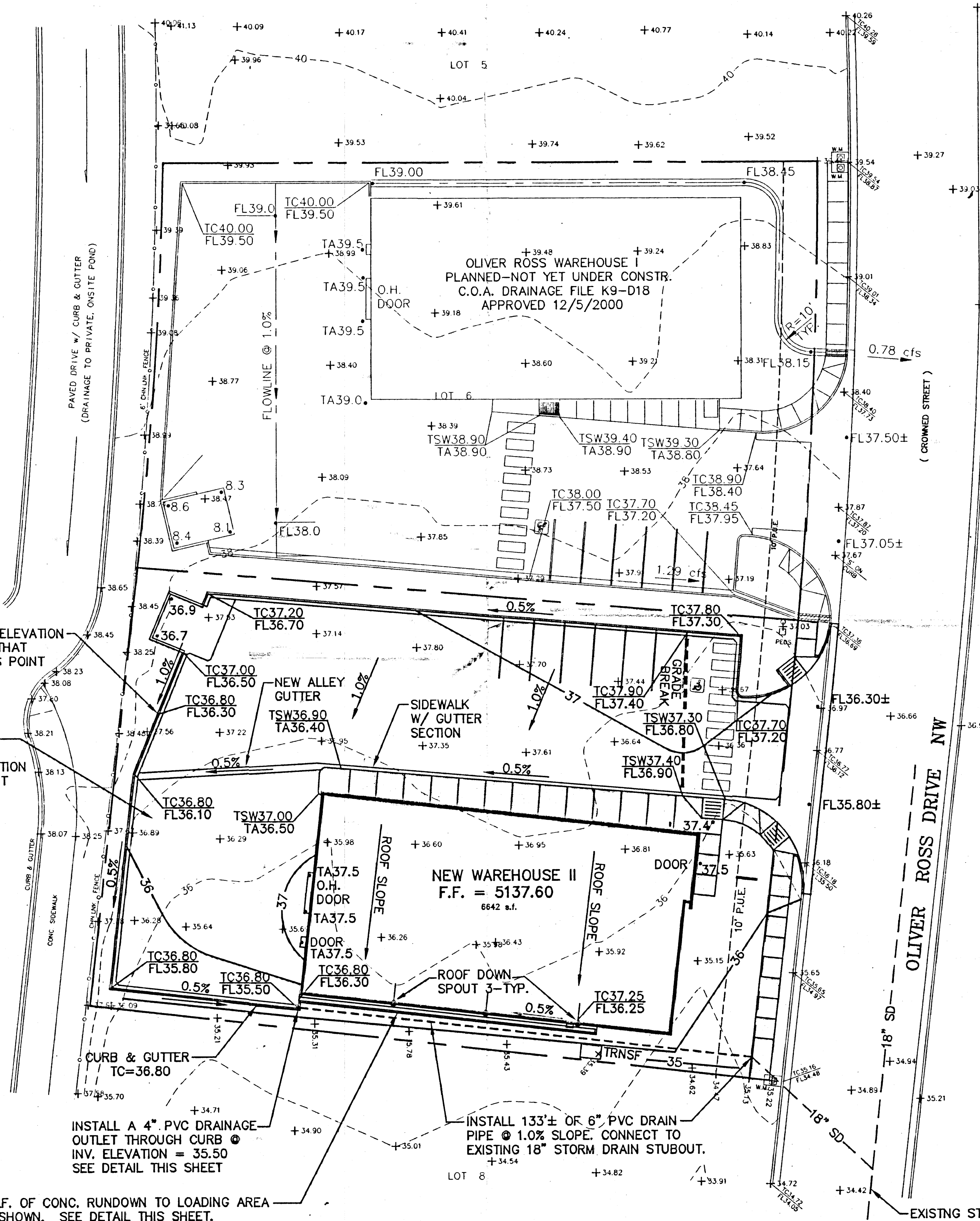
GENERAL NOTES

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.

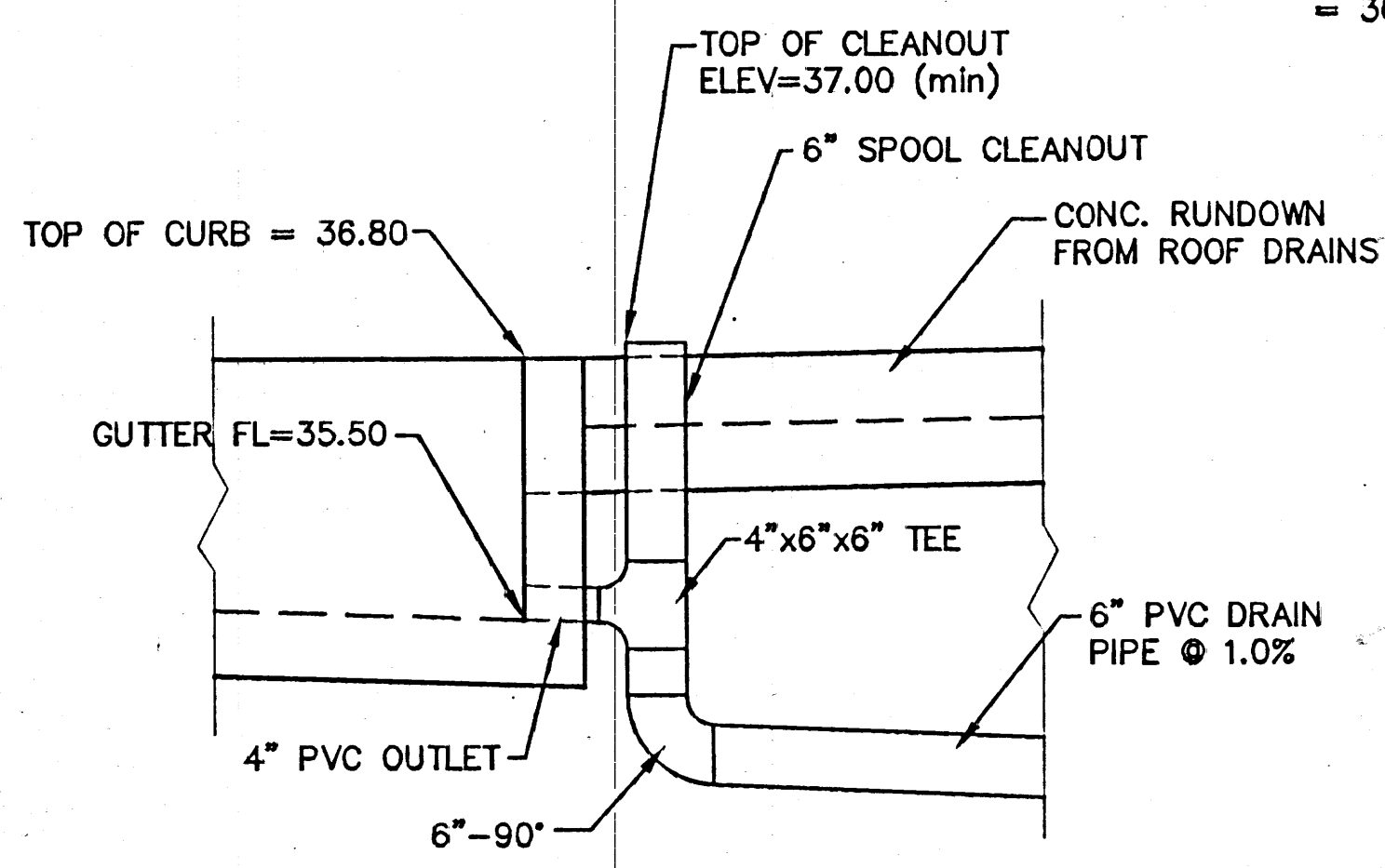
PROJECT BENCHMARK
NORTHEAST BONNET BOLT
ON FIRE HYDRANT.
ELEV. = 5141.91



ZONE MAP K-9 PROJECT LOCATION
KEMPER-VAUGHAN
CONSULTING ENGINEERS
5610 SAN FRANCISCO • ALBUQUERQUE, NEW MEXICO 87199 • (505) 338-2352



CONCRETE RUNDOWN DETAIL
NOT TO SCALE



DRAINAGE OUTLET DETAIL
NOT TO SCALE

BEGIN TOP OF CURB ELEVATION OF 36.80. MAINTAIN THAT ELEVATION FROM THIS POINT SOUTH AND EAST TO BUILDING AS SHOWN.

DETENTION PONDING IN REAR LOADING AREA. WATER SURFACE ELEVATION DURING A DESIGN EVENT = 36.70

INSTALL A 4" PVC DRAINAGE OUTLET THROUGH CURB @ INV. ELEVATION = 35.50 SEE DETAIL THIS SHEET

INSTALL 133± OF 6" PVC DRAIN PIPE @ 1.0% SLOPE. CONNECT TO EXISTING 18" STORM DRAIN STUBOUT.

INSTALL 88 LF. OF CONC. RUNDOWN TO LOADING AREA AT 0.5% AS SHOWN. SEE DETAIL THIS SHEET.

PROPOSED SITE IMPROVEMENTS

BENCH MARK

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

LEGAL DESCRIPTION

LOT 7 IN BLOCK 3 OF CLIFFORD WEST BUSINESS PARK, UNIT 1.

NOTE
DURING INITIAL GRADING OPERATION EXCAVATE THE END OF THE EXISTING 18" STORM DRAIN STUB OUT. VERIFY ITS INVERT AND THE SLOPES SHOWN. IF A CONFLICT EXISTS NOTIFY THE ENGINEER TO EXPEDITE A RESOLUTION TO THE CONFLICT.

GENERAL LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+34.89
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
WATER METER	WM
UTILITY PEDESTALS	PED

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

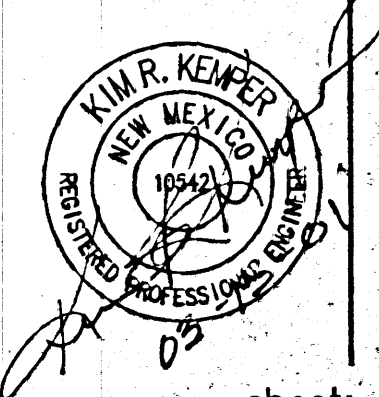
ARCHITECTS

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

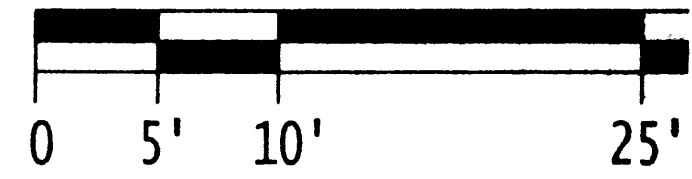
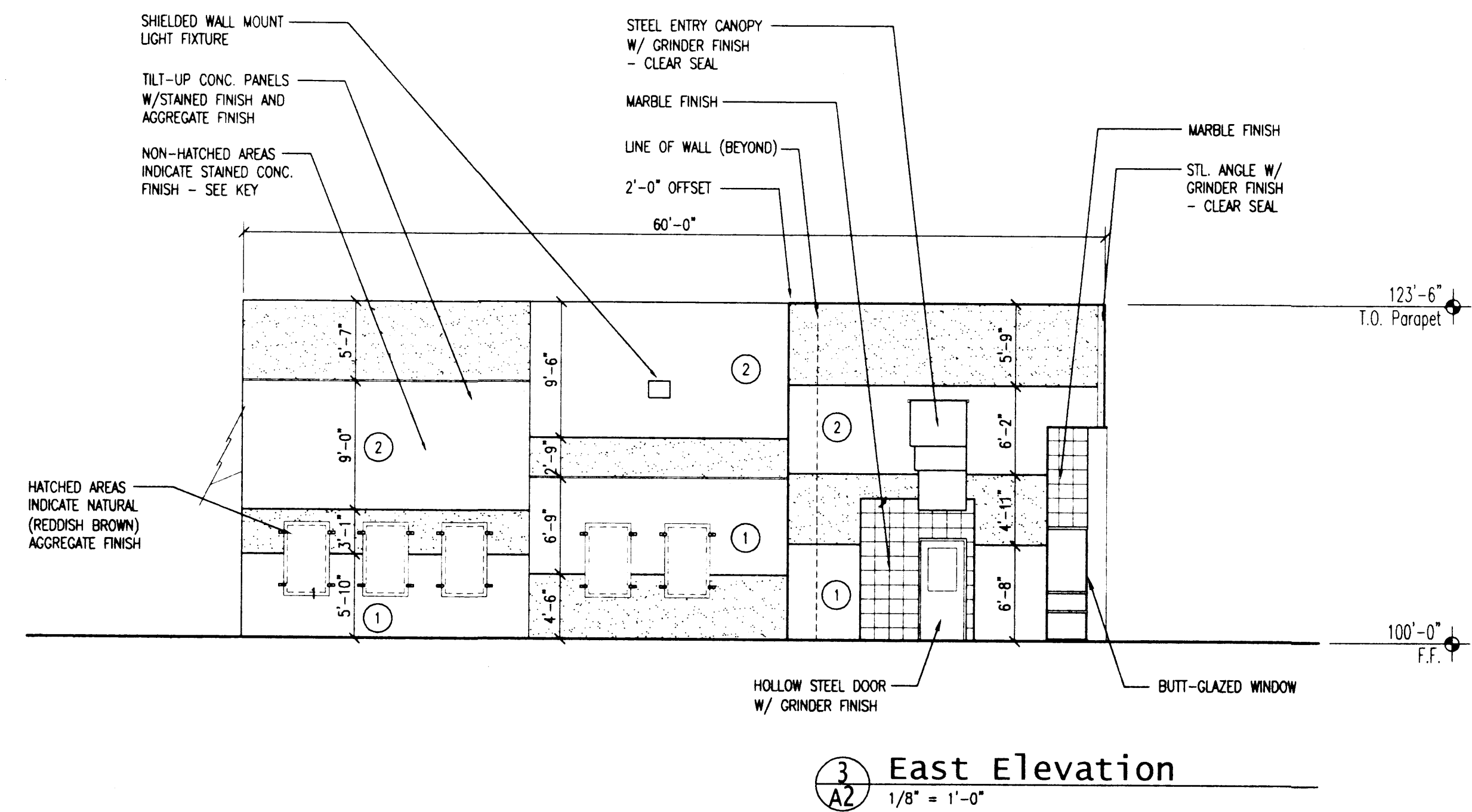
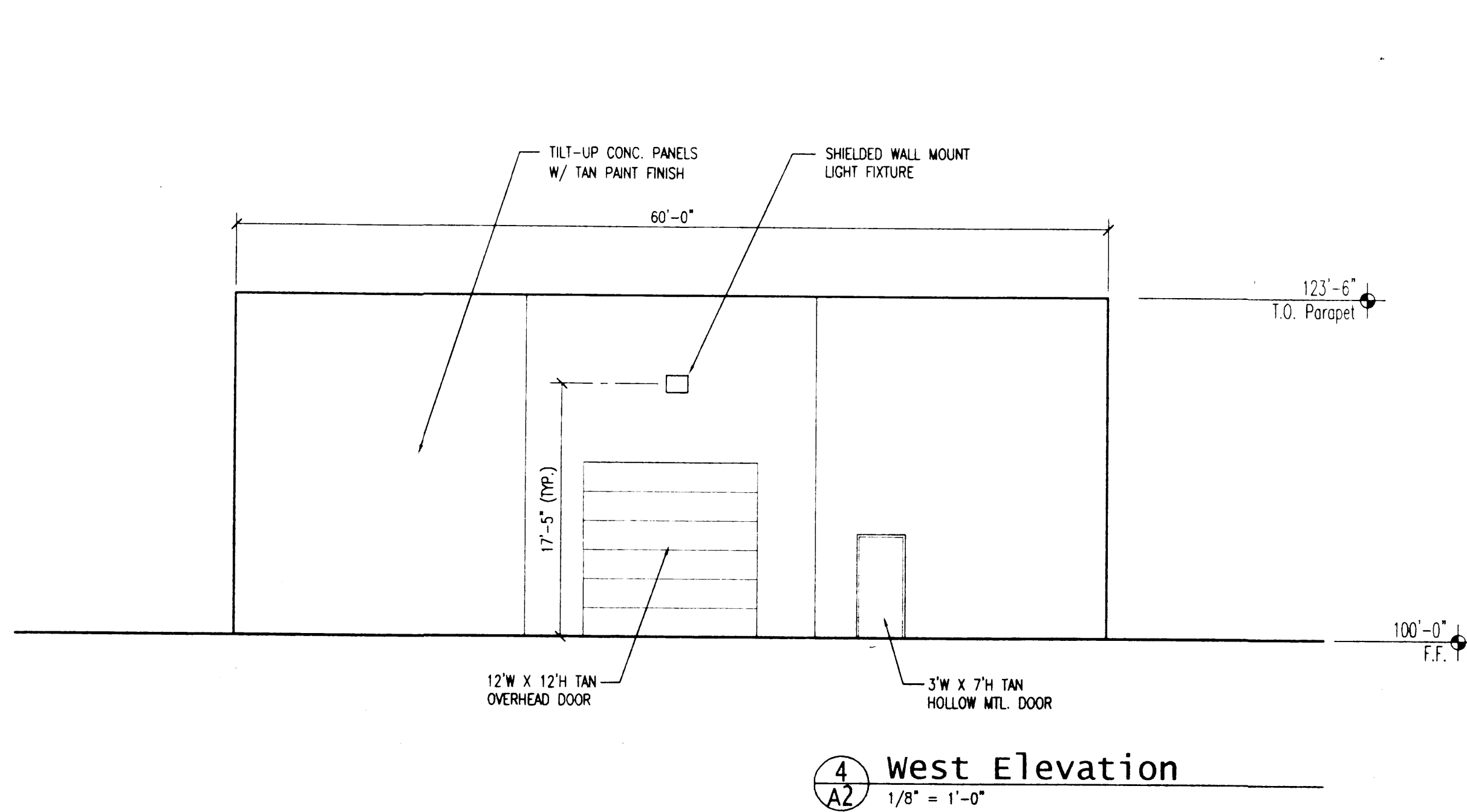
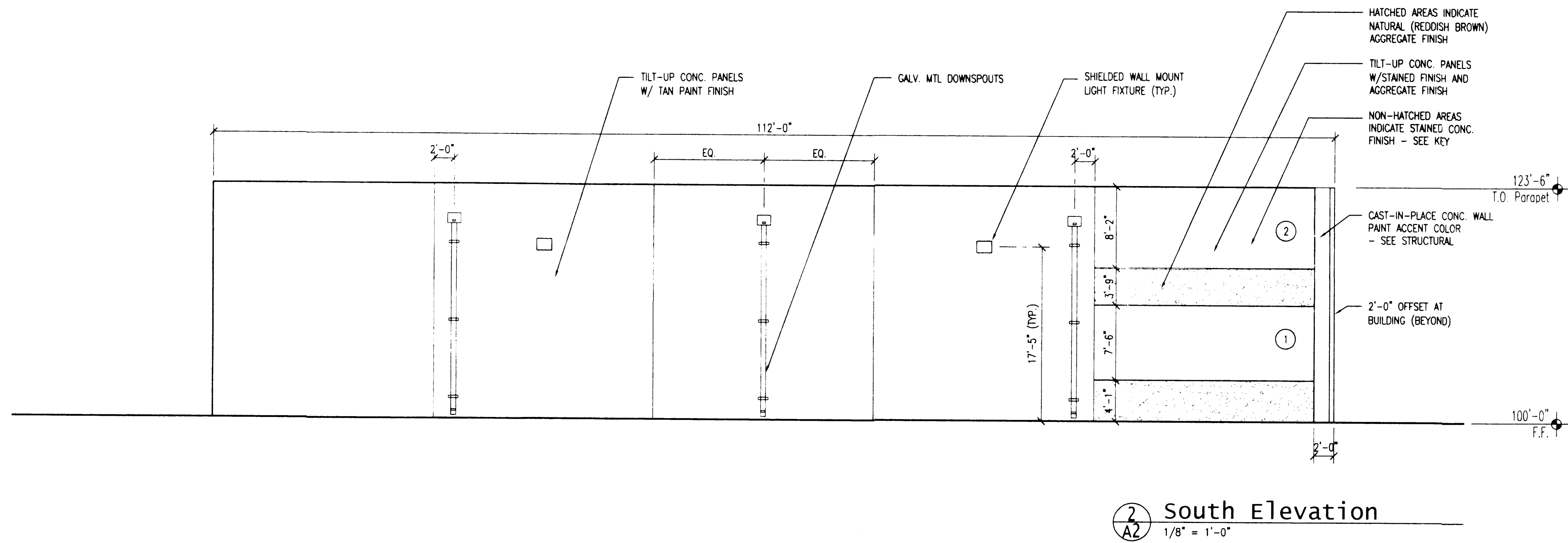
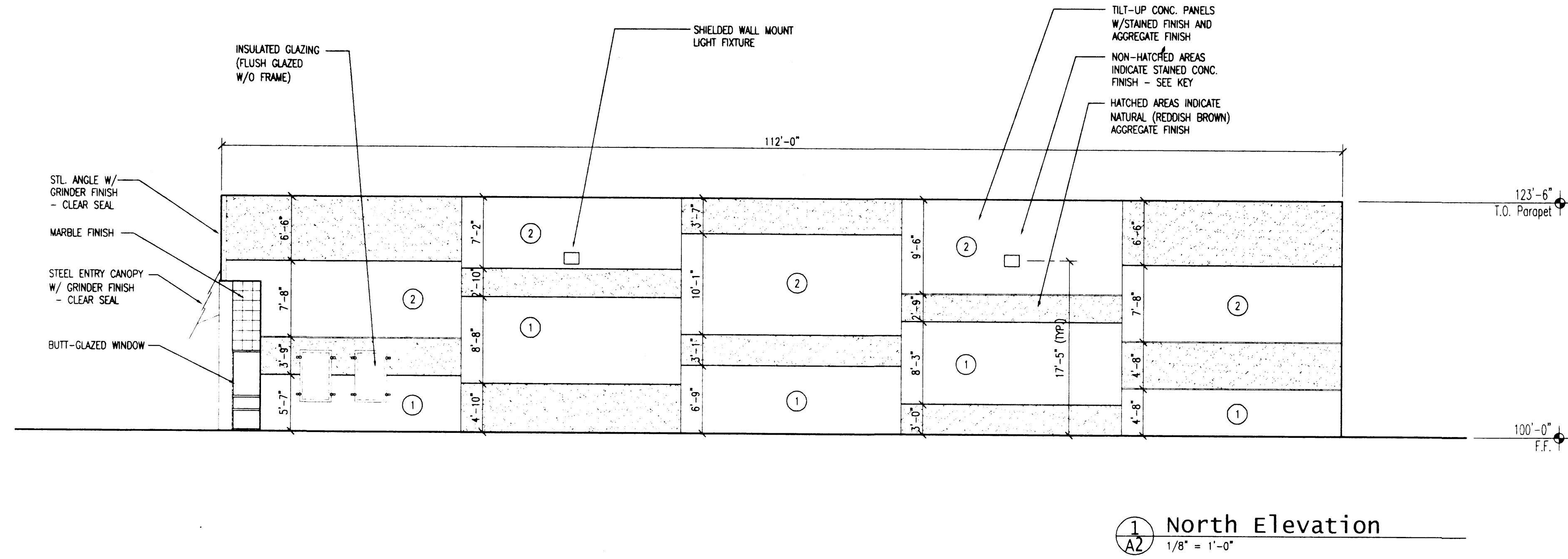
Site Plan

revisions:

Architect: _____ Engineer: _____



date: 03-13-01 sheet: C2 of 2



WALL FINISH KEY

①	TAN
②	SAGE GREEN

NOTES:
 EXPOSED AGGREGATE AREAS ARE NATURAL (REDDISH BROWN).
 CONCRETE WALL PANELS WITHOUT PATTERN ARE PAINTED TAN

Oliver Ross
warehouse II
 Oliver Ross Drive NW
 Albuquerque NM

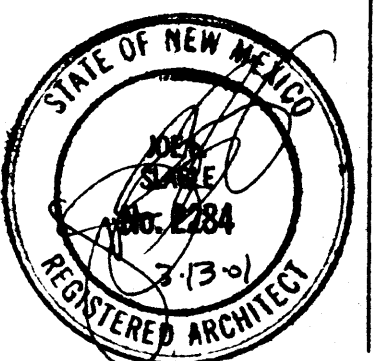


JLS ARCHITECTS
 1600 Rio Grande Boulevard NW
 Albuquerque, NM 87104
 phone (505) 246-0870
 fax (505) 246-0437

Elevations

revisions:

Architect:



LANDSCAPE NOTES

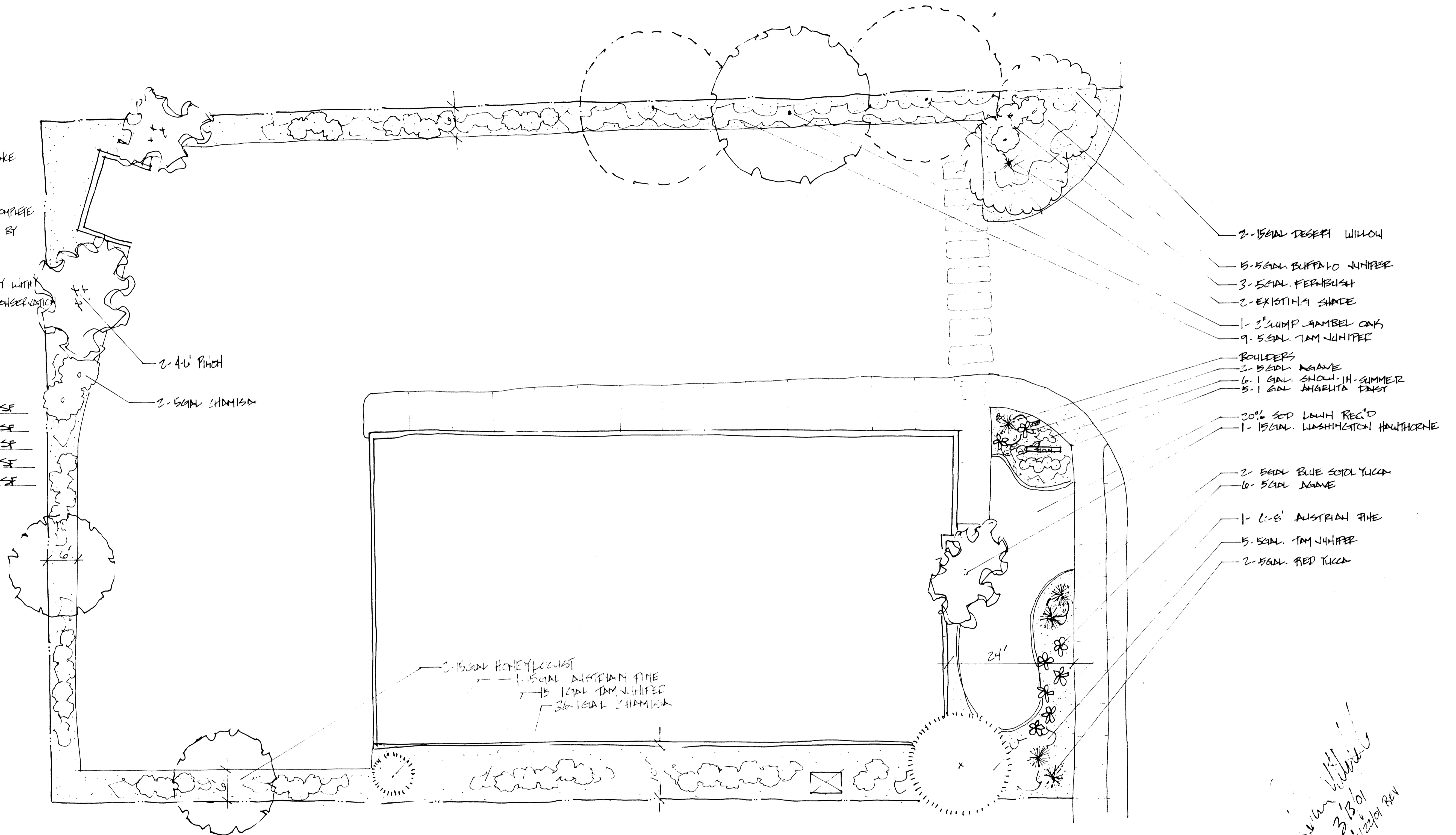
LANDSCAPE & IRRIGATION SYSTEM MAINTENANCE SHALL BE THE OWNERS RESPONSIBILITY.

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.D. WATER CONSERVATION AND LANDSCAPE ORDINANCE.

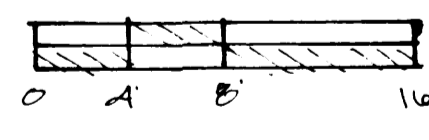
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	25,789 SF
TOTAL BUILDING AREA	6,642 SF
NET LOT AREA	19,147 SF
TOTAL LANDSCAPE REQ'D	3,890 SF
TOTAL LANDSCAPE PROV'D	5,234 SF

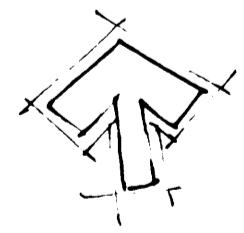


- 2- 15 GAL DESERT WILLOW
- 5- 5 GAL. BUFFALO JUNIPER
- 3- 5 GAL. FERTHUSH
- 2- EXISTING SHADE
- 1- 3" SLUMP GAMBEL OAK
- 9- 5 GAL TAM JUNIPER
- BOULDERS
- 2- 5 GAL. NGAVE
- 6- 1 GAL. SHOW-TH-SUMMER
- 5- 1 GAL. ANGELITA PINE
- 30% SEP LAWN REQ'D
- 1- 15 GAL. WASHINGTON HAWTHORNE
- 2- 5 GAL. BLUE SCOTL YUCCA
- 10- 5 GAL. NGAVE
- 1- 6-6' AUSTRALIAN PINE
- 5- 5 GAL. TAM JUNIPER
- 2- 5 GAL. RED YUCCA

3- 15 GAL HONEYLOCUST
 1- 15 GAL AUSTRALIAN PINE
 15- 1 GAL TAM JUNIPER
 36- 1 GAL CHAMISA

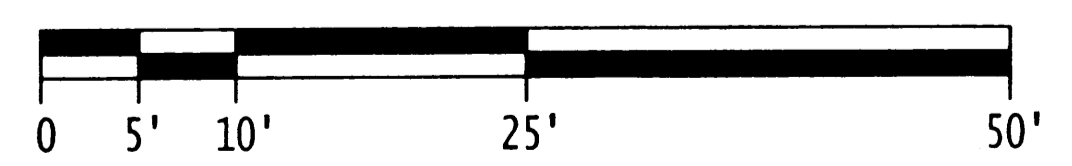


SCALE: 1"=10'-0"



NORTH

OLIVER ROSS WAREHOUSE II
LANDSCAPE PLAN



Handwritten notes:
 3/15/01
 3/20/01 REV

DESERT SHIES
 LANDSCAPE ARCHITECTS & CONTRACTORS
 520 PHOENIX AV. NW
 N16 NM 842-0806